

**LEGEND**

- PROPOSED DRAINAGE STRUCTURES
- EX. DRAINAGE STRUCTURES
- PROPOSED CULVERT (CON/SPAN STRUCTURE)
- EX. CULVERT OR BRIDGE
- EX. CENTERLINE OF CREEK
- PROP SANITARY SEWERS
- - - EX. SANITARY SEWERS
- PROP. STORM SEWER W/ 20' DRAINAGE ESMT.
- PROP. EASEMENT
- FLOOD PLAIN LIMITS

**EROSION PREVENTION & SEDIMENT CONTROL LEGEND**

- BLOCK AND GRAVEL CURB INLET SEDIMENT FILTER
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY SEDIMENT BASIN

**NOTICE**

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

JEFFERSON COUNTY APPROVED DISTRICT DEVELOPMENT PLAN  
 DOCKET NO. 9-15-02-9-16-02  
 APPROVAL DATE Dec 9, 2002  
 EXPIRATION DATE None to 600 P  
*Chris Paul*

**EPSC NARRATIVE**

1. AN EROSION PREVENTION & SEDIMENT CONTROL PLAN (EPSC) UTILIZING BEST MANAGEMENT PRACTICES (BMPs) SHALL BE SUBMITTED TO THE METROPOLITAN SEWER DISTRICT (MSD) FOR APPROVAL.
  2. IMPLEMENTATION OF THE APPROVED EPSC PLAN SHALL BE DICTATED BY THE FINAL CONSTRUCTION PHASING OF THE PROJECT.
  3. BMPs SHALL BE INSTALLED IN ADVANCE OF ANY LAND DISTURBING OPERATIONS THEY ARE INTENDED TO MITIGATE.
  4. ONCE INSTALLED, BMPs SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND/OR UNTIL GROUND COVER HAS BEEN RE-ESTABLISHED.
  5. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE.
- STORM/SANITARY SEWERS NOTES:**
1. MSD FLOODPLAIN PERMIT SHALL BE OBTAINED PRIOR TO PERFORMING ANY WORK WITHIN THE LIMITS OF THE FLOOD PLAIN.
  2. DIVISION OF WATER APPROVAL SHALL BE OBTAINED PRIOR TO CONSTRUCTING ANY SANITARY SEWERS, WATER MAINS OR APPURTENANCES.
  3. THE "FULLY DEVELOPED" FLOOD PLAIN LIMITS MUST BE ESTABLISHED PRIOR TO OBTAINING CONSTRUCTION APPROVAL FROM MSD.
  4. ANY FILL PLACED WITHIN THE FULLY DEVELOPED FLOOD PLAIN LIMITS SHALL BE COMPENSATED FOR ON A 1:1 BASIS.
  5. SANITARY SEWERS SHALL CONNECT TO THE MORRIS FORMAN WASTE WATER TREATMENT PLANT BY LATERAL EXTENSION, SUBJECT TO FEES.
  6. DETENTION SHALL BE PROVIDED ON SITE FOR 2, 10, & 100 YEAR STORMS. SEE PRELIMINARY DETENTION ANALYSIS (THIS SHEET).
  7. A SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF THE MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
  8. AN ANALYSIS WILL BE REQUIRED FOR HURSTBOURNE CREEK AND SABAK DITCH. THERE WILL BE NO INCREASE IN WATER SURFACE ELEVATIONS UPSTREAM OF CHRISTIAN WAY.
  9. PROPOSED 20' DRAINAGE EASEMENTS LOCATED ON SIDE LOT LINES SHALL BE CENTERED ON SAID LINES.
  10. C.O.E. APPROVAL REQUIRED PRIOR TO PERFORMING WORK OVER/IN U.S. WATERS.

