

GENERAL NOTES:
1. DOMESTIC WATER SUPPLY: IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER'S / DEVELOPER'S EXPENSE.
2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. CONSTRUCTION FENCING: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN THE AREA BENEATH THE TOP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.
4. THE DEVELOPMENT LIES IN THE MODULOWOOD FIRE DISTRICT. IT IS SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTERS 4.1 AND 4.2, RESPECTIVELY, OF THE LDC. THE DEVELOPMENT SHALL BE CONSTRUCTED AND OPERATED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 4.1 AND 4.2, RESPECTIVELY, OF THE LDC.
5. THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. COURTS, PLAZAS, PATIOS, ETC.) SHALL BE PROVIDED BY THE OWNER. THE LUMINAIRE SHALL BE PROVIDED BY THE OWNER AND SHALL BE PROVIDED PER CHAPTER 4.1.3 OF THE LDC.
6. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
7. ALL PADS TO BE 4.5' UNLESS OTHERWISE INDICATED.
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9. ALL PADS TO BE 4.5' UNLESS OTHERWISE INDICATED.
10. ALL PADS TO BE 4.5' UNLESS OTHERWISE INDICATED.
11. LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO CONSTRUCTION.
12. ALL EXISTING UTILITIES AND DRIVEWAYS ON SITE TO BE REMOVED.
13. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION TO PREVENT SOIL EROSION AND SEDIMENTATION. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION TO PREVENT SOIL EROSION AND SEDIMENTATION.
14. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY OF THE SITE WAS PERFORMED BY MARK SITES, P.E. ON JUNE 19, 2016 AND NO POTENTIAL KARST TOPOGRAPHY WAS IDENTIFIED.
15. WORKPLACE FORM DISTRICT:
16. A 15' VEHICLE USE AREA LANDSCAPE BUFFER IS REQUIRED ON ALL LOTS ONLY WHERE PARKING ABUTS A STREET OR DRIVEWAY.
17. AT CONSTRUCTION/FINAL DESIGN OF EACH LOT, ADDITIONAL LOCATIONS FOR PEDESTRIAN ACCESS SHALL BE IDENTIFIED AND APPROVED AS APPROPRIATE PRIOR TO CONSTRUCTION PLAN APPROVAL OF THE FIRST LOT.
18. THE DESIGN OF THE AMENITY AREA, INDICATED ON THE PLAN FOR LOT 6 SHALL COMPLY WITH THE STANDARDS FOR DEVELOPMENT CHARACTER AND APPEARANCE, BUILDING DESIGN, MATERIALS, AS WELL AS THE STANDARDS FOR COMPLIANCE WITH LDC 5.021 FOR LOTS 1A, 2, 4C, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20.
19. DEVELOPMENT CHARACTER AND APPEARANCE, BUILDING DESIGN, MATERIALS, AS WELL AS THE STANDARDS FOR COMPLIANCE WITH LDC 5.021 FOR LOTS 1A, 2, 4C, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20.
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PUBLIC WORKS NOTES:
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2. RIGHT-OF-WAY: THE DEVELOPER SHALL BE RESPONSIBLE FOR THE RIGHT-OF-WAY TO BE PROVIDED TO THE PUBLIC WORKS DEPARTMENT.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE INDICATED.
5. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAIN PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL.
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7. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY CONSTRUCTION ACTIVITIES.
8. ALL STREET NAME SIGNS AND PAINT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM CONTROLLED DEVICES AND SIGNALS (MUTCD) AND SHALL BE IN PLACE PRIOR TO REQUESTING A CONSTRUCTION STAGE AS REQUIRED BY LAW AND THE PERMITTING AGENCY.
9. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
10. DETECTABLE MARKINGS FOR SIDEWALK RAMPSPER NYC STANDARD DRAWINGS FOR SIDEWALKS AND PER NYC STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
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EROSION PREVENTION AND SEDIMENT CONTROL NOTE:
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE EPSC PLAN SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
BEST MANAGEMENT PRACTICES (BMP) (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND USED THROUGHOUT CONSTRUCTION. BMP (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND USED THROUGHOUT CONSTRUCTION.
ACTION MEASURES SHALL BE TAKEN TO MINIMIZE THE TRACING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO ADJACENT ROADS. STOCKPILES SHALL BE COVERED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SOIL FILL. STOCKPILES SHALL BE COVERED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SOIL FILL.
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
SEMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR ANY OTHER EXCAVATION WORK SHALL BE TREATED AND DISCHARGED TO THE APPROPRIATE RECEIVING WATER BODY.
WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS BEEN OCCURRING FOR 14 DAYS OR MORE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.
OVERALL DETENTION CALCULATIONS:
2.9/12 (0.83-0.30) (68.29) = 12.32 ACFD.

