

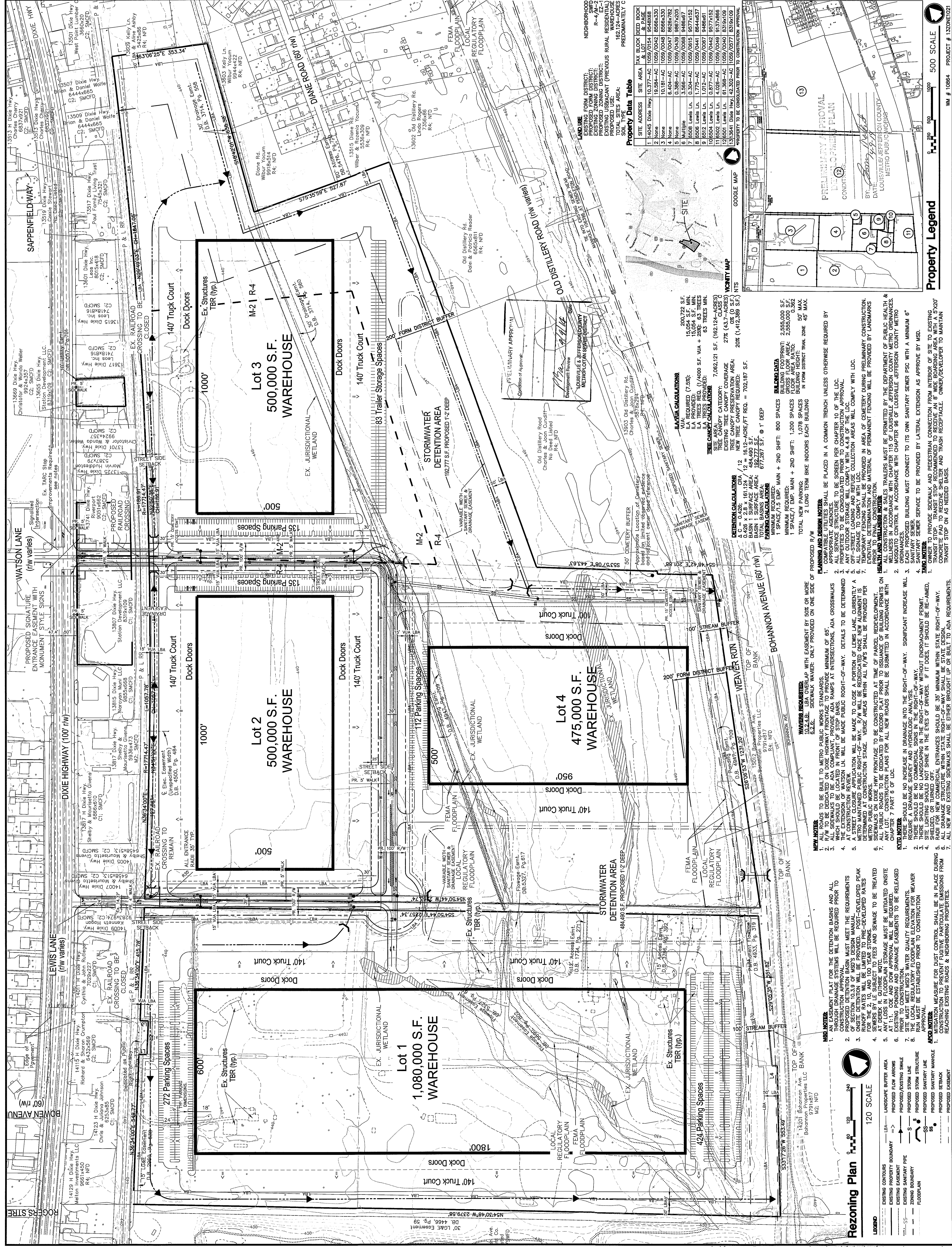
RIVERPORT PHASE 5
DIXIE HIGHWAY & LEWIS LANE
REZONING PLAN

RECEIVED
APR 07 2014
PLANNING &
DESIGN SERVICES

12010000 - Submittal
12010000 - Rezoning Plan
12010000 - Submittal

REZONING PLAN
SHEET NUMBER
1 of 1

DATE: 01-14-14
PROJECT NUMBER: 12010000
PROJECT NAME: RIVERPORT PHASE 5
SUBMITTER: BOHANNON PROPERTIES LLC
PREPARED BY: AWW
CHECKED BY: VARS
DATE: 01-09-2014



Property Data Table

SITE ADDRESS	SITE AREA	TAX BLOCK	DEED BOOK & PAGE
1 14045 Dixie Hwy	10,377-AC	1059/0154	9548068
2 None	19,594-AC	1059/0042	8566330
3 None	10,161-AC	1059/0045	8566330
4 None	6,396-AC	1059/0049	9872302
5 None	3,966-AC	1059/0068	9486687
6 None	3,966-AC	1059/0068	9486687
7 8508 Lewis Ln	0.304-AC	1059/0815	93774152
8 8508 Lewis Ln	1.775-AC	1059/0441	8444637
9 8512 Lewis Ln	1.012-AC	1059/0087	9486686
10 8512 Lewis Ln	0.877-AC	1059/0442	93774152
11 8502 Lewis Ln	4.026-AC	1059/0049	91370666
12 8501 Lewis Ln	61.366-AC	1059/0040	8319109
13 135641 Dixie Hwy	42.302-AC	1059/0577	8319109

MAJOR CALCULATIONS
AREA: 200,722 S.F.
AREA PROVIDED: 15,054 S.F. MIN.
AREA REQUIRED: 15,054 S.F. MIN.
NEW TREE CANOPY PROVIDED: 63 TREES MIN.
NEW TREE CANOPY REQUIRED: 27% (43.7-ACRES) OR (0 S.F.)
EXISTING TREE CANOPY: 27% (43.7-ACRES) OR (0 S.F.)
NEW TREE CANOPY REQUIRED: 20% (1,412,368 S.F.)

