



- PUBLIC WORKS AND ETC. NOTES:**
1. METRO WORKS RIGHT-OF-WAY, DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED TO THE CONSTRUCTION CONTRACT.
 2. ALL ROADWAY AND UTILITY INTERSECTIONS SHALL MEET THE REQUIREMENTS OF THE METRO DESIGN MANUAL.
 3. PUBLIC WORKS SHALL BE PROVIDED PER METRO PUBLIC WORKS DESIGN MANUAL.
 4. WORKS THAT UTILITY LINES (INCLUDING PHONE CABLES) SHALL BE PLACED IN A MANNER THAT DOES NOT INTERFERE WITH THE CONSTRUCTION OF THE PROJECT.
 5. STREET LIGHTS SHALL BE PLACED PER METRO PUBLIC WORKS DESIGN MANUAL.
 6. DETERMINED DURING CONSTRUCTION APPROVAL PROCESS BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SUBORDINATE ACCESS ROADS TO THE MAIN ROAD ON UTILITY TRAFFIC CONTROL DEVICES (LIMITED) REQUIREMENTS AND ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
 7. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MINIMUM GRADE OF TEN (10%) PERCENT.
 8. PROPERTY OWNER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS DESIGN MANUAL.
 10. DEVELOPMENT SIGNAGE SHALL BE PROVIDED ALONG ALL STREETS WHERE SIGNAGE IS REQUIRED.
 11. ALL SPECIAL PLANS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE LATEST EDITION.
 12. SPECIAL NOTE FOR EFFECTIVE WORKING FOR SIDEWALK RAMP PER KIT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR STREETS "C" & "D" SHALL BE INSTALLED PRIOR TO RELEASE.
 13. NO INCREASE OF RAINOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.

- GENERAL NOTES:**
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE METRO DESIGN MANUAL.
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REVISIONS

NO.	DATE	BY	DESCRIPTION
1	4/8/19	MSD	PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 3/4/19
Job Number: 3501

FREE CANOPY DATA:

GROSS SITE AREA: 2,349,888 SF
EXISTING TREE CANOPY: 753,534 SF (32%)
EXISTING TREE CANOPY TO BE PRESERVED: 333,944 SF (14%)
TOTAL TREE CANOPY REQUIRED: 1,087,478 SF (46%)

*TREE CANOPY DEPENDENT ON PLAN PER ASD LOAD MAPS, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE FIELD SURVEY.

MINIMUM LOT WIDTH: 35' (IF ADJACENT TO ALLEY) 25' (40' IF CORNER LOT)

MINIMUM LOT FRONT YIELD: 259

MINIMUM LOT FRONT YIELD: 259

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MINIMUM LOT FRONT YIELD: 259

REVISIONS

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LEGEND

- EXISTING CORRIDOR
- EXISTING SIGNAL
- EXISTING SIDEWALK
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING CATCH BASIN & YARD DRAIN W/PPE
- EXISTING HEADWALL W/PPE
- EXISTING TOP OF BANK
- EXISTING SANITARY MANHOLE W/PPE
- EXISTING CATCH BASIN & YARD DRAIN W/PPE
- EXISTING HEADWALL W/PPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PPE
- PROPOSED SLOPED & FLARED HEADWALL W/PPE
- PROPOSED DRAINAGE ARROW
- PROPOSED TREE LINE
- LIMITS OF DISTURBANCE

SITE DATA:

NEIGHBORHOOD: SINGLE FAMILY/AGRICULTURAL
GROSS LAND USE: 73,191 AC
NET LAND AREA: 67,772 AC
NON-BUILDABLE LOTS: 6
NET DENSITY: 1.04/BYOT SF (0.02)
CONSERVATION AREA REQUIRED: 901,924 SF
FULL CREDIT: 1,037,794 SF (44%)
TOTAL OPEN SPACE: 1,221,185 SF (52%)

MINIMUM LOT WIDTH: 35' (IF ADJACENT TO ALLEY) 25' (40' IF CORNER LOT)

MINIMUM LOT FRONT YIELD: 259

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MINIMUM LOT FRONT YIELD: 259