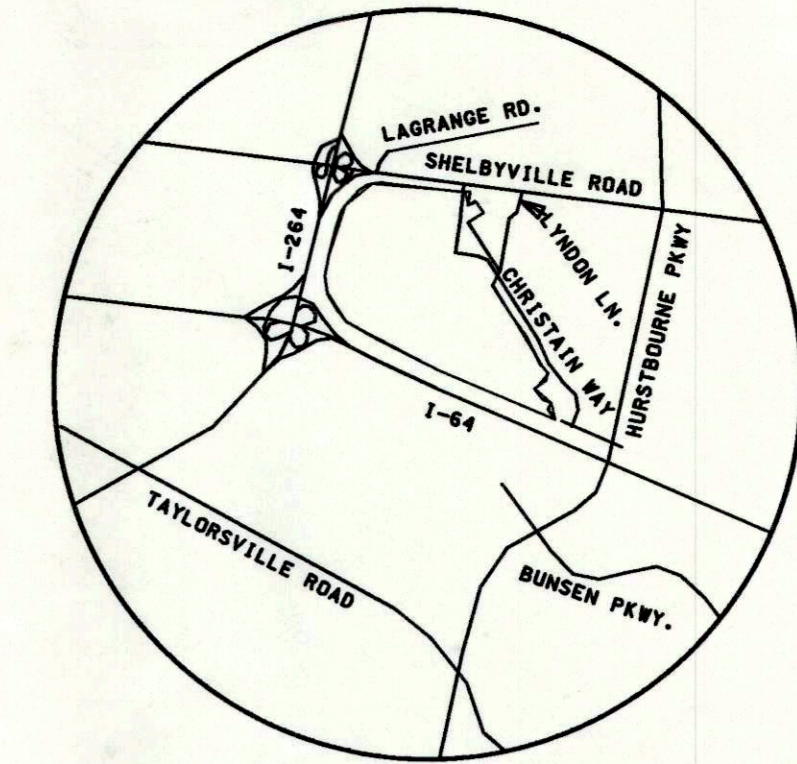
**PLANNING/ZONING**

11. A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON SITE.
  12. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF THE TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREAS.
  13. ALL ROADS AND SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH COMPREHENSIVE PLAN GUIDELINES.
  14. PROPOSED TREES AND LANDSCAPE MATERIAL SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 REQUIREMENTS. TREES SHALL BE A MINIMUM OF 2" DIAMETER AND SHALL MEET THE 1LA AND LBA REQUIREMENTS.
- TRANSPORTATION**
15. MINIMUM RADII AT ALL PRIVATE ROADWAY INTERSECTIONS SHALL BE 25'.
  16. KDOT APPROVAL REQUIRED.
  17. ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FROM PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
  18. TRAFFIC STUDY AND AIR QUALITY ANALYSIS WILL BE REQUIRED PRIOR TO FINAL APPROVAL BY PUBLIC WORKS.
  19. DEVELOPMENT SHALL OCCUR IN ACCORDANCE WITH THIS PLAN AND THE "OXMOOR FARM DEVELOPMENT GUIDELINES."

**PRELIMINARY DETENTION BASIN SIZE CALCULATIONS**

PARCELS	RUNOFF COEFF.			R <sub>100 YR.</sub>	AREA	EST. DETENTION VOL.		EST. PRE-DEVEL. RUN-OFF		25% PRE-DEV. RUN-OFF VOL.		EST. TOTAL DETENT. VOL.	
	C <sub>PRE</sub>	C <sub>POST</sub>	ΔC			IN.	ACRES	ACRE-FEET	ACRE-FEET	ACRE-FEET	ACRE-FEET	ACRE-FEET	ACRE-FEET
1,2	0.23	0.63	0.40	2.8	15.2	1.42	0.82	0.02	0.20	0.20	1.62		
3	0.23	0.23	0.00	2.8	0.7	0.00	0.04	0.01	0.01	0.01	0.01		
4A, 4B, 5	0.23	0.79	0.56	2.8	50.6	6.61	2.72	0.68	7.29				
6,7	0.23	0.61	0.38	2.8	46.3	4.11	2.48	0.62	4.73				
11, 12A, 12B, 12C	0.23	0.78	0.55	2.8	85.1	10.92	4.57	1.14	12.06				
8A, 8B, 8C, 9A, 9B, 10	0.23	0.72	0.49	2.8	100.5	11.49	5.39	1.35	12.84				
15	0.23	0.55	0.32	2.8	79.0	5.90	4.24	1.06	6.96				
14A	0.23	0.76	0.53	2.8	22.9	2.83	1.23	0.31	3.14				
													TOTAL= 48.65

NOTE: THE CITY WILL PROVIDE DETENTION FOR PARCEL 13. DETENTION FOR PARCELS SOUTH OF I-64 TO BE PROVIDED BY ADJACENT LAKES.



