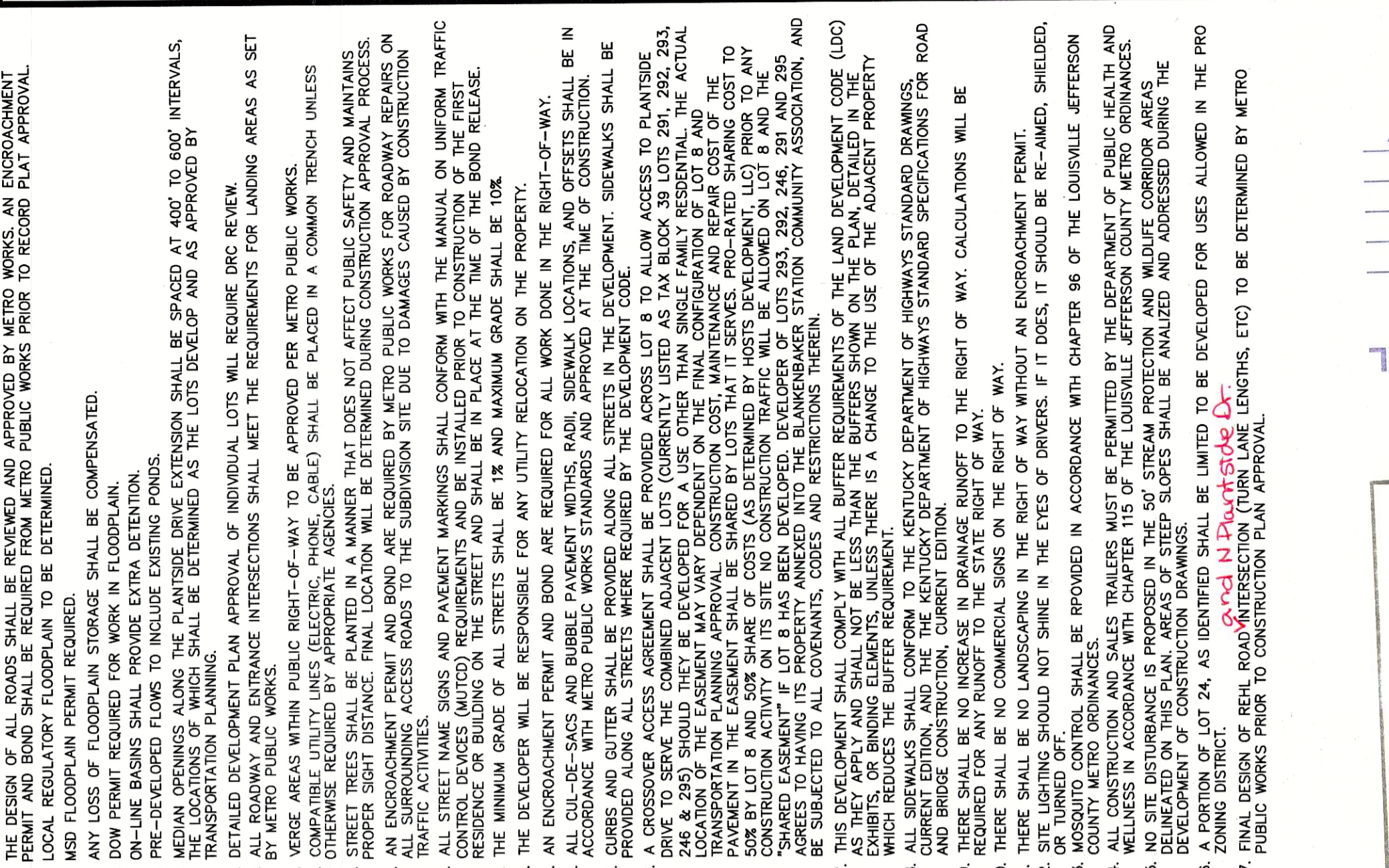
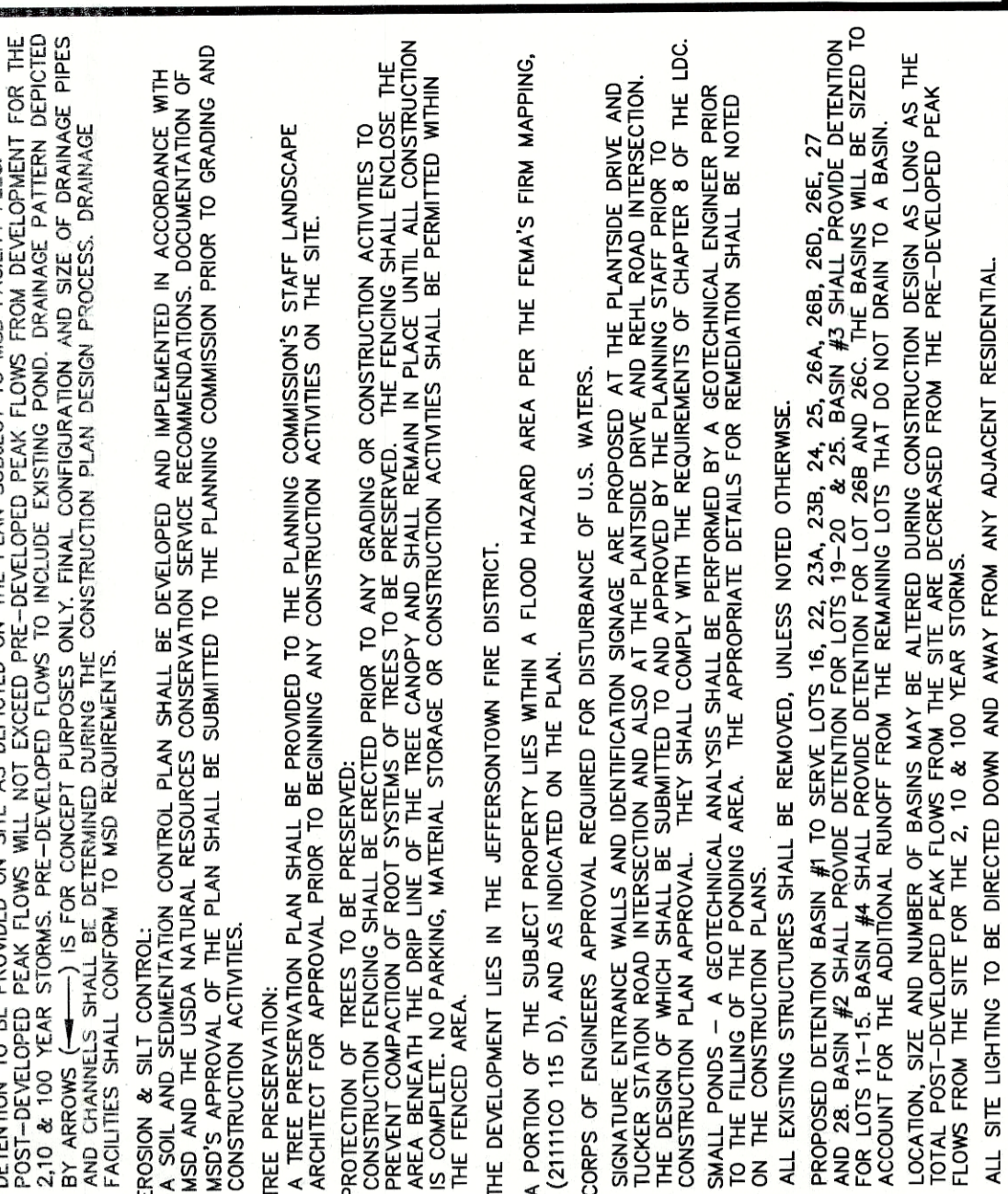
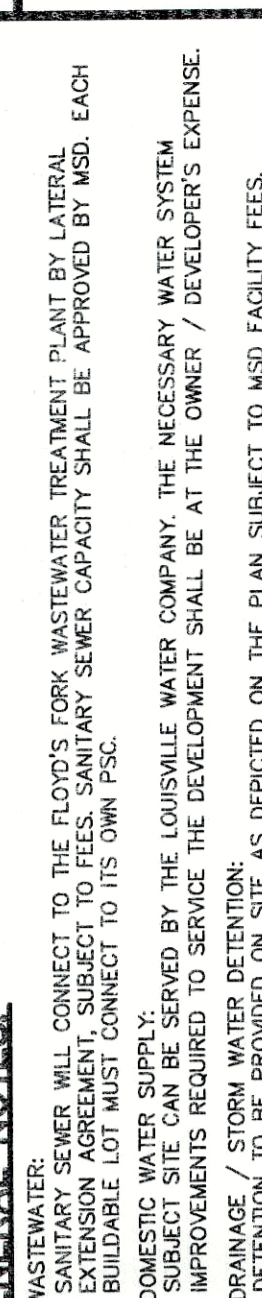


**GENERAL NOTES:**

1. SANITARY SEWER WILL CONNECT TO THE FLOOD FORTH WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT SUBJECT TO TIER 1 SANITARY SEWER CAPACITY SHALL BE APPROVED BY MUD. EACH EXTENSION SHALL BE APPROVED BY THE LOCAL SANITARY SEWER AUTHORITY.
2. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOCAL WATER COMPANY. THE NECESSARY WATER MAINS, SERVICE LINES AND METER SHALL BE PROVIDED BY THE DEVELOPER. THE DEVELOPER SHALL BE AT THE OWNER'S/DEVELOPER'S EXPENSE.
3. DRAINAGE: STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS NOTED ON THE PLAN. DETENTION SHALL BE PROVIDED FOR THE 2 TO 100 YEAR STORMS. PRE-DEVELOPED FLOWS TO INCLUDE EXISTING FLOWS FROM DRAINAGE PATTERNS (DEPIFIED AND UNDEVELOPED) SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE AND CHANNELS SHALL BE DETERMINED TO MEET REQUIREMENTS.
4. EROSION PREVENTION AND SEDIMENT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE KY EROSION PREVENTION AND SEDIMENT CONTROL ACT (KRS 202.010-015) AND THE KY CONSTRUCTION ACT (KRS 202.020-025). APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
5. A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
6. CONSTRUCTION FENCES SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO THE PROPERTY. FENCES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE. THE FENCED AREA SHALL BE MAINTAINED AND SHALL BE PERMITTED WITHIN THE FENCED AREA. MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
7. THE DEVELOPMENT LIES IN THE AFFERTON FIRE DISTRICT.
8. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER THE FEMA'S FIRM MAPPING. (CONTIGUOUS TO) AND AS INDICATED ON THE FIRM MAP OF THE DISTRICT OF U.S. WATERS.