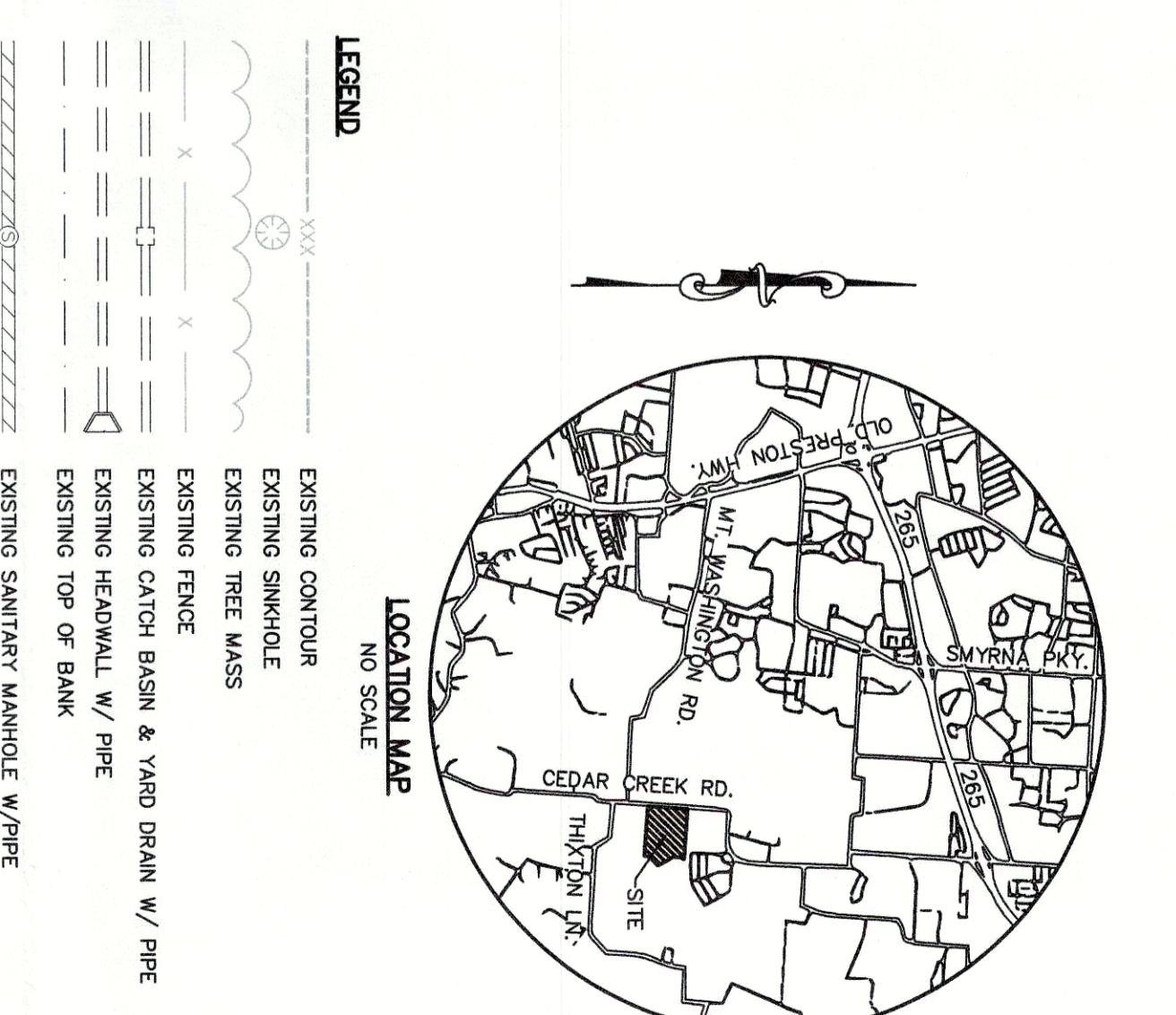
MINIMUM LOT FRONT YIELD: 259

OWNER
PATRICIA SENNINGER DAVIS
1420 PALOMAR ST. #240
CHULA VISTA, CA 91913

OWNER
THEODORE J. SENNINGER
616 YATES DR.
RADCLIFF, KY 40160

OWNER
CAROLYN LOUISE BEAVER
1035 EIDER WAY
OCEANSIDE, CA 92057

DEVELOPER
JS ACQUISITIONS LLC
9707 SHELBYVILLE ROAD
LOUISVILLE, KY 40223



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