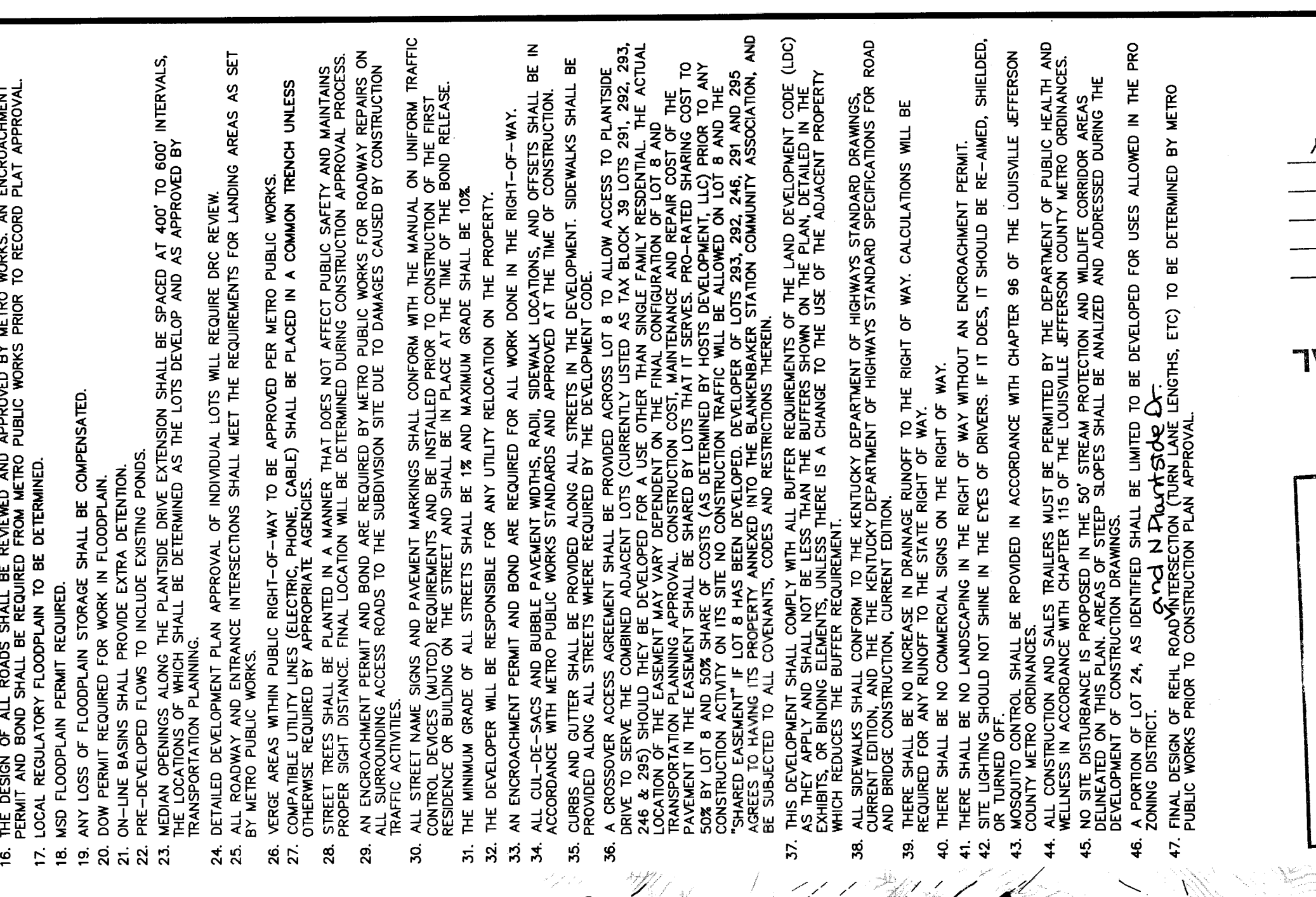


GENERAL NOTES:

1. SANITARY SEWER SHALL BE CONNECTED TO THE FLOODS DRAINAGE TREATMENT PLANT BY LATERAL. SANITARY SEWER SHALL BE APPROVED BY MWD. EACH BUILDABLE LOT MUST CONNECT TO THIS MAIN PIPE.
2. DOMESTIC WATER SUPPLY SHALL BE PROVIDED BY THE LOCAL WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER'S DEVELOPER'S EXPENSE.
3. DRAINAGE / STORM WATER DETENTION: DEPONENTS ON THE PLAN SUBJECT TO MWD FACILITY FEES. PRE-DEVELOPED PEAK FLOWS SHALL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE SAME AREA. PEAK FLOWS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE AND FLOOD CONTROL MEASURES SHALL BE DETERMINED BY THE ENGINEER AND APPROVED BY MWD.
4. EROSION & SILT CONTROL: DEPONENTS SHALL PROVIDE EROSION CONTROL MEASURES AND SILT CONTROL MEASURES TO PREVENT EROSION AND SILTATION. EROSION CONTROL MEASURES SHALL BE DETERMINED BY THE ENGINEER AND APPROVED BY MWD.
5. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION. ANY REMOVAL OF TREES SHALL BE APPROVED BY MWD. A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION. ANY REMOVAL OF TREES SHALL BE APPROVED BY MWD.
6. CONSTRUCTION OF TREES TO BE PRESERVED: CONSTRUCTION OF TREES TO BE PRESERVED SHALL BE APPROVED BY MWD. A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION. ANY REMOVAL OF TREES SHALL BE APPROVED BY MWD.
7. THE DEVELOPMENT LIES IN THE EFFERTSONVILLE FIRE DISTRICT.
8. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER THE FEMA'S FIRM MAPPING.
9. COPIES OF ENGINEERS APPROVAL REQUIRED FOR DISBURSAL OF U.S. WATERS.
10. SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGNAGE ARE PROPOSED AT THE PLANNING DRIVE AND AT THE ENTRANCE TO THE DEVELOPMENT. SIGNAGE SHALL BE APPROVED BY MWD PRIOR TO CONSTRUCTION.
11. THE CONSTRUCTION PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION. THE CONSTRUCTION PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION.
12. ALL EXISTING UTILITIES SHALL BE RECORDED. THE APPROPRIATE DETAILS FOR RELOCATION SHALL BE NOTED TO THE BILLING OF THE FLOODING AREA. THE APPROPRIATE DETAILS FOR RELOCATION SHALL BE NOTED TO THE BILLING OF THE FLOODING AREA.
13. PROPOSED DETENTION BASIN #1 TO SERVE LOTS 16, 22, 23A, 23B, 24, 26, 28A, 28B, 28C, 27. PROPOSED DETENTION BASIN #2 TO SERVE LOTS 17, 18, 19, 20, 21, 25, 26, 27, 28, 29, 30, 31. THE BASINS WILL BE SIZED TO ACCOUNT FOR THIS ADDITIONAL FLOW. PEAK FLOWS MAY BE ALTERED DURING CONSTRUCTION DESIGN AS LONG AS THE TOTAL PRE-DEVELOPED PEAK FLOWS FROM THE SITE ARE DECREASED FROM THE PRE-DEVELOPED PEAK FLOWS.
14. ALL UTILITIES SHALL BE RECORDED. THE APPROPRIATE DETAILS FOR RELOCATION SHALL BE NOTED TO THE BILLING OF THE FLOODING AREA. THE APPROPRIATE DETAILS FOR RELOCATION SHALL BE NOTED TO THE BILLING OF THE FLOODING AREA.
15. ALL SITE LOTS TO BE DIRECTED DOWN AND AWAY FROM ANY ADJACENT RESIDENTIAL.
16. THE DESIGN OF ALL ROADS SHALL BE REVIEWED AND APPROVED BY METRO WORKS. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM METRO WORKS PRIOR TO RECORD PLAN APPROVAL.
17. LOCAL REGULATORY FLOORPLAN TO BE DETERMINED.
18. ANY LOSS OF FLOORPLAN STORAGE SHALL BE COMPENSATED.
19. ANY LOSS OF FLOORPLAN STORAGE SHALL BE COMPENSATED.
20. ANY LOSS OF FLOORPLAN STORAGE SHALL BE COMPENSATED.
21. ANY LOSS OF FLOORPLAN STORAGE SHALL BE COMPENSATED.
22. PRE-DEVELOPED FLOWS TO INCLUDE EXISTING CONDITIONS.
23. PRE-DEVELOPED FLOWS TO INCLUDE EXISTING CONDITIONS.
24. DETAILED DEVELOPMENT PLAN APPROVAL OF INDIVIDUAL LOTS SHALL BE REQUIRED FOR ALL LOTS. APPROVAL BY METRO PUBLIC WORKS.
25. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE APPROVED PER METRO PUBLIC WORKS. APPROVAL BY METRO PUBLIC WORKS.
26. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE APPROVED PER METRO PUBLIC WORKS. APPROVAL BY METRO PUBLIC WORKS.
27. OTHERS REQUIRED BY APPROPRIATE AGENCIES. OTHERS REQUIRED BY APPROPRIATE AGENCIES.
28. OTHERS REQUIRED BY APPROPRIATE AGENCIES. OTHERS REQUIRED BY APPROPRIATE AGENCIES.
29. AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIR OR CONSTRUCTION. AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIR OR CONSTRUCTION.
30. ALL STREET NAME SIGNS AND PAYMENT MARKINGS SHALL CONFORM WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL STREET NAME SIGNS AND PAYMENT MARKINGS SHALL CONFORM WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
31. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM GRADE SHALL BE 10%.
32. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITIES TO BE RELOCATED IN THE RIGHT-OF-WAY.
33. ALL UTILITIES SHALL CONFORM TO THE KENTUCKY DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
34. ALL UTILITIES SHALL CONFORM TO THE KENTUCKY DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
35. ALL UTILITIES SHALL CONFORM TO THE KENTUCKY DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
36. A CROSSOVER ACCESS AGREEMENT SHALL BE PROVIDED TO METRO PUBLIC WORKS. A CROSSOVER ACCESS AGREEMENT SHALL BE PROVIDED TO METRO PUBLIC WORKS.
37. A CROSSOVER ACCESS AGREEMENT SHALL BE PROVIDED TO METRO PUBLIC WORKS. A CROSSOVER ACCESS AGREEMENT SHALL BE PROVIDED TO METRO PUBLIC WORKS.
38. A CROSSOVER ACCESS AGREEMENT SHALL BE PROVIDED TO METRO PUBLIC WORKS. A CROSSOVER ACCESS AGREEMENT SHALL BE PROVIDED TO METRO PUBLIC WORKS.
39. ALL UTILITIES SHALL CONFORM TO THE KENTUCKY DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
40. THESE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
41. THESE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
42. THESE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
43. ALL CONSTRUCTION AND SALES DOCUMENTS MUST BE IN ACCORDANCE WITH KENTUCKY COUNTY AND CITY ORDINANCES.
44. ALL CONSTRUCTION AND SALES DOCUMENTS MUST BE IN ACCORDANCE WITH KENTUCKY COUNTY AND CITY ORDINANCES.
45. NO SITE DISTURBANCE IS PROPOSED IN THE 50' STREAM PROTECTION AND MULTIPLE CORRIDOR AREAS. NO SITE DISTURBANCE IS PROPOSED IN THE 50' STREAM PROTECTION AND MULTIPLE CORRIDOR AREAS.
46. A PORTION OF LOT 24, AS IDENTIFIED SHALL BE LIMITED TO BE DEVELOPED FOR USE ALLOWED IN THE PROPOSED ZONING DISTRICT. A PORTION OF LOT 24, AS IDENTIFIED SHALL BE LIMITED TO BE DEVELOPED FOR USE ALLOWED IN THE PROPOSED ZONING DISTRICT.
47. FINAL DESIGN OF REAL ROADWAY CONSTRUCTION (SIGNAGE, LIGHTING, ETC) TO BE DETERMINED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION PLAN APPROVAL.



