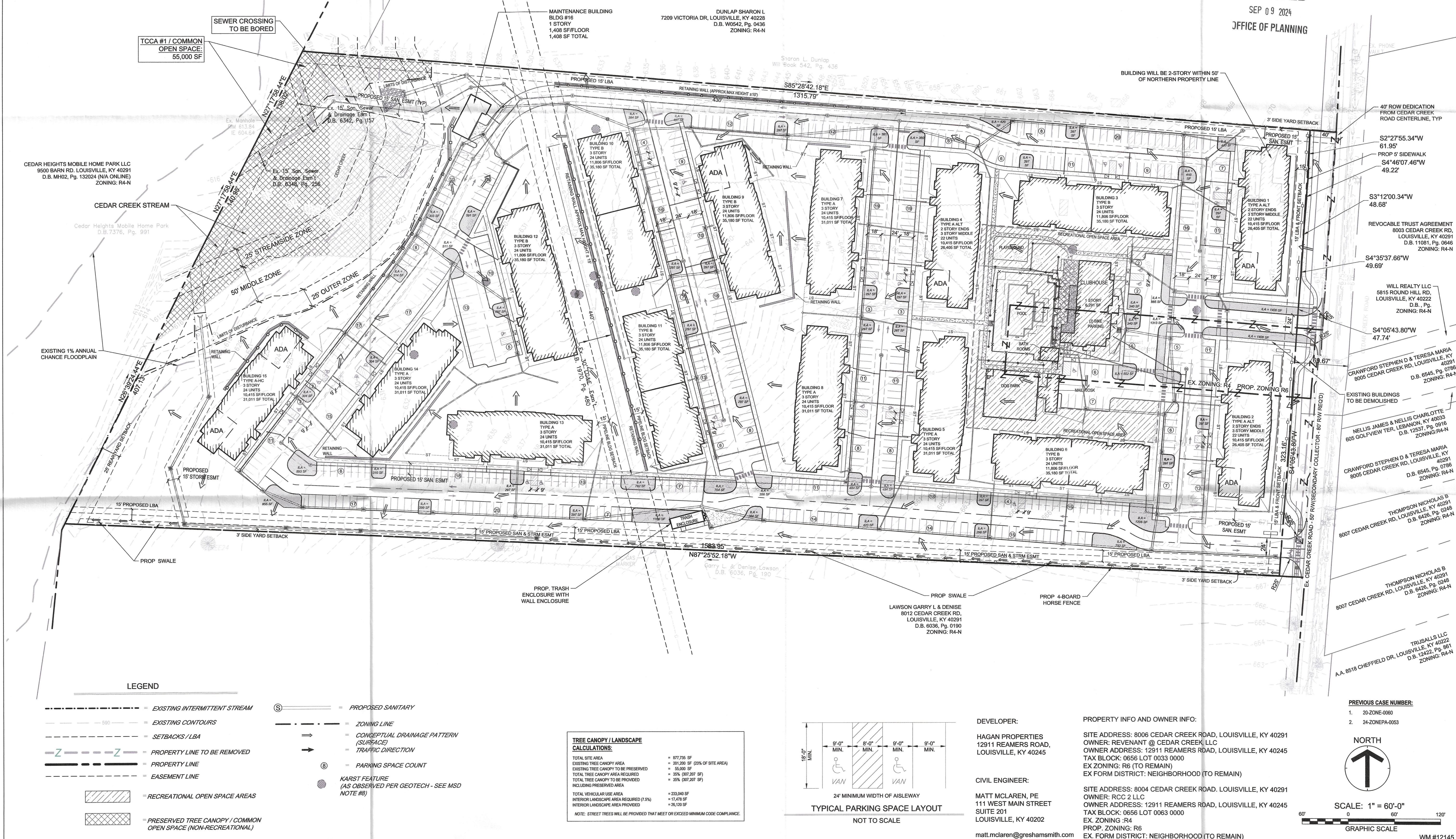


- LAND DEVELOPMENT CODE (LDC) GENERAL NOTES:**
- A PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111.00087 E DATED FEBRUARY 26, 2021.
 - DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
 - ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
 - OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER CHAPTER 10.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - WHEEL STOPS AND PROTECTIVE CURBING. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY. TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
 - KARST FEATURES WERE OBSERVED ON SITE PER PATRIOT ENGINEERING & ENVIRONMENTAL, INC. GEOTECHNICAL ENGINEERING INVESTIGATION DATED JUNE 12, 2020 AND HAVE BEEN INDICATED ON THE PLAN. SEE LEGEND FOR PLAN SYMBOL.
 - PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
 - CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 - CEAR CREEK ROAD RIGHT OF WAY DEDICATION TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
 - OFF-SITE PROPOSED SIDEWALK WILL BE FUNDED PER 20-ZONE-0060 BES TYP.

METRO PUBLIC WORKS AND NOTES:

- TRANSPORTATION PLANNING APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY PRIOR TO CONSTRUCTION APPROVAL.



Revenant at Cedar Creek

NOT FOR CONSTRUCTION

Revision		
No.	Date	Description
1	05/31/2024	REVISED DEVELOPMENT PLAN
2	07/01/2024	REVISED DEVELOPMENT PLAN
3	07/22/2024	REVISED DEVELOPMENT PLAN
4	08/05/2024	REVISED DEVELOPMENT PLAN
5	08/26/2024	REVISED DEVELOPMENT PLAN
6	09/03/2024	REVISED DEVELOPMENT PLAN

CASE NO: 24-ZONE-0074

RDDDP FOR
20-ZONE-0060
&
REZONE/DDDP FOR
8004 CEDAR
CREEK ROAD

45337.02
July 10, 2024