LOCATION MAP  
NO SCALE

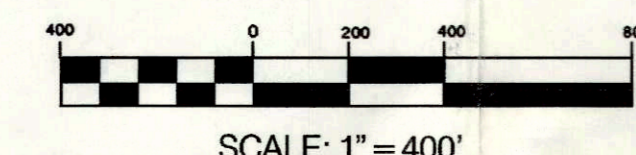
Parcel No.	Use	Existing Zoning	Prop. Zoning	Land Area	Phase
<b>CITY OF LOUISVILLE</b>					
1	Specialty Retail	R-4	C-1	9.8	1
2	Open Space	R-4	R-4	5.4	1
3	Open Space	R-4, C-1	R-4	0.7	1
4A	Retail, Office, Future Road, Retail	R-4	C-1	20.7	2
4B				3.5	
				13.0	
5	Assisted Living	R-4	R-6	13.4	1
6	Open Space	R-4	R-4	2.9	2
	Stormwater Mgmt.				
7	Condominiums	R-4	R-6	43.4	2
	Apartments				
	Stormwater Mgmt.				
8A	"Center" retail	R-4	C-1	6.7	2
8C	Hotel-Conference	R-4	C-1	11.8	3
8B	Condominiums	R-4	R-6	9.5	3
	Apartments				
9A	Single Family Condominiums	R-4	R-4	21.5	3
9B	Apartments	R-4	R-6	34.0	
	Open Space				
10	Corporate Office	R-4	OR-3	17.0	3
	Open Space				
	Storm Water Mgmt.				
11	General retail	R-4		13.5	3
12A	Corporate Office	R-4	OR-3	32.6	2
12B	General Office	R-4	OR-3	21.2	
12C	Open Space	R-4	OR-3	17.8	
	Storm Mgmt.				
13	Corporate Office	R-4	OR-3	40.1	2
15	Preservation	R-4	R-4	79.0	1
<b>UNINCORPORATED JEFFERSON COUNTY</b>					
14A	Corporate Office	R-4	OR-3	22.9	3

PRELIMINARY APPROVAL DEVELOPMENT PLAN SHALL COMPLY WITH ORDINANCE #28 CONDITIONS: 28-114

BY: *[Signature]*  
 DATE: 9/20/02  
 JEFFERSON COUNTY PUBLIC WORKS

PRELIMINARY APPROVAL  
 Conditions of Approval \_\_\_\_\_  
*[Signature]* 9/20/02  
 JEFFERSON COUNTY PUBLIC WORKS

CITY OF LOUISVILLE  
 DEPARTMENT OF INSPECTIONS, PERMITS & LICENSES  
 PRELIMINARY DEVELOPMENT SITE PLAN APPROVAL  
 9/20/02



SCALE: 1" = 400'

SUB # 1046

**GRESHAM, SMITH AND PARTNERS**  
 239 SOUTH 5TH STREET, SUITE 1200  
 LOUISVILLE, KENTUCKY 40202 502-627-8800

**LDR International**  
 an HNTB Company  
 9775 GUILFORD ROAD  
 COLUMBIA, MARYLAND 21046 410-792-4360

**JWAYHMB Indiana, LLC**  
 624 WEST MAIN STREET, 3RD FLOOR  
 LOUISVILLE, KENTUCKY 40202 502-568-1980

GENERAL DISTRICT DEVELOPMENT PLAN  
**OXMOOR FARM**  
 PREPARED FOR:  
 PNC BANK, N.A.  
 Trustee Under Will of  
 Thomas M. Bullitt  
 500 West Main Street  
 Louisville, KY 40202

BY: DATE: JWH 5/15/02  
 REVISION: JWH 5/15/02  
 NO. 1  
 DOCKET NO. 9-15-02 & 9-16-02  
 SCALE: 1" = 400'  
 JOB NO. 21593.00  
 DATE: 2-20-02  
 SHEET NO. 1 OF 1