9. SOUNDWALLS, SOUNDWALLS AND IDENTIFICATION SIGNAGE ARE PROPOSED AT THE PLANTSIDE DRIVE AND TUCKER STATION ROAD INTERSECTION AND APPROVED BY THE PLANNING COMMISSION.
10. CONSTRUCTION PLAN APPROVAL: THEY SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 8 OF THE LDC ON THE CONSTRUCTION PLAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PLANNING COMMISSION AND THE AFFERTON FIRE DISTRICT.
11. ON THE CONSTRUCTION PLAN, ALL UTILITIES SHALL BE REMOVED, UNLESS NOTED OTHERWISE.
12. PROPOSED DETENTION BASIN #1 TO SERVE LOTS 16, 22, 23A, 23B, 24, 25, 26A, 26B, 26C, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
13. ALL UTILITIES SHALL BE REMOVED FROM THE REMAINING LOTS THAT DO NOT DRAIN TO A BASIN ACCOUNT FOR THE ADDITIONAL FLOW FROM THE REMAINING LOTS THAT DO NOT DRAIN TO A BASIN.
14. TOTAL POST-DEVELOPED FLOW FROM THE SITE ARE DECREASED FROM THE PRE-DEVELOPED FLOW FROM THE SITE FOR THE 2, 10, 50, AND 100 YEAR STORMS. ANY ALTERNATE RESIDENTIAL PERMIT AND BOND SHALL BE REQUIRED FROM METRO PUBLIC WORKS PRIOR TO RECORD PLAT APPROVAL.
15. THE DESIGN OF ALL ROADS SHALL BE REVIEWED AND APPROVED BY METRO WORKS. AN ENCROACHMENT PERMIT AND BOND SHALL BE REQUIRED FROM METRO PUBLIC WORKS PRIOR TO RECORD PLAT APPROVAL.
16. MOD FLOODPLAIN STORAGE SHALL BE COMPENSATED.
17. ANY LOSS OF FLOODPLAIN STORAGE SHALL BE COMPENSATED.
18. DOWN PERMIT REQUIRED FOR WORK IN FLOODPLAIN.
19. PRE-DEVELOPED FLOWS TO INCLUDE EXISTING POND.
20. DETAILED DEVELOPMENT PLAN APPROVAL: INDIVIDUAL LOTS WILL REQUIRE DRC REVIEW.
