

THE NEAREST SIDEWALK IS OVER A MILE AWAY.

IT RUNS ALONG RANDY COE LANE, FROM RIVERPORT SECTION 5, A NEW LARGE LOT, INDUSTRIAL DEVELOPMENT TO A BUS STOP ON DIXIE HIGHWAY.



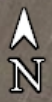


WATSON LANE

RANDY COE LANE

DIXIE HIGHWAY

LEWIS ROAD



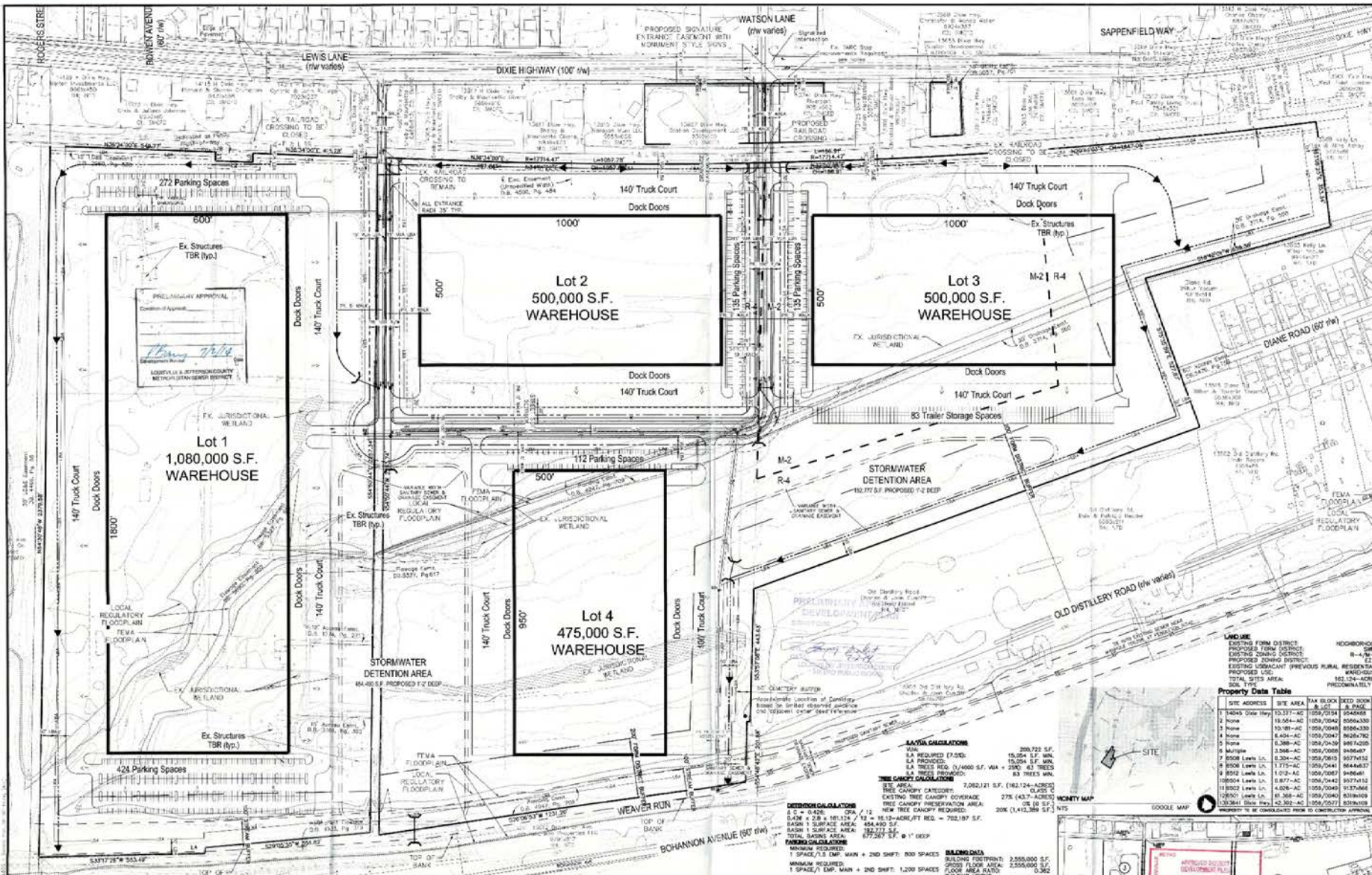


DIXIE HIGHWAY

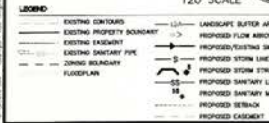
WATSON LANE

SIDEWALK

RANDY COE LANE



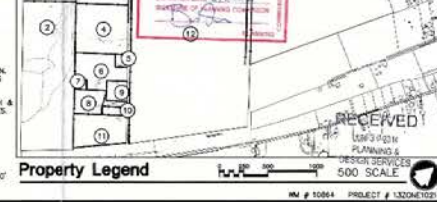
Rezoning Plan 120 SCALE



- NOTES:**
1. AN EASEMENT PLAN FOR THE DETENTION BASIN AND ALL THROUGH DRAINAGE CHAINS WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
 2. PROPOSED DETENTION BASIN MUST MEET THE REQUIREMENTS OF SECTION 10.8.8 OF MDOT'S DESIGN MANUAL.
 3. ONCE DETENTION WILL BE PROVIDED, POST-DEVELOPMENT PEAK RAINFALL RATES WILL BE LIMITED TO PRE-DEVELOPED RATES FOR TRUCK 1/2 AND TRUCK 1/4 STREET.
 4. SEWERS BY LE SUBJECT TO FEES AND SEWAGE TO BE TREATED AT TREATMENT PLANT.
 5. ANY LOSS IN FLOODPLAIN STORAGE MUST BE MITIGATED ON-SITE AT 1% OF LOSS.
 6. EXISTING FLOODING AND DRAINAGE EASEMENTS TO BE RELEASED PRIOR TO CONSTRUCTION.
 7. SITE MUST MEET MDOT'S WATER QUALITY REQUIREMENTS.
 8. THE LOCAL REGULATORY FLOODPLAIN ELEVATION FOR WEAKER RUN MUST BE ESTABLISHED PRIOR TO CONSTRUCTION.
- NOTES:**
1. WEAKER RUN MEASUREMENT FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FURTHER PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS & NEIGHBORING PROPERTIES.

- NEW NOTES:**
1. ALL ROADS TO BE BUILT TO METRO PUBLIC WORKS STANDARDS.
 2. R/W TO BE DEDICATED ON ONE (1) SIDE OF PROPOSED R/W.
 3. ALL SIDEWALKS TO BE ADA COMPLIANT, PROVIDE ADA RAMPS AT INTERSECTIONS, ADA CROSSWALKS WHICH SHOULD BE LOCATED IN FRONT OF STOP LINES.
 4. THE EXTENSION OF WATSON LN. WILL BE MADE PUBLIC RIGHT-OF-WAY. DETAILS TO BE DETERMINED AT CONSTRUCTION REVIEW.
 5. A STREET CLOSURE APPLICATION WILL BE MADE TO CLOSE A PORTION OF LEWIS LANE, CURRENTLY A METRO MAINTAINED PUBLIC RIGHT-OF-WAY. IT WILL BE REDEDICATED ONCE NEW ALIGNMENT IS DETERMINED AT CONSTRUCTION STAGE. VOICE AREAS WITHIN ALL R/W'S SHALL BE PROVIDED PER METRO PUBLIC WORKS.
 6. SIDEWALKS ON ONE (1) SIDE OF PROPOSED R/W TO BE CONSTRUCTED AT TIME OF PARCEL REDEVELOPMENT.