LOT 1A DATA:

PROPOSED ZONING	OR-3
PROPOSED LAND USE	FAMILY
PROPOSED LAND AREA	10.04 AC.
TREE CANOPY DATA	
GROSS SITE AREA	437,386.4 SF.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	56,074 SF. (12%)

LOT 2A DATA:

PROPOSED ZONING	OR-3
PROPOSED LAND USE	FAMILY
PROPOSED LAND AREA	10.04 AC.
TREE CANOPY DATA	
GROSS SITE AREA	437,386.4 SF.
TREE CANOPY CATEGORY	CLASS C
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LOT 3A DATA:

PROPOSED ZONING	OR-3
PROPOSED LAND USE	FAMILY
PROPOSED LAND AREA	10.04 AC.
TREE CANOPY DATA	
GROSS SITE AREA	437,386.4 SF.
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LOT 5A DATA:

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PROPOSED LAND USE	FAMILY
PROPOSED LAND AREA	10.04 AC.
TREE CANOPY DATA	
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LOT 6A DATA:

PROPOSED ZONING	OR-3
PROPOSED LAND USE	FAMILY
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TREE CANOPY DATA	
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LOT 7A DATA:

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PROPOSED LAND USE	FAMILY
PROPOSED LAND AREA	10.04 AC.
TREE CANOPY DATA	
GROSS SITE AREA	437,386.4 SF.
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LOT 8A DATA:

PROPOSED ZONING	OR-3
PROPOSED LAND USE	FAMILY
PROPOSED LAND AREA	10.04 AC.
TREE CANOPY DATA	
GROSS SITE AREA	437,386.4 SF.
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EXISTING TREE CANOPY	56,074 SF. (12%)

LOT 9A DATA:

PROPOSED ZONING	OR-3
PROPOSED LAND USE	FAMILY
PROPOSED LAND AREA	10.04 AC.
TREE CANOPY DATA	
GROSS SITE AREA	437,386.4 SF.
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LOT 10A DATA:

PROPOSED ZONING	OR-3
PROPOSED LAND USE	FAMILY
PROPOSED LAND AREA	10.04 AC.
TREE CANOPY DATA	
GROSS SITE AREA	437,386.4 SF.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	56,074 SF. (12%)

OVERALL TREE CANOPY DATA:

EXISTING ZONING	R-4 & REC
EXISTING LAND USE	MULTI-FAMILY
EXISTING LAND AREA	106,824 AC.
EXISTING TREE CANOPY	27,580 SF. (25%)

LOT 1B DATA:

PROPOSED ZONING	C-2
PROPOSED LAND USE	RESTAURANT
PROPOSED LAND AREA	2.00 AC.
TREE CANOPY DATA	
GROSS SITE AREA	315,972 SF.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	48,700 SF. (15%)

LOT 2B DATA:

PROPOSED ZONING	C-2
PROPOSED LAND USE	RESTAURANT
PROPOSED LAND AREA	2.00 AC.
TREE CANOPY DATA	
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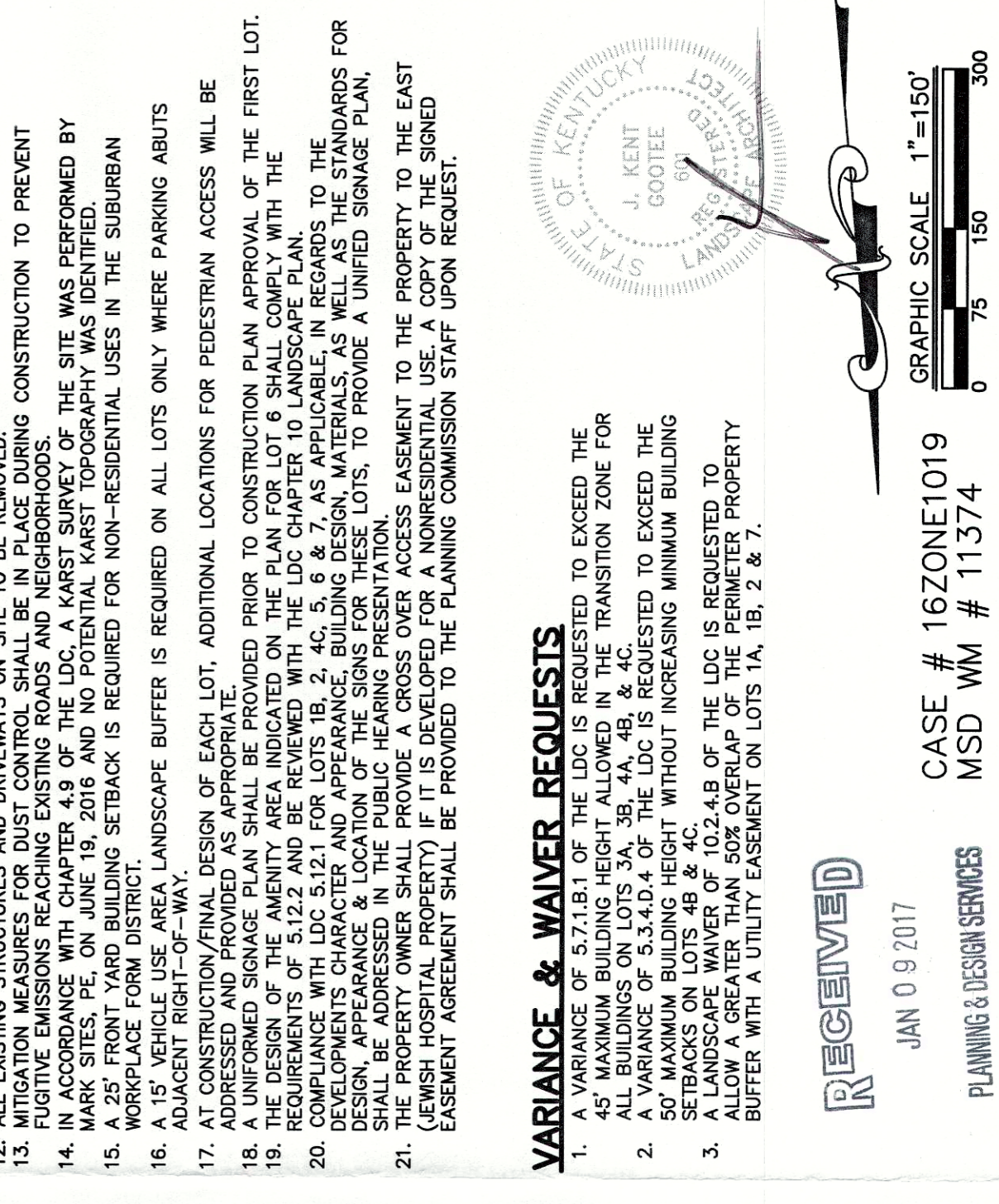
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VARANCE & WAIVER REQUESTS:
1. THE DEVELOPER REQUESTS A VARIANCE FROM THE LDC 5.021 REQUIREMENT FOR A MINIMUM BUILDING HEIGHT OF 15 FEET FOR LOTS 1A, 2, 4C, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20.
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BENCHMARK (NAVD 1988 DATUM)
NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOCAL BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.
SOURCE BENCHMARK STAG00-2001 NAVD 1988 ELEV. 707.18
BM #33
BEING AN "X" CUT ON THE CONCRETE CURB LOCATED ON THE AT SOUTH END OF A CENTER MEDIAN ON TERRA CROSSING BLVD. APPROXIMATELY 1500' NORTH OF THE INTERSECTION AT OLD HENRY ROAD.

DIMENSIONAL STANDARDS
VARIES. SEE NON-RESIDENTIAL TO RESIDENTIAL SETBACK REQUIREMENT OF THE LDC 5.3.1.C.3, TABLE 5.3.2.