21. METRO PUBLIC WORKS INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET FORTH IN THE METRO PUBLIC WORKS DESIGN MANUAL.
22. VERGE AREAS WITHIN RIGHT-OF-WAY TO BE APPROVED PER METRO PUBLIC WORKS.
23. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTENANCE. STREET TREES SHALL BE PLANTED AT THE INTERSECTION OF ALL STREETS AND AT THE INTERSECTION OF ALL OTHER PUBLIC ROADS. STREET TREES SHALL BE PLANTED AT THE INTERSECTION OF ALL OTHER PUBLIC ROADS. STREET TREES SHALL BE PLANTED AT THE INTERSECTION OF ALL OTHER PUBLIC ROADS.
24. ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE TO BE DAMAGED CAUSED BY CONSTRUCTION. ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE TO BE DAMAGED CAUSED BY CONSTRUCTION.
25. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS (MUTCD) AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS (MUTCD).
26. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM GRADE SHALL BE 10%.
27. AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
28. ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
29. CROSSWALKS AND OTHER SHALL BE PROVIDED AS REQUIRED BY THE DEVELOPMENT CODE. SIGNAGE SHALL BE PROVIDED AS REQUIRED BY THE DEVELOPMENT CODE.
30. A DEVELOPMENT AGREEMENT SHALL BE PROVIDED TO METRO PUBLIC WORKS TO ALLOW ACCESS TO PLANTSIDE DRIVE AND TUCKER STATION ROAD. A DEVELOPMENT AGREEMENT SHALL BE PROVIDED TO METRO PUBLIC WORKS TO ALLOW ACCESS TO PLANTSIDE DRIVE AND TUCKER STATION ROAD.
