



PRELIMINARY APPROVAL
Condition of Approval:

Tejkal Dike
Development Engineer

LOUISVILLE DISTRICT OFFICE
METRO GOV. PUBLIC WORKS DEPARTMENT

BENCHMARKS
BENCHMARKS ARE BASED ON NAVD 1988 BY THE WAY OF DIFFERENTIAL LEVELING.
SOURCE BENCHMARK STA 054-204 NAVD 1988 ELEV. 479.53
LOCATED AT THE INTERSECTION OF 10TH ST AND 5TH AVENUE, NORTH OF THE MAIN TURNPIKE FOR APPROXIMATELY .82 MILES TO NATIONAL ROUTE 402 INTERCHANGE. THE BENCHMARK ON THE LOOP IS LOCATED 4.45' NORTHWEST OF THE INTERSECTION OF 10TH ST AND 5TH AVENUE.
A PAVED PARKING LOT:
BM # 167 NAVD 1988 ELEV. 453.99
NAIL IN UTILITY POLE WITH NO. 4191-8498 LOCATED 6.1' NORTH OF THE CORNER OF OUTER LOOP, 250' EAST OF THE ENTRANCE TO WAL-MART.
BM # 394 NAVD 1988 ELEV. 456.62
NAIL IN UTILITY POLE WITH NO. 4191-8498 LOCATED 15.0' WEST OF THE CORNER OF INTERSTATE 275, 285' SOUTH OF THE CORNER OF NEW CUT ROAD.
BM # 454 NAVD 1988 ELEV. 458.43
WIRE SPIKE IN UTILITY POLE LOCATED 25.5' WEST OF BACK OF CURB OF NEW CUT ROAD, 212' SOUTH OF NORTHERN MOST PROPERTY CORNER OF NEW CUT ROAD. THE CORNERS SHOWN HEREON WERE DERIVED FROM A COMBINATION OF LOGIC AND FIELD OBSERVATIONS.

FLOODPLAIN NOTE
A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A ZONE AS WHICH IS SHOWN ON THE FLOOD INSURANCE RATE MAP (FEMA) PANEL NO. 2111010104-E DATED DECEMBER 5, 2006 AND IS ZONED X-1. THE FLOODPLAIN IS LOCATED 4.45' NORTHWEST OF THE INTERSECTION OF 10TH ST AND 5TH AVENUE. ENGINEERING, INC. DATED 11/15/05, SIGNED/STAMPED FOR BY JOHN THOMAS, PLS 3229, AND DRAWING NUMBER 00223280D.

GENERAL NOTES:
1. DOMESTIC WATER SUPPLY: BY THE AVAILABLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING DEPARTMENT PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED: PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES, PREVENTING THE REMOVAL OF TREES TO BE PRESERVED IS THE RESPONSIBILITY OF THE DEVELOPER. THE TREE CANOPY SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO GRUBBING SHALL BE PERMITTED WITHIN THE FENCED AREA. CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. THE DEVELOPMENT LIES IN THE FAIRDALE FIRE DISTRICT. ALL FIRE CONSTRUCTION PLAN APPROVALS AND INSURANCE PREMIUMS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION.
5. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND SHALL MEET THE REQUIREMENTS OF THE LOCAL CODES. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH MS&A STANDARDS AND SHALL BE PROVIDED TO THE LOCAL CODES.
6. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND SHALL MEET THE REQUIREMENTS OF THE LOCAL CODES.
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- LEGEND**
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| EXISTING CONTOUR | EXISTING MASS |
| EXISTING FENCE | EXISTING MAILBOX |
| EXISTING DRIVE | EXISTING STREET SIGN |
| EXISTING UNDERGROUND ELECTRIC | EXISTING UNDERGROUND ELECTRIC |
| EXISTING LIGHT POLE | EXISTING TELEPHONE POLE |
| EXISTING TELEPHONE MANHOLE | EXISTING CATCH BASIN W/ PIPE |
| EXISTING STORM MANHOLE W/ PIPE | EXISTING HEADWALL W/ PIPE |
| EXISTING SANITARY MANHOLE W/ PIPE | PROPOSED STORM SEWER W/ PIPE |
| PROPOSED STORM SEWER W/ PIPE | PROPOSED SANITARY SEWER W/ PIPE |
| EXISTING METALS | BOUNDARY Z-LINE |
| FLOW ARROWS | STREAM BUFFER |
| SEMI ADJACENT | FEMA FLOODPLAIN |
| LOCAL FLOODPLAIN | LIMITS OF DISTURBANCE |
| TEMPORARY SEDIMENT BASIN | REQUIRED YARD |
- MSD NOTES:**
1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEER CREEK WASTEWATER TREATMENT PLANT. SANITARY SEWER CAPACITY TO BE APPROVED BY THE LOCAL HEALTH DEPARTMENT.
2. URBAN WASTE DISPOSAL: DRAINAGE / SWEEP COMPENSATION.
3. STORM WATER RUNOFF: THE PROPOSED DEVELOPMENT WILL BE INSTALLED IN ACCORDANCE WITH MS&A STANDARDS AND SHALL BE PROVIDED TO THE LOCAL CODES. INCREASED RUNOFF AND FLOODPLAIN FILL IN ACCORDANCE WITH MS&A STANDARDS SHALL BE PROVIDED TO THE LOCAL CODES. SOUTHERN DITCH AND ON A PORTION OF THE DEVELOPER'S ADJOINING PROPERTY, THERE IS AN EXISTING CONSTRUCTION TO PREVENT FLOODING. THE DEVELOPER SHALL PROVIDE TO THE LOCAL CODES A RATIO OF 1.5:1 COMPENSATION SHALL BE PROVIDED AT A RATIO OF 1.5:1.
4. EROSION & SILT CONTROL: EROSION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MS&A STANDARDS AND SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION. DOCUMENTATION OF MS&A APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION. DOCUMENTATION OF MS&A APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION.
5. ALL RUNOFF VOLUME COMPENSATION WILL BE DONE ON SITE AT A 1.5:1 RATIO.
6. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
7. KNOW AND USE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
8. LOCAL FLOODPLAIN TO BE DEVELOPED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
9. PROPOSED PARKING AREAS BELOW FLOODPLAIN TO HAVE SIGNS PER FLOODPLAIN ORDINANCE.

