GENERAL/CONDITIONAL REZONING NOTES

GENERAL NOTES
1. The proposed new lot to the adjacent southern parcel #2151013 will be created within 90 days of the approval of the rezoning application.
2. The southern portion of the property to be sold to owner of parcel #2151011B is to remain undeveloped.
3. Encroachment along northern property line will be addressed through lease or license agreement with the property owner. A copy of the agreement will be provided to the Town.
4. The Town will verify final location of proposed cuts, curbs, and pavement striping along Moore Road.

GENERAL PROVISIONS/PERMITTED USE
1. Detention pond with sand filter. Stormwater management will conform to standards within the USD (Unified Development Ordinance).
2. The intended use is an indoor and outdoor pet services business.
3. Outdoor animal play area will be screened with 7 high opaque privacy fences.
4. Animals will only be allowed outside between the hours of 6:30am and 8:00pm.

TRANSPORTATION
1. Primary Site access will be off of Moore Road and secondary access will be from an existing 50'-wide driveway off of Independence Biv.
2. Only 74' access may be eliminated in the future.

ARCHITECTURAL STANDARDS
1. See architectural building elevations for design and materials.

TREESCAPE, LANDSCAPES, AND SCREENING
1. All proposed trees to be located in center along Moore Road as shown on the rezoning plan.
2. Small deciduous trees to be planted 5' on center along Moore Road to accommodate for the existing overhead power lines.
3. Parking lot planting = 1 tree per 10 parking spaces = 4 trees.
4. See attached image of a 7' ht. white opaque privacy fence.

ENVIRONMENTAL FEATURES
1. Generation pond with 3rd Tier: Stormwater management will conform to standards within the Ordinance.

LIGHTING
1. Light will conform to ordinance.

OTHER
1. Trash pickup to be between 7:00am and 8:00am. A trash dumpster will be provided as shown on rezoning plan. The dumpster enclosure will have a brick veneer to match the building.
GENERAL SITE UTILITY NOTES:

1. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCE AND ARE APPROXIMATE.

2. CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPES AND FITTINGS SHALL BE INSPECTED BY THE BUILDING INSPECTOR PRIOR TO BEING COVERED.

3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY.

4. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 36" ABOVE TOP OF PIPE.

5. CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES.

6. CLEANOUTS ARE TO BE SPACED FOR A MAXIMUM OF 75 FEET ON 4" LINES AND 100 FEET ON 6" LINES.

7. LOCATION, SIZE AND INVERT ELEVATIONS OF SANITARY SEWER SHALL BE COORDINATED WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.

8. THRUST BLOCKS ARE REQUIRED AT EACH FIRE HYDRANT, TEE, BLOWOFF, AND ELBOW.

9. GENERAL CONTRACTOR SHALL INSTALL UTILITIES TO WITHIN 5' OF BUILDING. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES IN THE BUILDING AND WITHIN 5' OF THE BUILDING.

10. INSTALLATION AND REPAIR OF UNDERGROUND ELECTRICAL, GAS AND TELEPHONE UTILITIES AND DISTURBED AREAS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR APPLICABLE UTILITY COMPANY. THE DISTURBED AREAS BENEATH EXISTING ASPHALT SHALL BE RE-COMPACTED TO THE REQUIRED SPECIFICATIONS, AND THE STONE BASE AND ASPHALT BE RETURNED TO ITS ORIGINAL CONDITION.

11. THE GENERAL CONTRACTOR SHALL COORDINATE ALL NEW UTILITY TAP LOCATIONS WITH THE UTILITY DEPARTMENT. FEES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

12. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS REQUIRED BACKFLOW PREVENTER.

13. EACH REQUIRED BACKFLOW PREVENTION ASSEMBLY IS REQUIRED TO BE TESTED BY A APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.