31. THE LOCATION OF THE PLANTSIDE DRIVE AND TUCKER STATION ROAD SHALL BE DETERMINED BY METRO PUBLIC WORKS. THE LOCATION OF THE PLANTSIDE DRIVE AND TUCKER STATION ROAD SHALL BE DETERMINED BY METRO PUBLIC WORKS.
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39. THERE SHALL BE NO INCREASE IN PAVEMENT RAINOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE PROVIDED TO METRO PUBLIC WORKS.
40. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
41. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
42. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
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 PLANNING  
 DESIGN SERVICES

CONDITIONS OF APPROVAL  
 DEVELOPMENT PLAN  
 PRELIMINARY APPROVAL

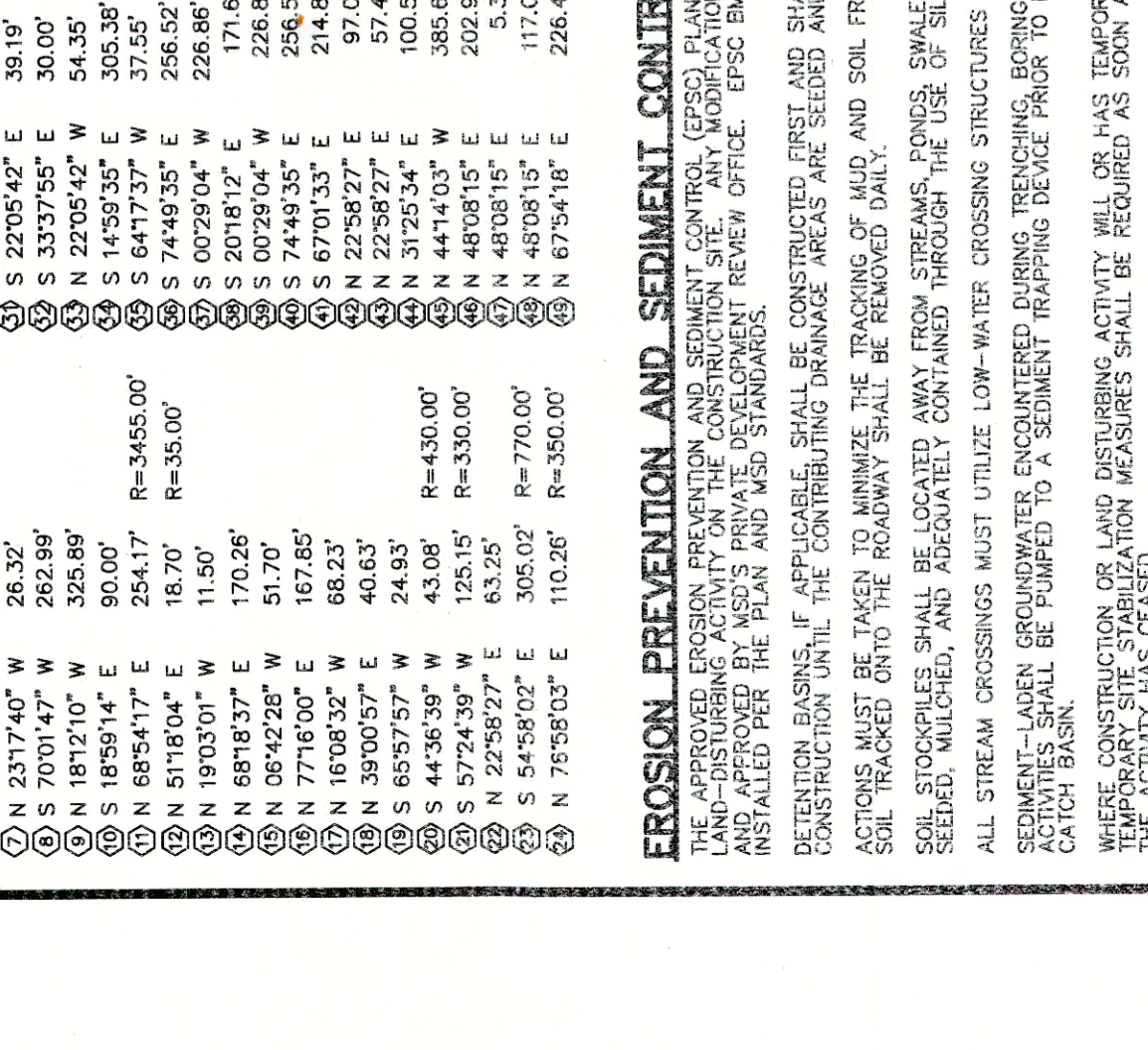
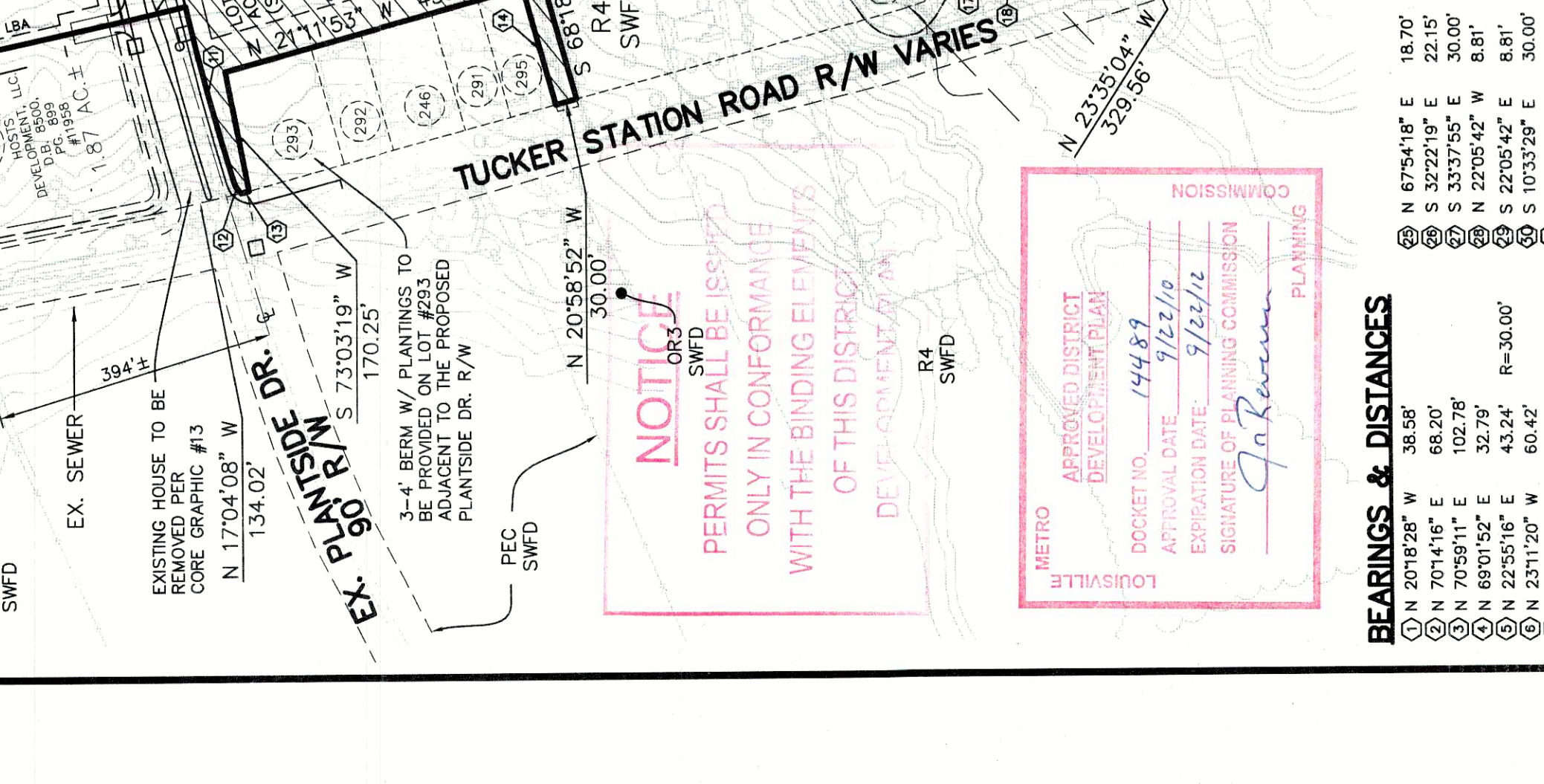
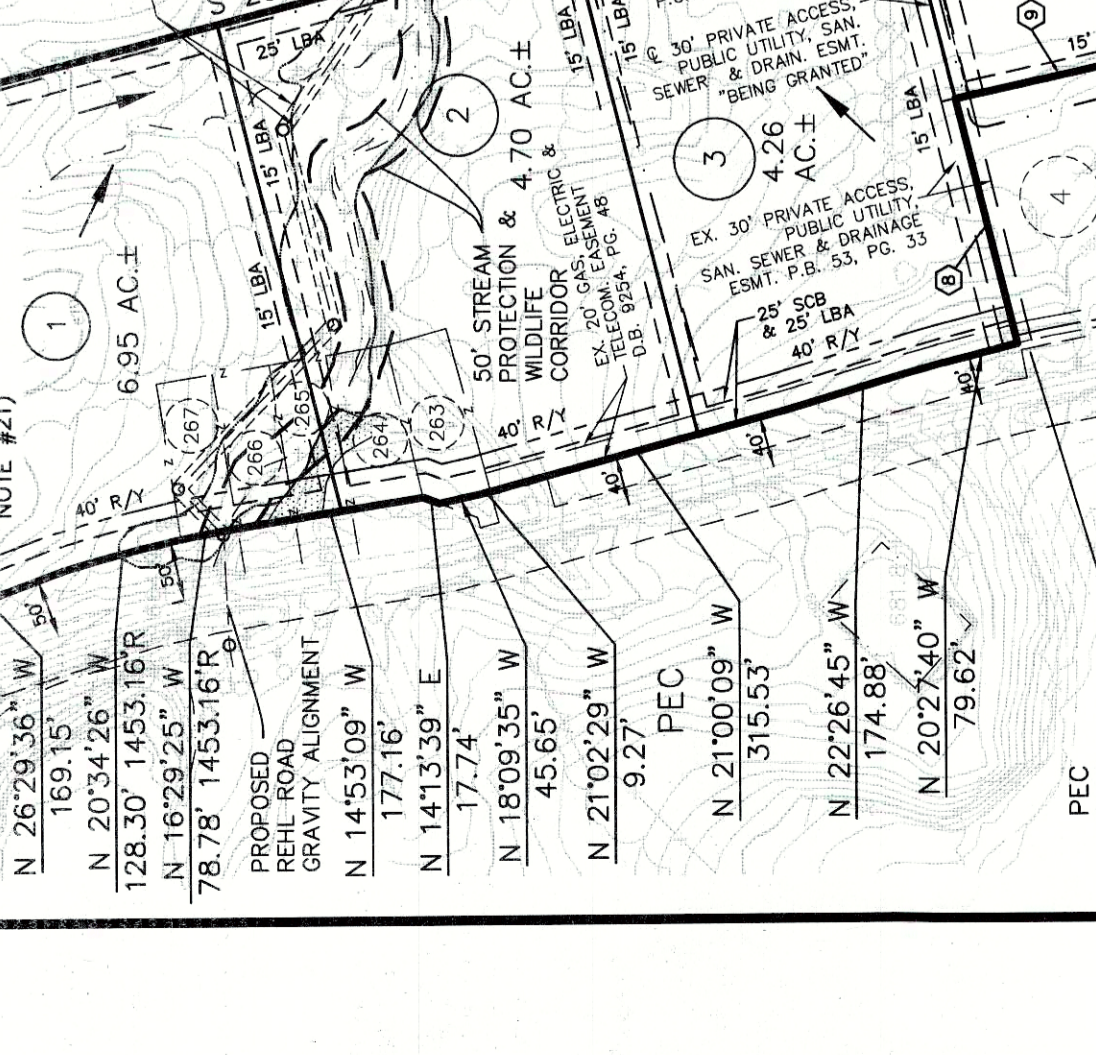
