

NOTES:

1. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. EROSION CONTROL MEASURES MUST BE SUBMITTED IN ACCORDANCE WITH CHAPTER 19 OF THE CODE OF ORDINANCES.
2. THIS DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
3. THERE SHALL BE NO VEHICULAR ACCESS TO THIS DEVELOPMENT EXCEPT AS SHOWN HEREIN.
4. THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
5. OMIT.
6. ALL LANDSCAPING SHALL COMPLY WITH ARTICLE 18 OF THE ZONING ORDINANCE RESOLUTION, ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS AND THE TREE PRESERVATION ORDINANCE.
7. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED, CONSISTING OF ANNUAL GRASSES OR SMALL GRAINS, SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF MULCHING OR SOILING TO PREVENT EROSION.
8. THE LOCATION OF ANY FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR FIRE SERVICE FEATURES, IF REQUIRED, SHALL BE APPROVED BY THE DIVISION OF FIRE WATER CONTROL OFFICE.
9. REPROPOSED PARKING AND ACCESS FOR THE LOTS IN UNIT 10 ARE GRANTED ON THE FINAL RECORD PLAN OF BEAUMONT CENTRE UNIT 10.
10. AS PER FINAL RECORD PLAN CABINET "1", SLIDE "409", THE MINIMUM FLOOD PROTECTION ELEVATION (F.P.E.) IS 970.00 FOR LOT 48 (OUTLOT 1), THE FINISH FLOOR ELEVATION (F.F.E.) FOR LOT 48 (OUTLOT 1) IS 983.70.
11. THE PROPOSED BUILDINGS WILL COMPLY WITH ARTICLE 12-7(1) OF THE ZONING ORDINANCE (3' OFFSETS).
12. OWNER OF LOT 10 (3199 BEAUMONT CENTRE CIRCLE) IS RESPONSIBLE FOR MAINTENANCE OF STORM DRAINAGE POND ON LOT 12 (3193 BEAUMONT CENTRE CIRCLE).
13. STORM WATER MANAGEMENT AND SANITARY SEWERS AND PUBLIC STREET IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LUGGS ENGINEERING MANUALS.
14. ALL STORM SEWER LINES HAVE A 10' EASEMENT BUT WERE NOT SHOWN FOR SIMPLICITY.
15. ALL BUILDINGS, PARKING SPACES, FENCES, WALLS AND RETAINING WALLS THAT ARE DETECTED, REVEALED AND BUILDING PERMIT FOR THE DIVISION OF BUILDING INSPECTION SECTION 10 TO CONSTRUCTION. (ZO ART 21(9)(1)).
16. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION. (ZO ART 21-6(1)).
17. OPEN SPACE REQUIREMENTS WATER PLAN-MW-26-0006 APPROVED BY THE PLANNING COMMISSION APRIL 2026.

COURSE TABLE

A	Δ = 272,533.0"	Δ = 907,031"
B	R = 3,481.17"	R = 3,481.17"
C	CH = 5,913,332.22" W	CH = 5,913,332.22" E
D	Δ = 21,265.54"	N = 39,584.41" E
E	R = 12,124"	R = 12,124"
F	CH = 5,175,033.03" W	CH = 5,175,033.03" E
G	Δ = 21,265.54"	N = 39,584.41" E
H	R = 12,124"	R = 12,124"
I	CH = 5,175,033.03" W	CH = 5,175,033.03" E
J	Δ = 272,533.0"	Δ = 272,533.0"
K	R = 3,481.17"	R = 3,481.17"
L	CH = 5,913,332.22" W	CH = 5,913,332.22" E
M	Δ = 21,265.54"	N = 39,584.41" E
N	R = 12,124"	R = 12,124"
O	CH = 5,175,033.03" W	CH = 5,175,033.03" E
P	Δ = 272,533.0"	Δ = 272,533.0"
Q	R = 3,481.17"	R = 3,481.17"
R	CH = 5,913,332.22" W	CH = 5,913,332.22" E
S	Δ = 21,265.54"	N = 39,584.41" E
T	R = 12,124"	R = 12,124"
U	CH = 5,175,033.03" W	CH = 5,175,033.03" E
V	Δ = 272,533.0"	Δ = 272,533.0"
W	R = 3,481.17"	R = 3,481.17"
X	CH = 5,913,332.22" W	CH = 5,913,332.22" E
Y	Δ = 21,265.54"	N = 39,584.41" E
Z	R = 12,124"	R = 12,124"
AA	CH = 5,175,033.03" W	CH = 5,175,033.03" E
AB	Δ = 272,533.0"	Δ = 272,533.0"
AC	R = 3,481.17"	R = 3,481.17"
AD	CH = 5,913,332.22" W	CH = 5,913,332.22" E
AE	Δ = 21,265.54"	N = 39,584.41" E
AF	R = 12,124"	R = 12,124"
AG	CH = 5,175,033.03" W	CH = 5,175,033.03" E
AH	Δ = 272,533.0"	Δ = 272,533.0"
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