DETONATION CALCULATIONS
CRA 12
A/C = 0.426
B/C = 0.28
D/C = 0.12
E/C = 0.06
F/C = 0.03
G/C = 0.015
H/C = 0.0075
I/C = 0.00375
J/C = 0.001875
K/C = 0.0009375
L/C = 0.00046875
M/C = 0.000234375
N/C = 0.0001171875
O/C = 0.00005859375
P/C = 0.000029296875
Q/C = 0.0000146484375
R/C = 0.00000732421875
S/C = 0.000003662109375
T/C = 0.0000018310546875
U/C = 0.00000091552734375
V/C = 0.000000457763671875
W/C = 0.0000002288818359375
X/C = 0.00000011444091796875
Y/C = 0.000000057220458984375
Z/C = 0.0000000286102294721875

PLANNING AND DESIGN NOTES
1. ALL ROADS TO BE BUILT TO METRO PUBLIC WORKS STANDARDS.
2. R/W DESIGN TO BE AN EASEMENT PROVIDING A MINIMUM OF 6' SIDEWALKS AND 10' TRUCK COURT WIDTHS.
3. THE EXTENSION OF WATSON LN. WILL BE MADE PUBLIC RIGHT-OF-WAY. DETAILS TO BE DETERMINED AT CONSTRUCTION STAGE.
4. A STREET CLOSURE APPLICATION WILL BE MADE TO CLOSE A PORTION OF LEWIS LANE, CURRENTLY A METRO MAINTAINED PUBLIC RIGHT-OF-WAY. R/W WILL BE REDEDICATED ONCE NEW ALIGNMENT IS DETERMINED AT CONSTRUCTION STAGE. VERGE AREAS WITHIN ALL R/W'S SHALL BE PROVIDED PER METRO STANDARDS.
5. SIDEWALKS ON DIXIE HWY FRONTAGE TO BE CONSTRUCTED AT TIME OF PARCEL REDEVELOPMENT.
6. ALL PUBLIC ROADS TO BE DEDICATED BY RECORD PLAT PRIOR TO ISSUANCE OF BUILDING PERMITS ON APPLICABLE LOTS.
7. CONSTRUCTION PERMITS FOR ALL NEW ROADS SHALL BE SUBMITTED IN ACCORDANCE WITH METRO STANDARDS.
8. THERE SHOULD BE NO INCREASE IN DRAINAGE INTO THE RIGHT-OF-WAY. SIGNIFICANT INCREASE WILL REQUIRE A DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS.
9. THERE SHOULD BE NO CANNISIPING IN THE RIGHT-OF-WAY.
10. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED, OR TURNED OFF.
11. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
12. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP OR BUILT TO ADA REQUIREMENTS.

WATERS REQUIRED
LEA OVERLAP WITH EASEMENT BY 50% OR MORE
10.24.18. SIDEWALK WALKER: ONLY PROVIDED ON ONE SIDE OF PROPOSED R/W
E.2.E. SIDEWALK WALKER: ONLY PROVIDED ON ONE SIDE OF PROPOSED R/W

NEW NOTES
1. ALL ROADS TO BE BUILT TO METRO PUBLIC WORKS STANDARDS.
2. R/W DESIGN TO BE AN EASEMENT PROVIDING A MINIMUM OF 6' SIDEWALKS AND 10' TRUCK COURT WIDTHS.
3. THE EXTENSION OF WATSON LN. WILL BE MADE PUBLIC RIGHT-OF-WAY. DETAILS TO BE DETERMINED AT CONSTRUCTION STAGE.
4. A STREET CLOSURE APPLICATION WILL BE MADE TO CLOSE A PORTION OF LEWIS LANE, CURRENTLY A METRO MAINTAINED PUBLIC RIGHT-OF-WAY. R/W WILL BE REDEDICATED ONCE NEW ALIGNMENT IS DETERMINED AT CONSTRUCTION STAGE. VERGE AREAS WITHIN ALL R/W'S SHALL BE PROVIDED PER METRO STANDARDS.
5. SIDEWALKS ON DIXIE HWY FRONTAGE TO BE CONSTRUCTED AT TIME OF PARCEL REDEVELOPMENT.
6. ALL PUBLIC ROADS TO BE DEDICATED BY RECORD PLAT PRIOR TO ISSUANCE OF BUILDING PERMITS ON APPLICABLE LOTS.
7. CONSTRUCTION PERMITS FOR ALL NEW ROADS SHALL BE SUBMITTED IN ACCORDANCE WITH METRO STANDARDS.
8. THERE SHOULD BE NO INCREASE IN DRAINAGE INTO THE RIGHT-OF-WAY. SIGNIFICANT INCREASE WILL REQUIRE A DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS.
9. THERE SHOULD BE NO CANNISIPING IN THE RIGHT-OF-WAY.
10. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED, OR TURNED OFF.
11. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
12. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP OR BUILT TO ADA REQUIREMENTS.

RIVERPORT PHASE 5
DIXIE HIGHWAY & LEWIS LANE
REZONING PLAN

RECEIVED
APR 07 2014
PLANNING &
DESIGN SERVICES

12010000 - Submittal
12010000 - Rezoning Plan
12010000 - Submittal

REZONING PLAN
SHEET NUMBER
1 of 1

DATE: 01-14-14
PROJECT NUMBER: 12010000
PROJECT NAME: RIVERPORT PHASE 5
SUBMITTER: BOHANNON PROPERTIES LLC
PREPARED BY: AWW
CHECKED BY: VARS
DATE: 01-09-2014