 7. ALL PUBLIC ROADS TO BE DEDICATED BY RESUME PLAY FROM TO FURNISHING OF BUILDING PERMITS ON ANY LOT. CONSTRUCTION PLANS FOR ALL NEW ROADS SHALL BE SUBMITTED IN ACCORDANCE WITH CHAPTER 7 PART 8 OF S.C.
- NOTES:**
1. THERE SHOULD BE NO INCREASE IN DRAINAGE INTO THE RIGHT-OF-WAY. SIGNIFICANT INCREASE WILL REQUIRE A DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS.
 2. THERE SHOULD BE NO COMMERCIAL USES IN THE RIGHT-OF-WAY.
 3. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT ENVIRONMENTAL PERMIT.
 4. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED, OR TURNED OFF.
 5. R/W FOR NEW COMMERCIAL ENTRANCES SHOULD BE 30' MINIMUM FROM STATE RIGHT-OF-WAY.
 6. ALL DRAINAGE STRUCTURE WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
 7. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP OR BUILT TO ADA REQUIREMENTS.

- PLANNING AND DESIGN NOTES:**
1. CONTRACTOR UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 2. ALL UTILITIES SHALL BE SCREEN PER CHAPTER 10 OF THE LDC.
 3. PROPERTIES TO BE CONSOLIDATED PRIOR TO CONSTRUCTION APPROVAL.
 4. ANY EXISTING UTILITIES TO BE SCREEN PER CHAPTER 10 OF THE LDC.
 5. OFF-STREET LOADING AND UNLOADING COLLECTION AREAS WILL COMPLY WITH LDC.
 6. TEMPORARY FENCING SHALL BE PROVIDED IN AREA OF CENTERLINE DURING PRELIMINARY CONSTRUCTION.
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RIVERPORT PHASE 5
DUE HARTWAY & LEWIS LANE
REZONING PLAN

RECEIVED
PLANNING & ZONING DEPARTMENT
09-18-2014
REZONING PLAN
1 of 1

PROPERTY DATA TABLE

PARCEL #	ADDRESS	SITE AREA	TAX BLOCK	DEED BOOK	DEED PAGE
1	10443 Sibley Hwy	10,377-AC	1059/0104	1059/0104	1059/0104
2	None	19,004-AC	1059/0042	1059/0042	1059/0042
3	None	10,000-AC	1059/0048	1059/0048	1059/0048
4	None	8,434-AC	1059/0047	1059/0047	1059/0047
5	None	6,386-AC	1059/0439	1059/0439	1059/0439
6	Marine	3,366-AC	1059/0046	1059/0046	1059/0046
7	8508 Lewis Ln.	1,334-AC	1059/0615	1059/0615	1059/0615
8	8508 Lewis Ln.	1,775-AC	1059/0441	1059/0441	1059/0441
9	8502 Lewis Ln.	1,025-AC	1059/0047	1059/0047	1059/0047
10	108004 Lewis Ln.	0,877-AC	1059/0442	1059/0442	1059/0442
11	108002 Lewis Ln.	1,026-AC	1059/0040	1059/0040	1059/0040
12	108001 Lewis Ln.	1,368-AC	1059/0040	1059/0040	1059/0040
13	108000 Lewis Ln.	42,302-AC	1059/0071	1059/0071	1059/0071