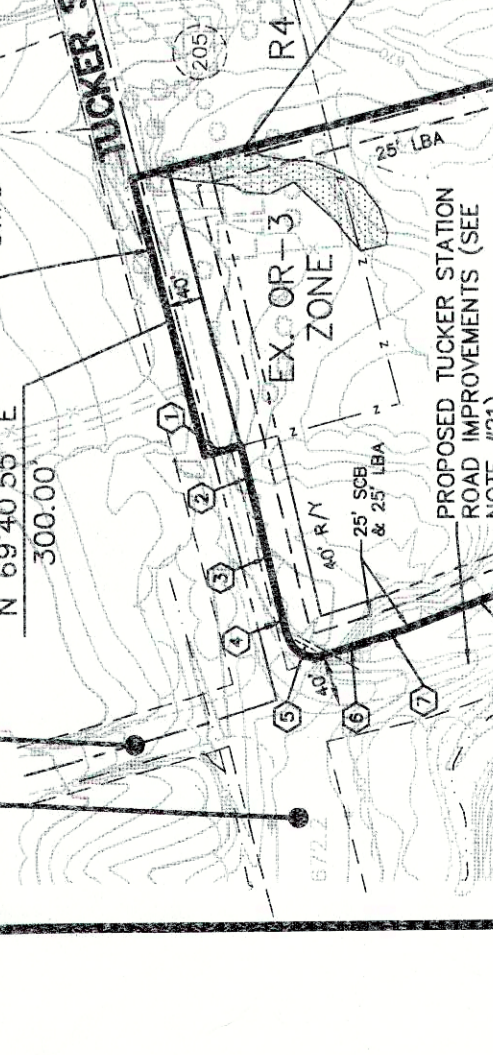
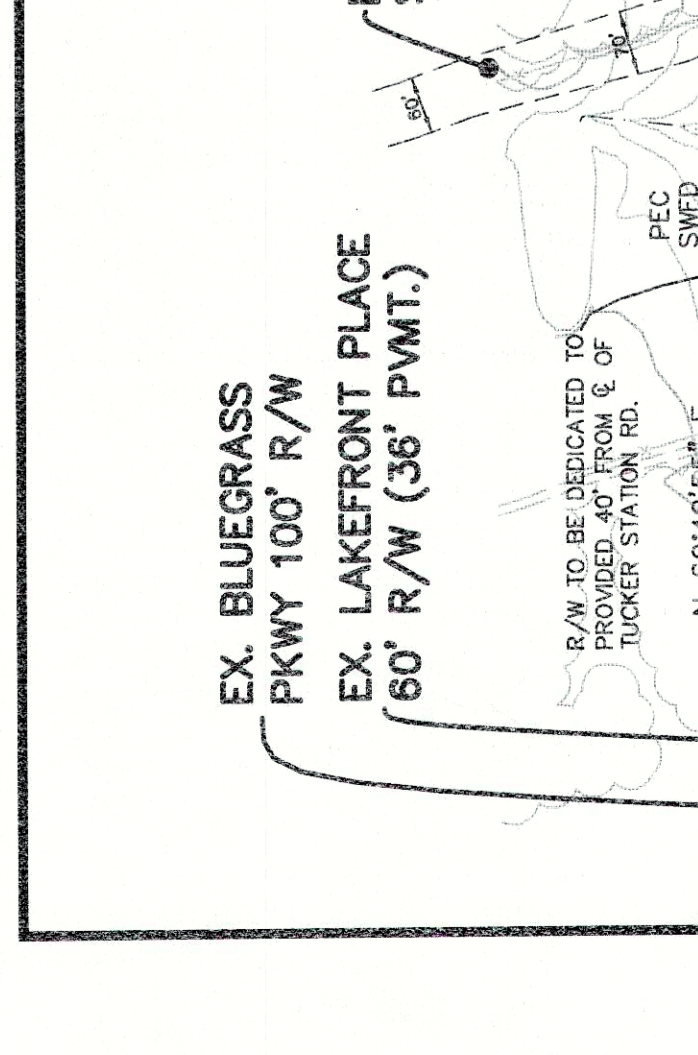
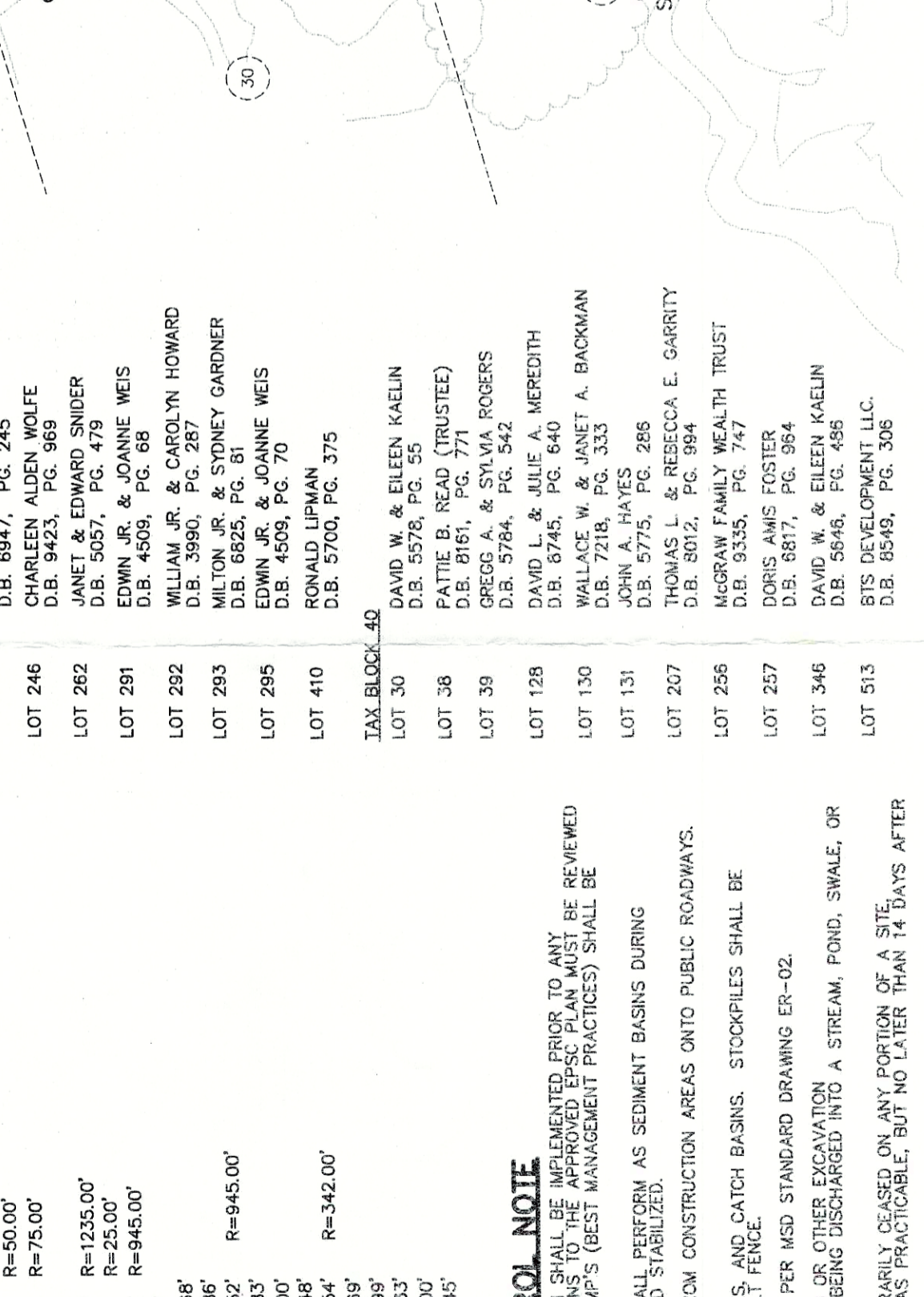
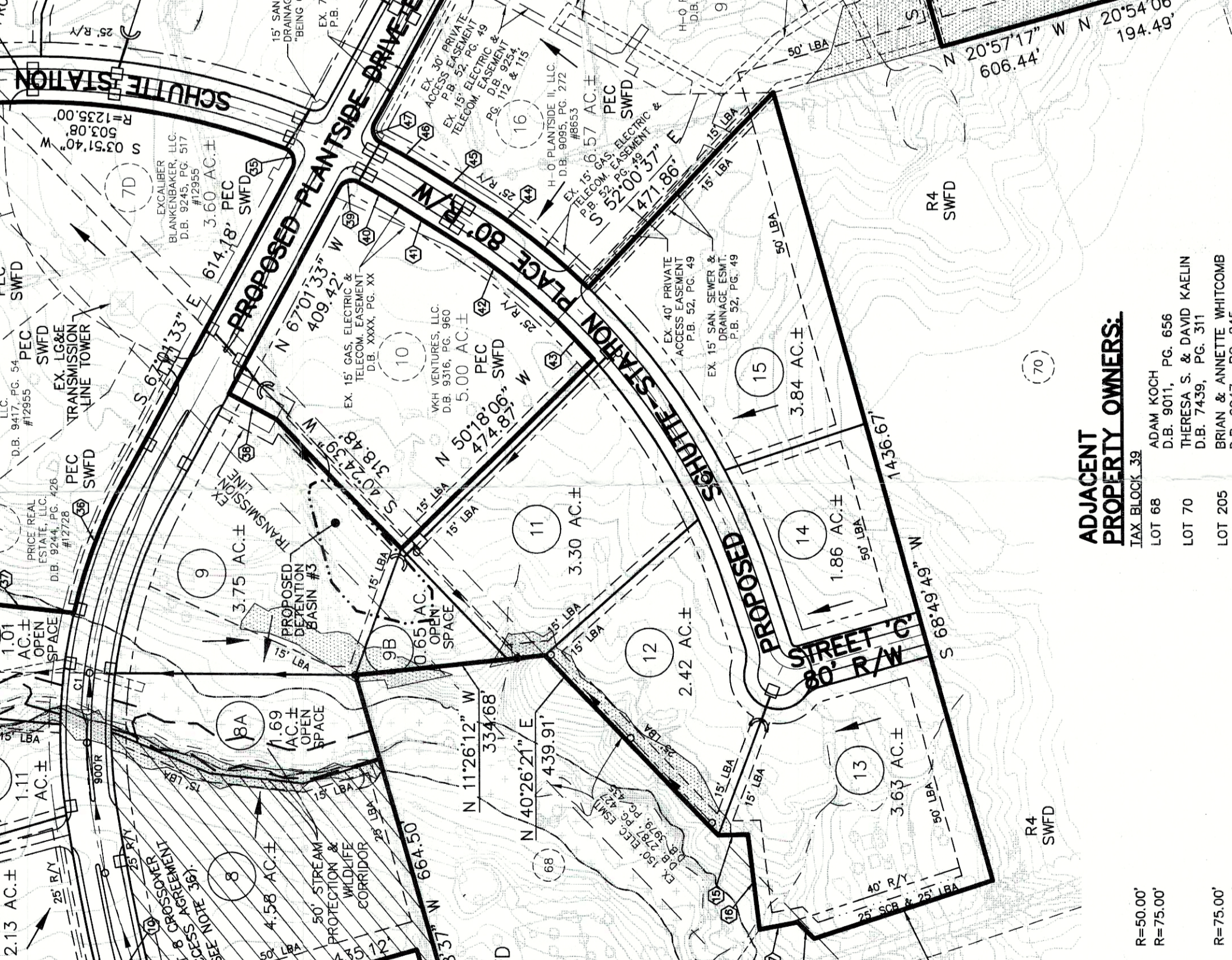
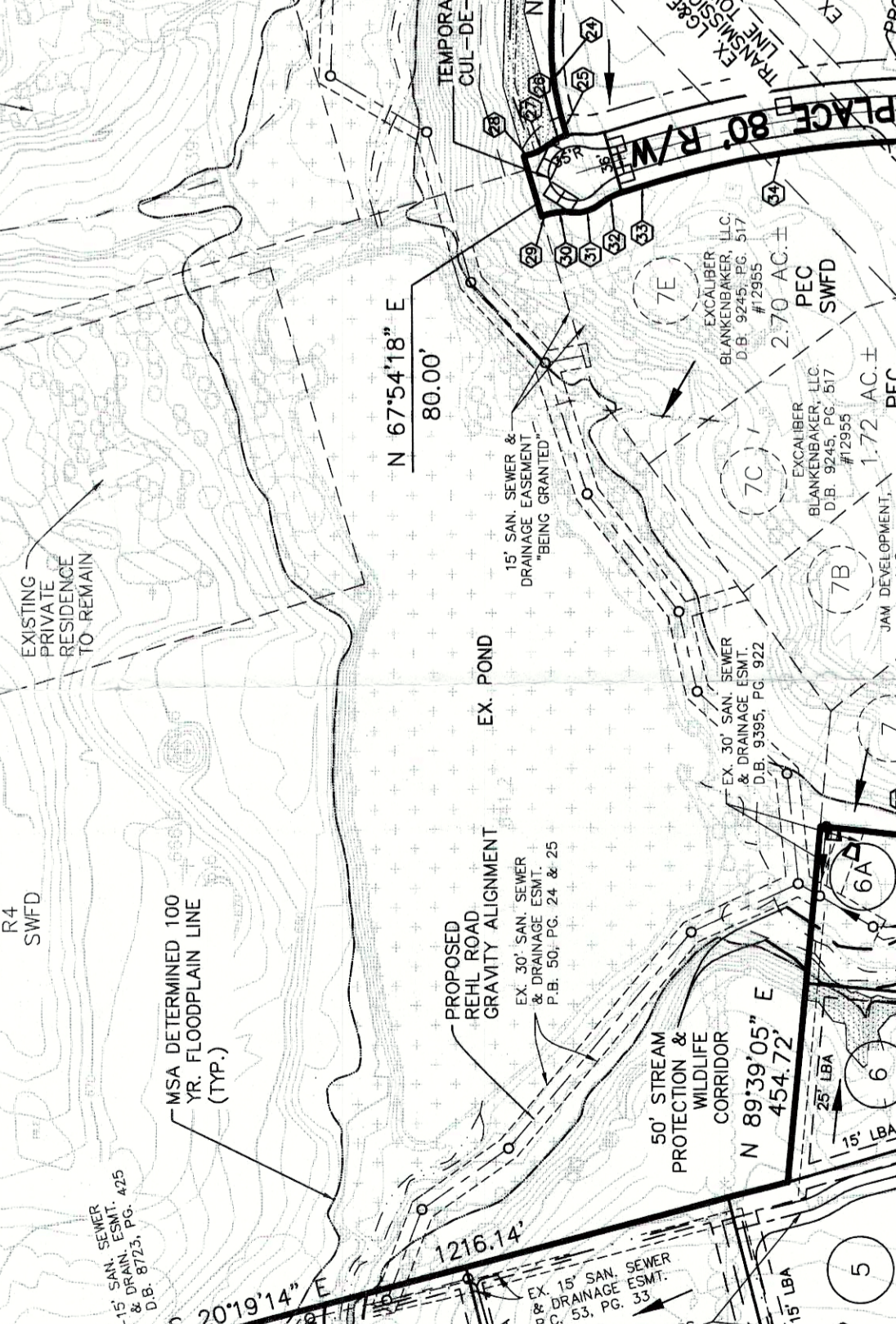
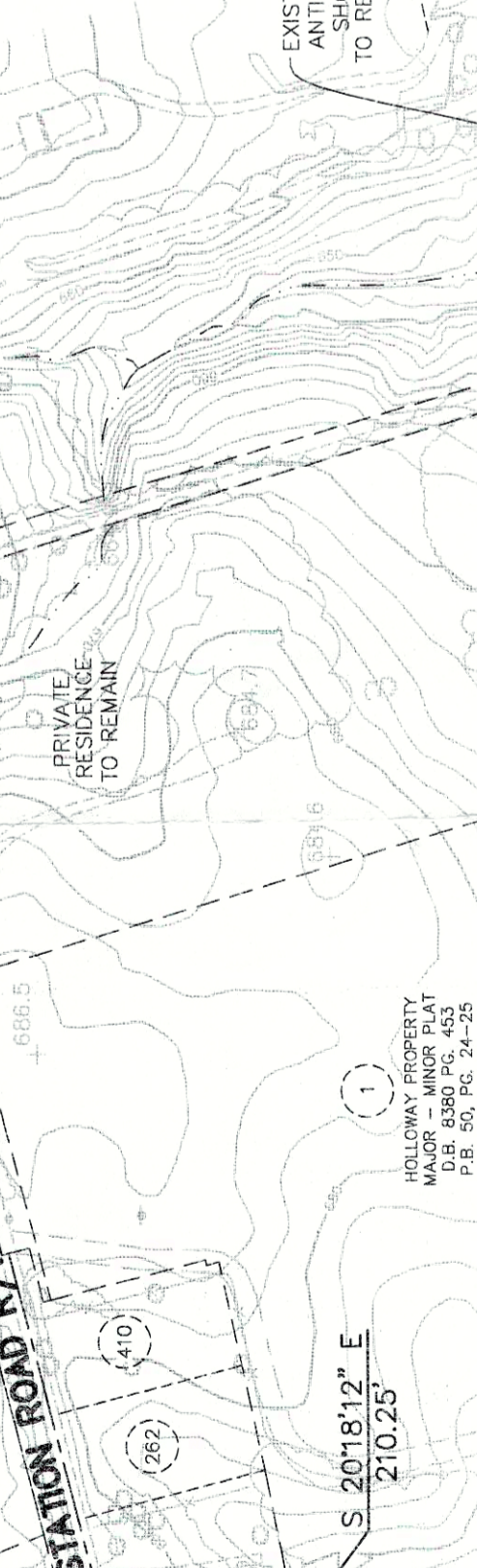
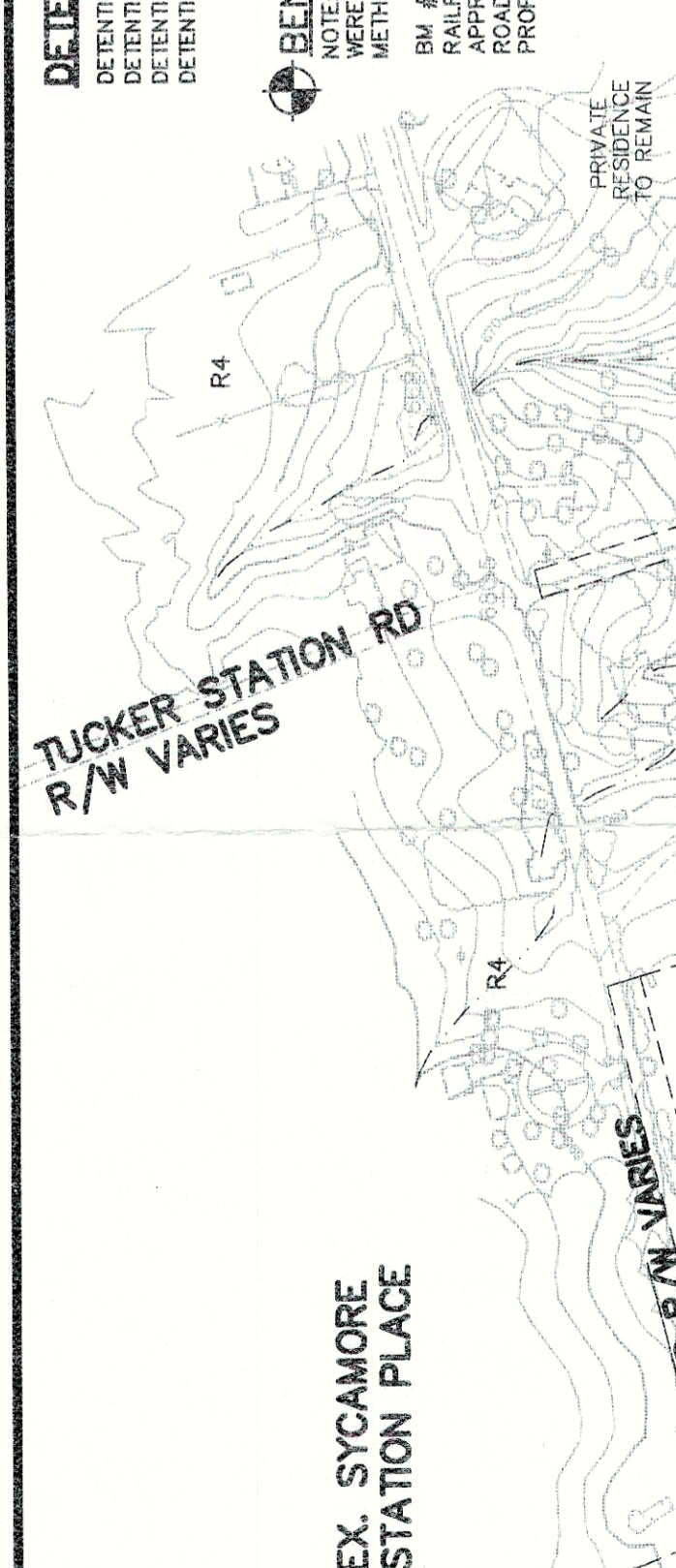
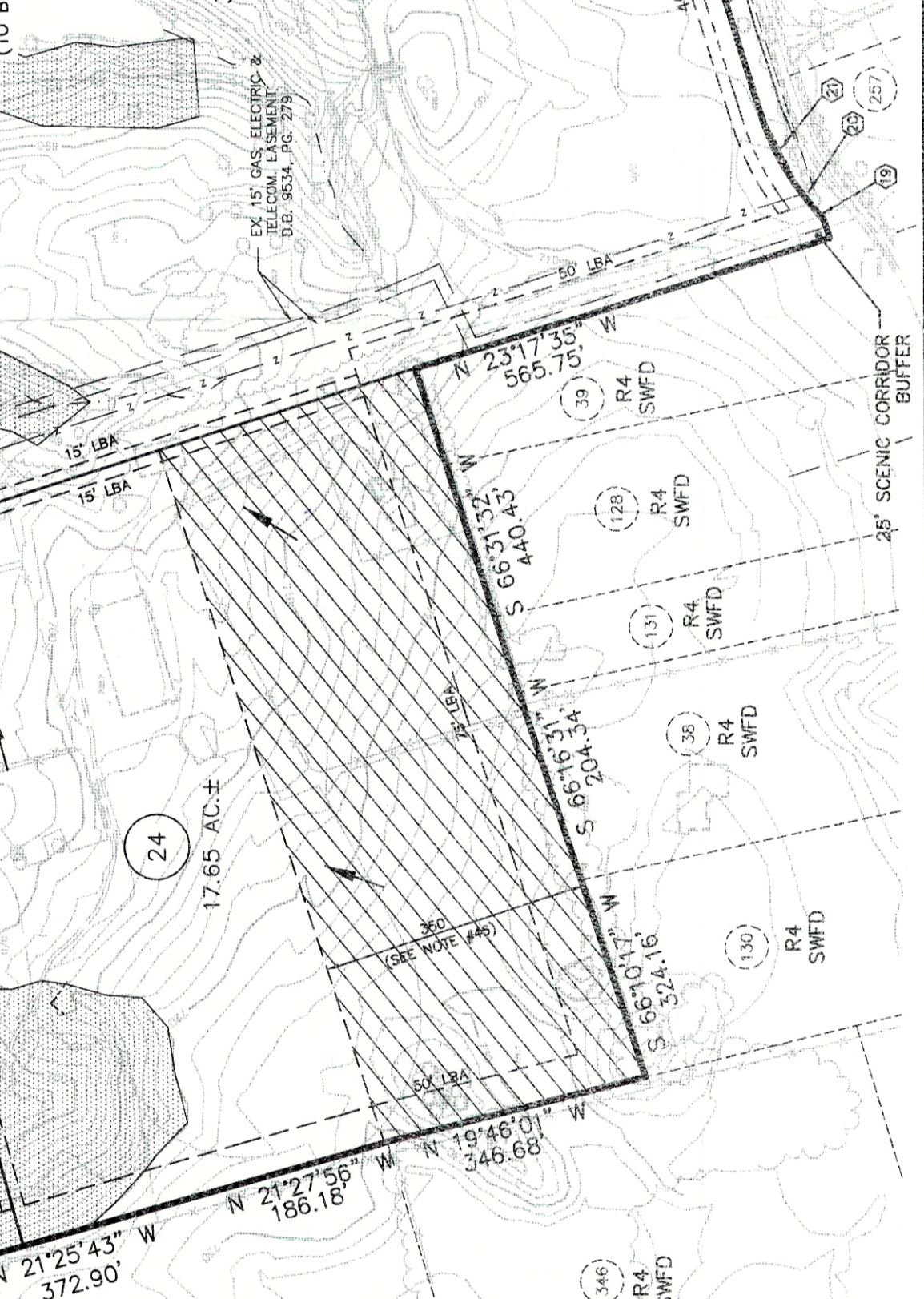
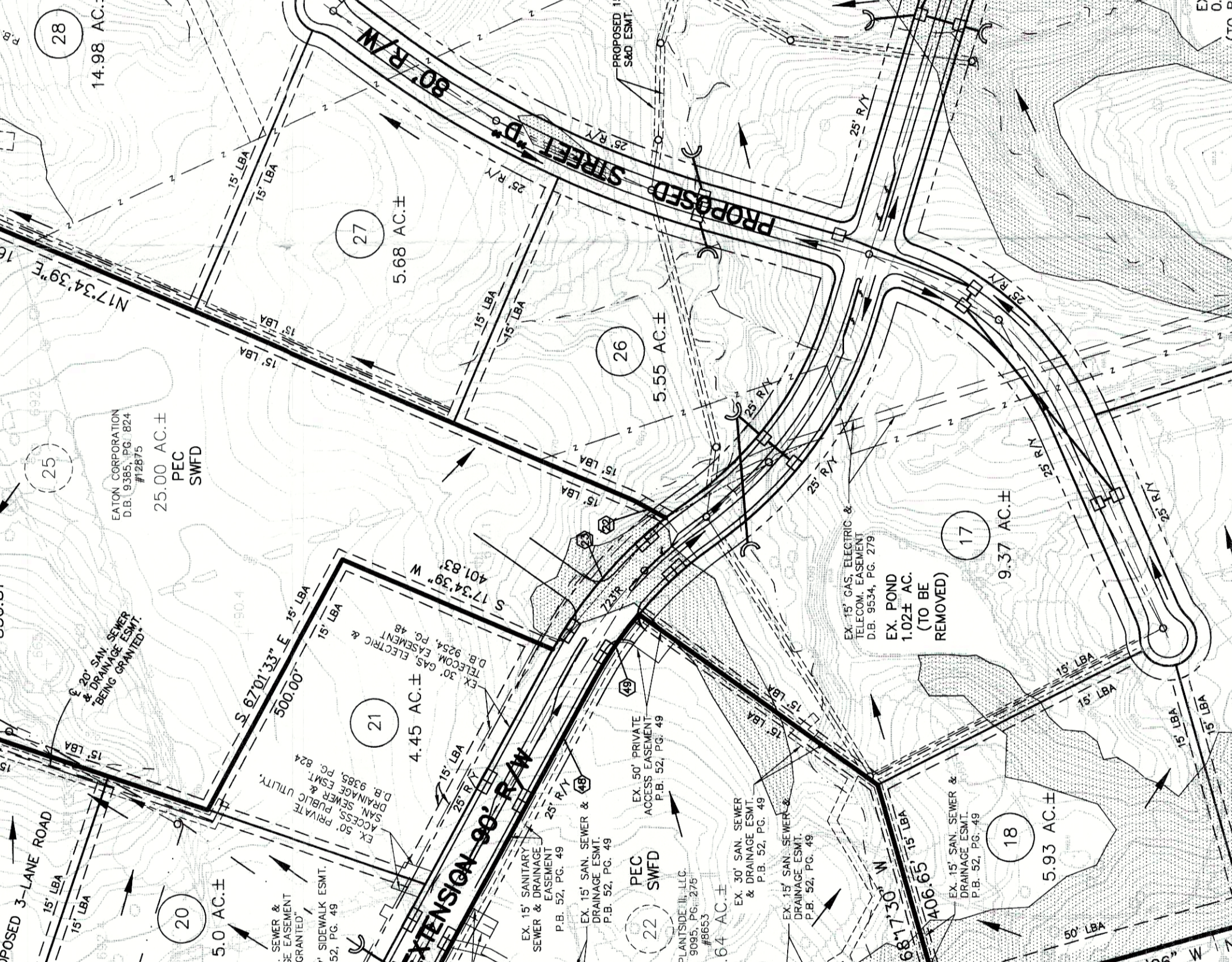
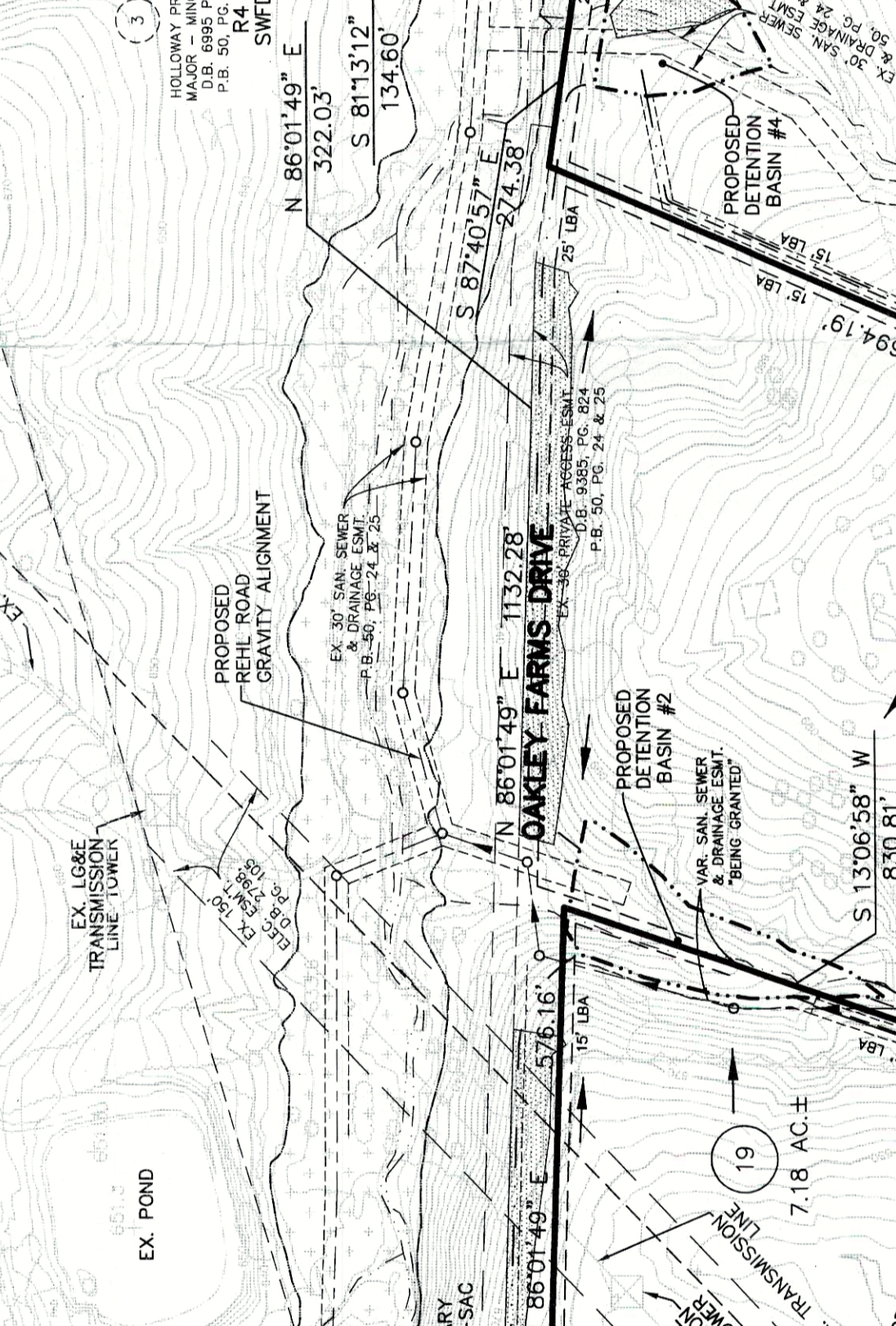
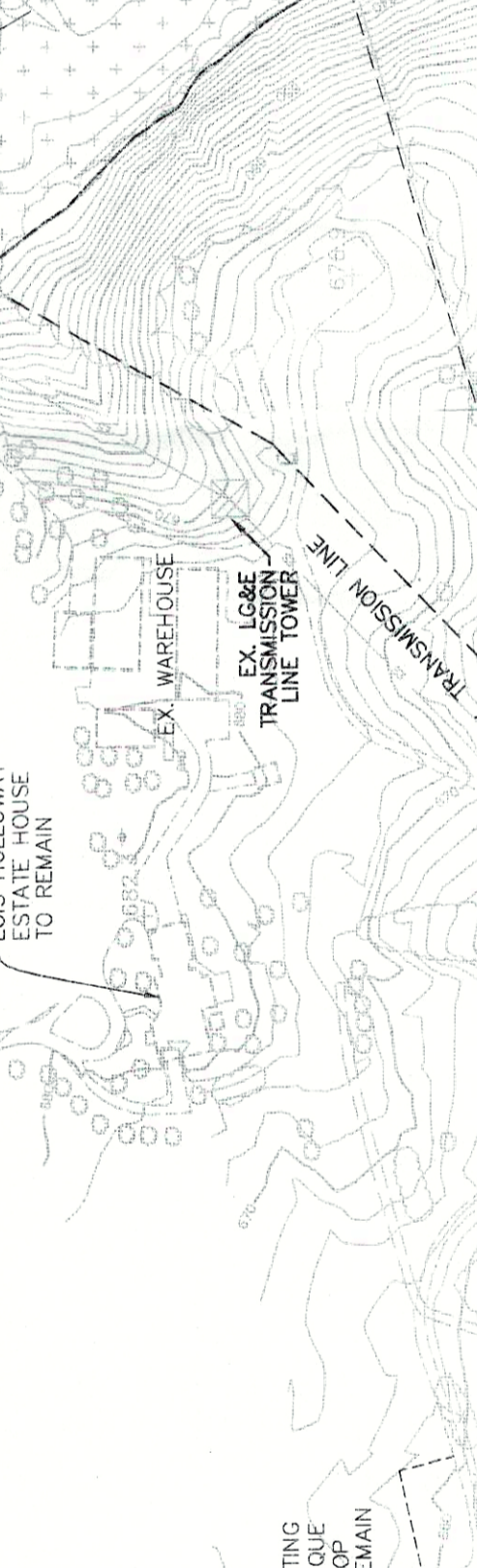
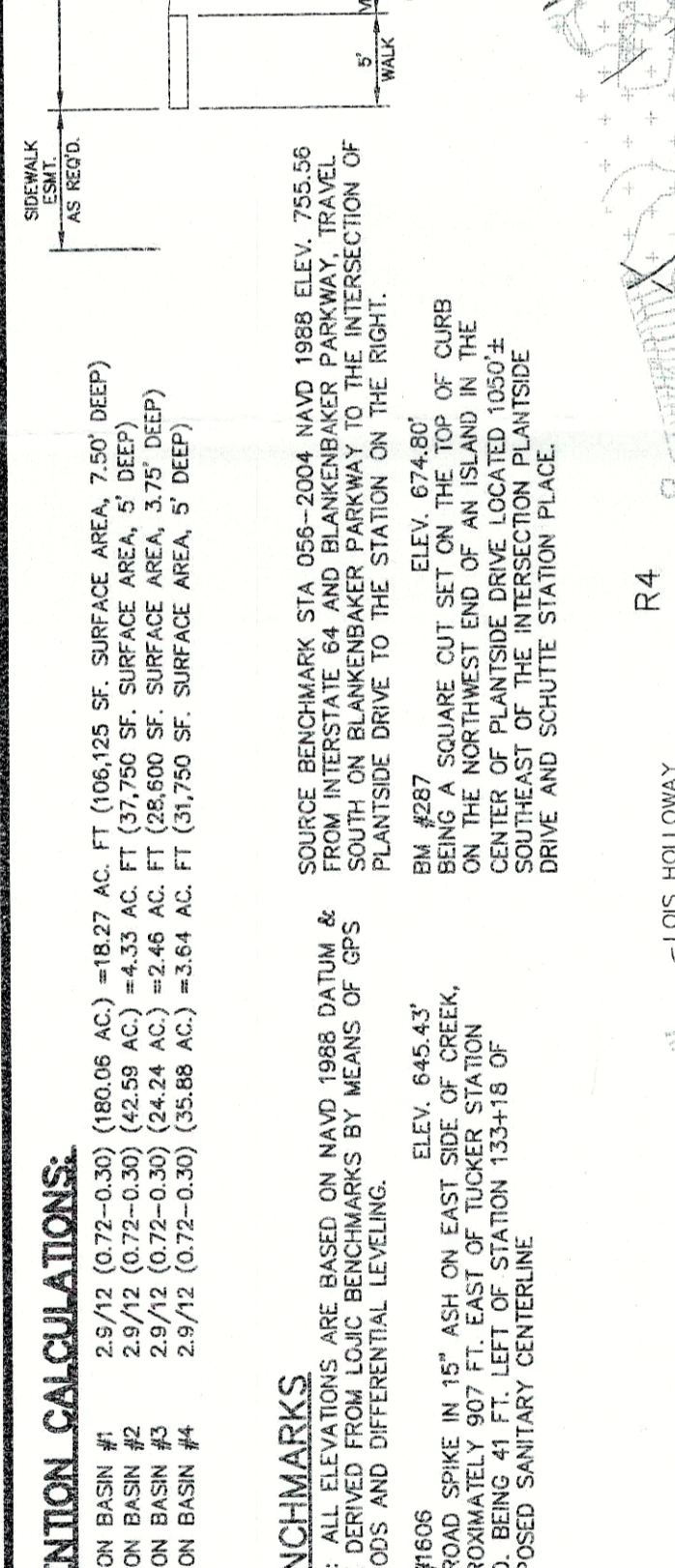
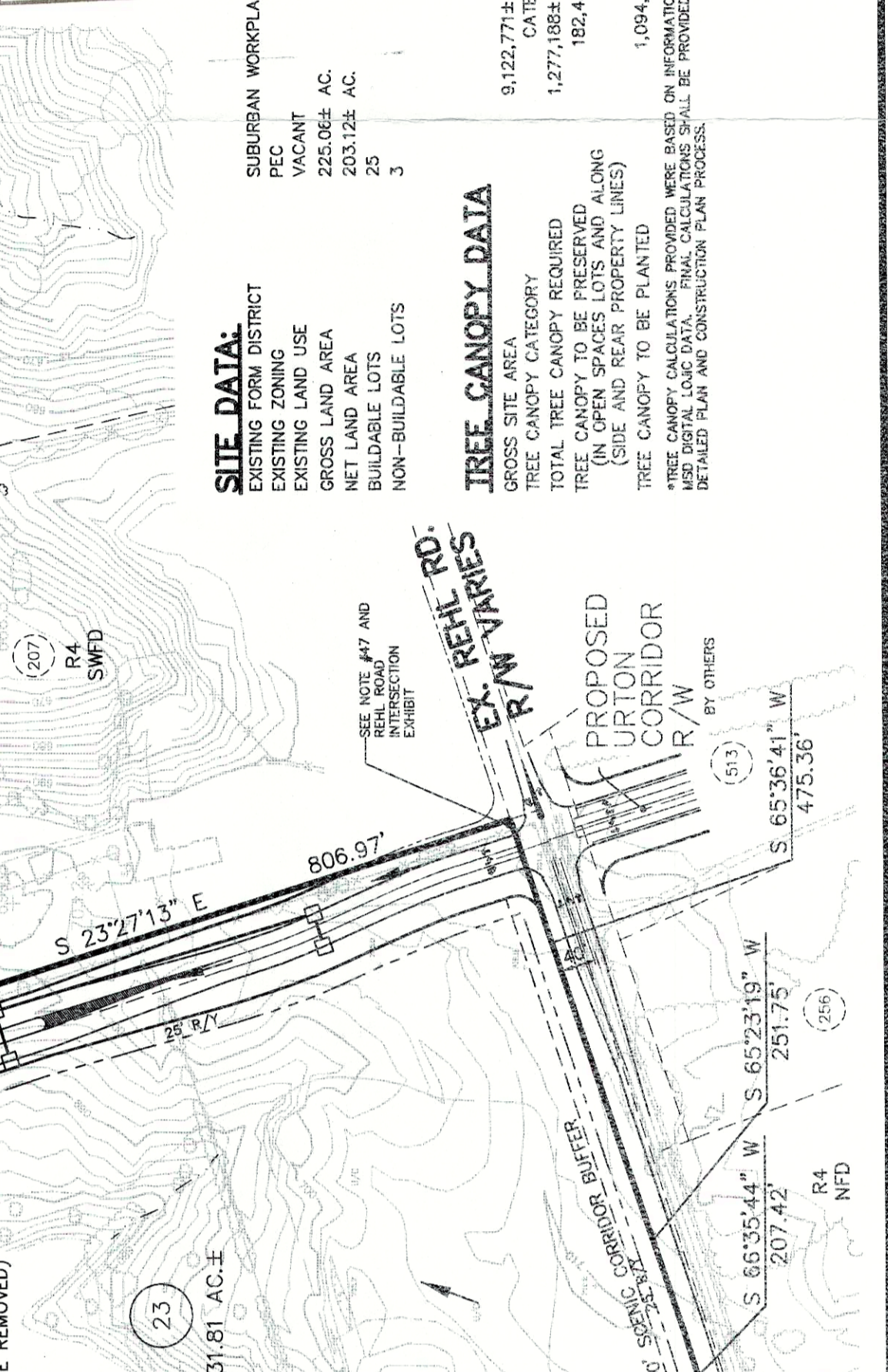
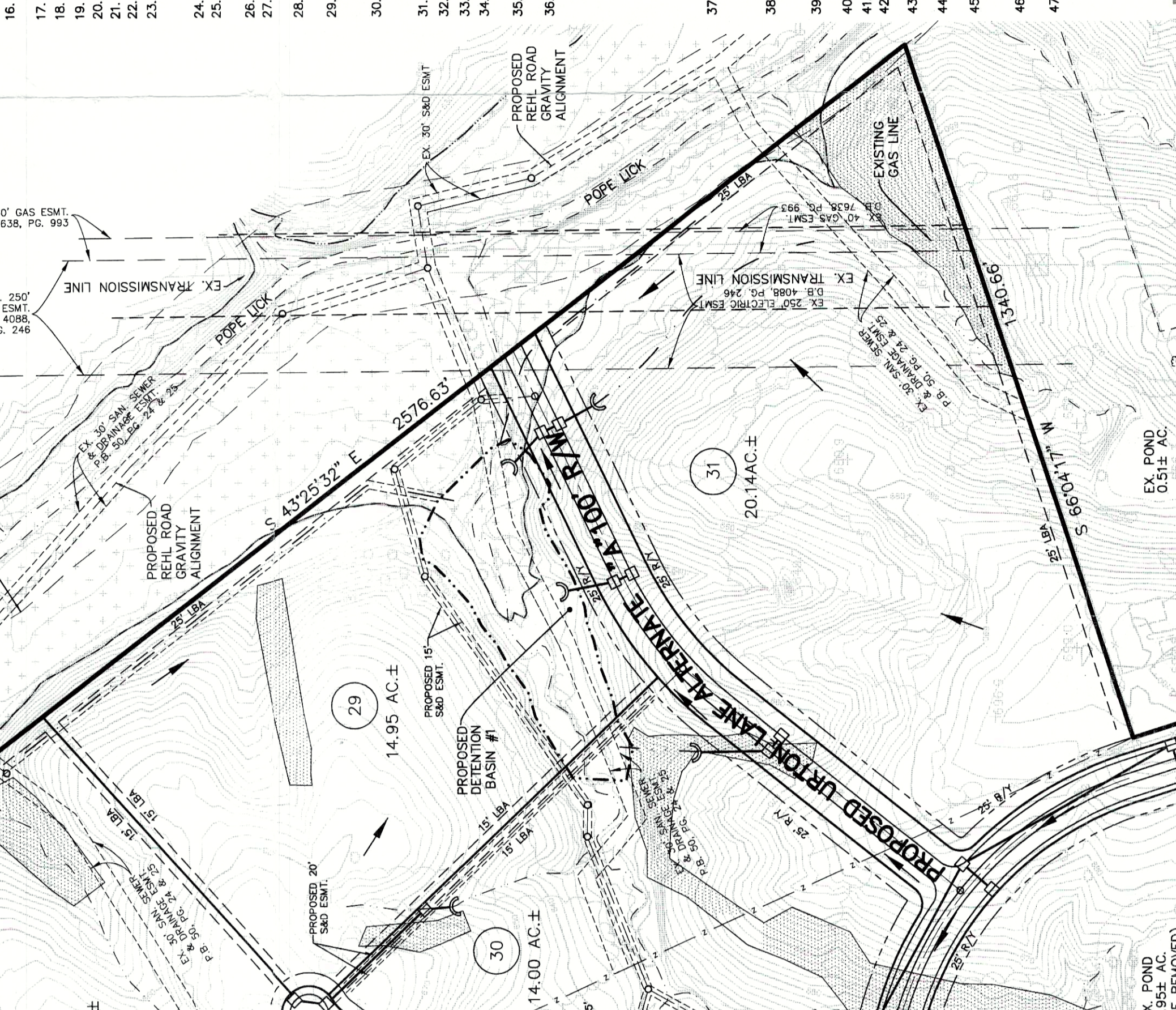
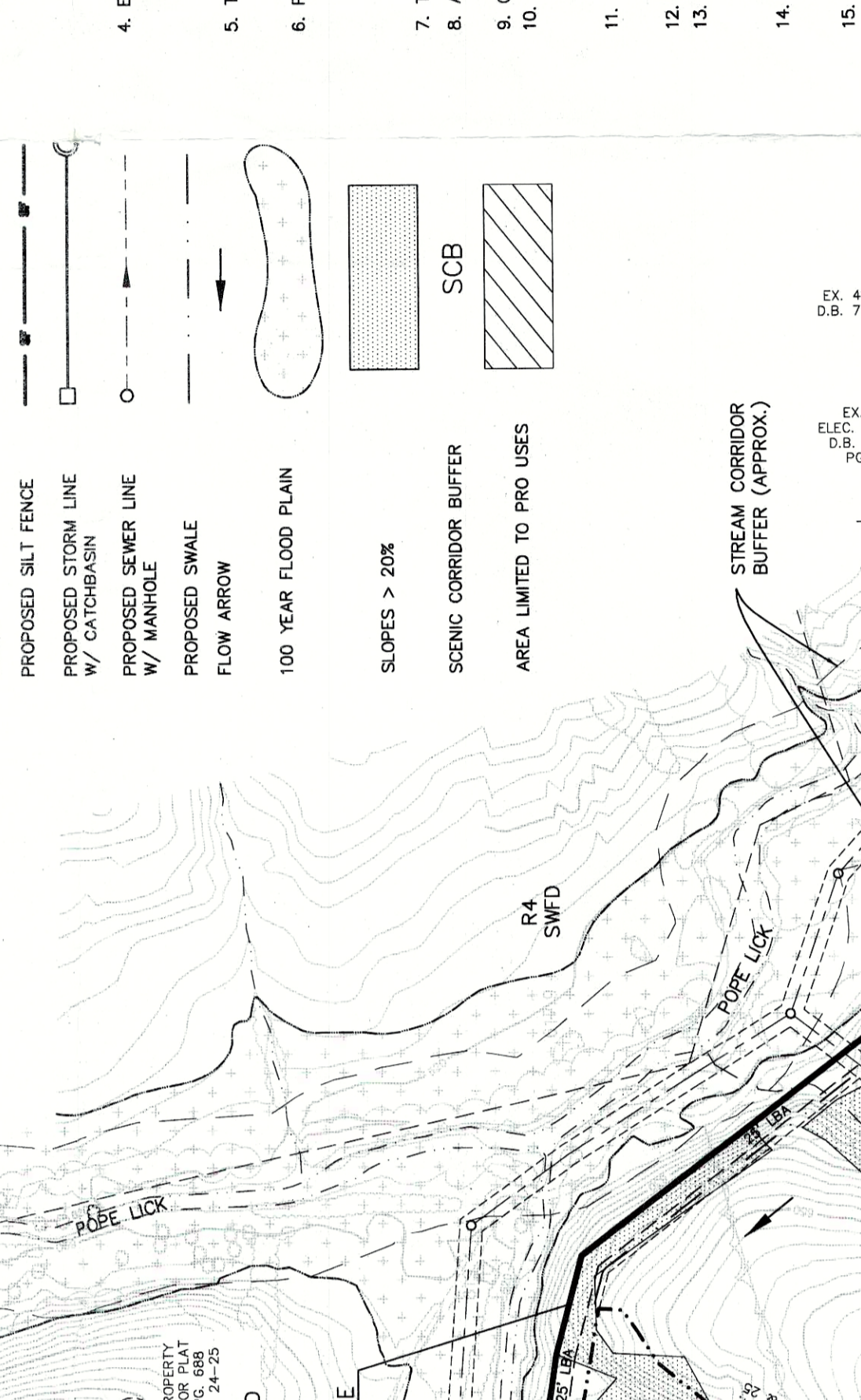
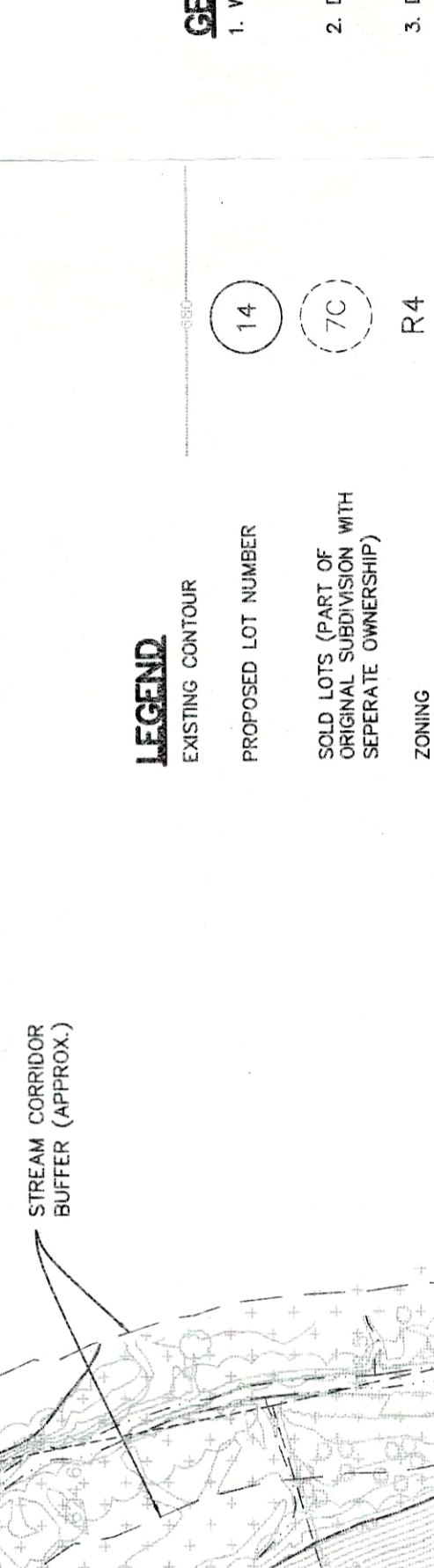
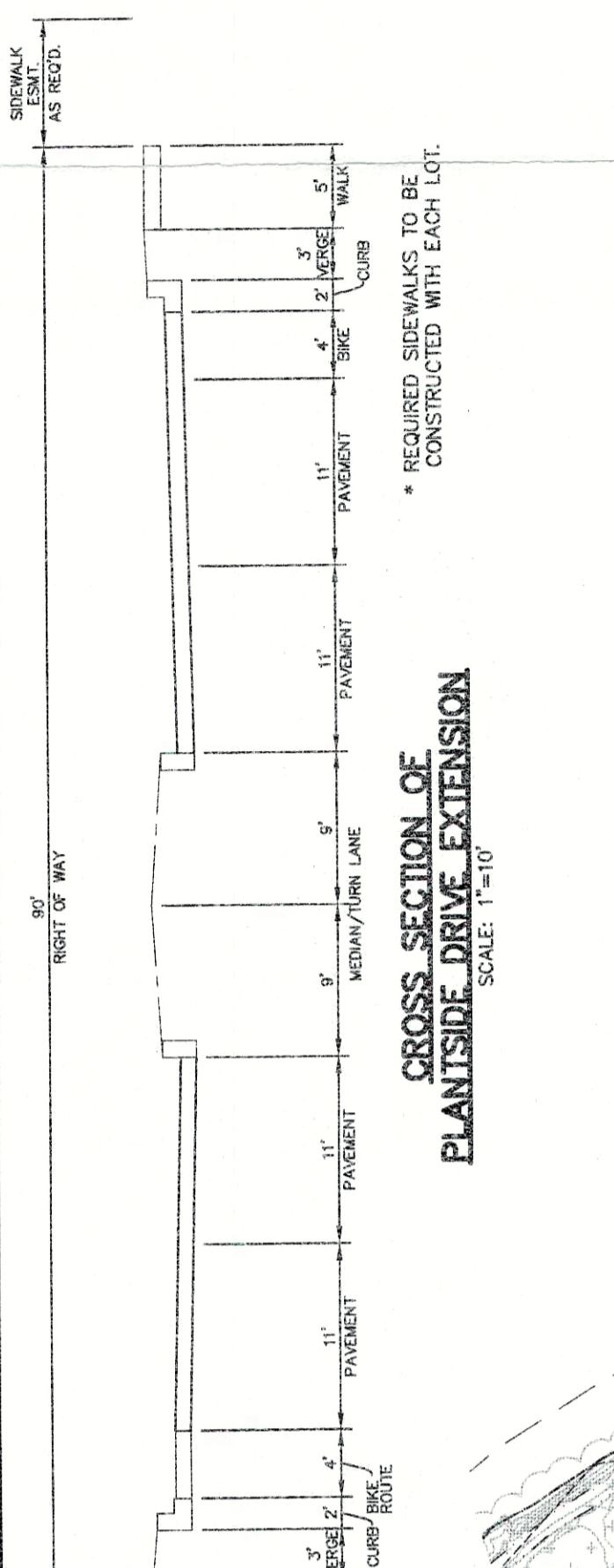
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 METROPOLITAN SEWER DISTRICT

LOUISVILLE, KENTUCKY  
 METROPOLITAN SEWER DISTRICT

9/22/2010, S.F. 1,177,188.31  
 1,277,188.31 (S.F. 1,149)  
 1,277,188.31 (S.F. 1,149)  
 1,277,188.31 (S.F. 1,149)

**SITE DATA:**  
 EXISTING FORM DISTRICT: R4  
 EXISTING LAND USE: VACANT  
 NET LAND AREA: 222,046 AC.  
 GROSS LAND AREA: 203,126 AC.  
 NON-BUILDABLE LOTS: 2

**TREE CANOPY DATA**  
 TOTAL TREE CANOPY REQUIRED: 1,177,188.31 S.F.  
 TOTAL TREE CANOPY PROVIDED: 1,277,188.31 S.F.  
 (SEE TREE CANOPY DATA SHEET FOR DETAILS)



BEARINGS & DISTANCES

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

ADJACENT PROPERTY OWNERS

NOTICE: PERMITS SHALL BE ISSUED ONLY IN COMPLIANCE WITH THE BINDING EFFECTS OF THIS DISTRICT DEVELOPMENT PLAN

APPROVED DISTRICT DEVELOPMENT PLAN

14489