BEARINGS & DISTANCES

ADJACENT PROPERTY OWNERS:

LOT 69	DAVID K. KUCH, JR. PG. 656
LOT 70	D.B. 5071, PG. 656
LOT 205	BRIAN & ANNETTE WHITCOMB PG. 311
LOT 246	CHARLEEN ALDEN WOLFE PG. 969
LOT 282	D.B. 5071, PG. 656
LOT 291	EDWIN JR. & JOANNE WES PG. 287
LOT 292	WILLIAM JR. & GARDIN HOWARD PG. 400
LOT 295	D.B. 5071, PG. 656
LOT 401	RONALD LIPMAN PG. 76
LOT 402	D.B. 5071, PG. 656
LOT 30	D.B. 5071, PG. 656
LOT 38	PATRICIA B. BEAD (WIDOW) PG. 383
LOT 39	PEGGY A. & STAVIA RODGERS PG. 542
LOT 128	WALLACE W. & JANET A. HOOKMAN PG. 640
LOT 131	JAN & HAVES 385
LOT 207	D.B. 5071, PG. 656
LOT 208	AGRAWAL FAMILY WEALTH TRUST PG. 47
LOT 209	DORIS LAM'S FOREVER PG. 994
LOT 346	DANIEL & ELLEN KALIN PG. 994
LOT 513	BTS DEVELOPMENT LLC PG. 308

