

OWNER & DEVELOPER
 HOSTS DEVELOPMENT, LLC
 P.O. BOX 7368
 LOUISVILLE, KENTUCKY 40257

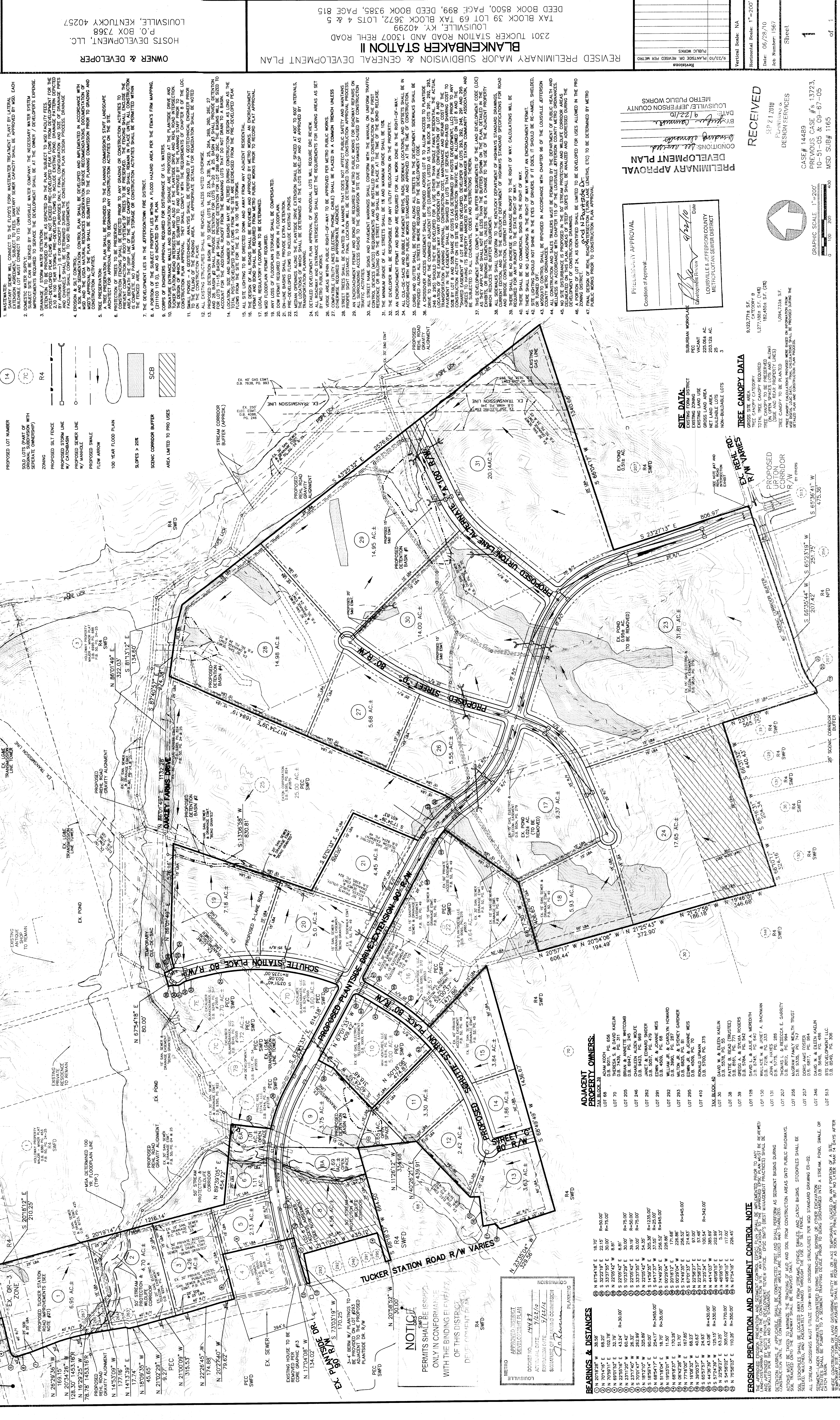
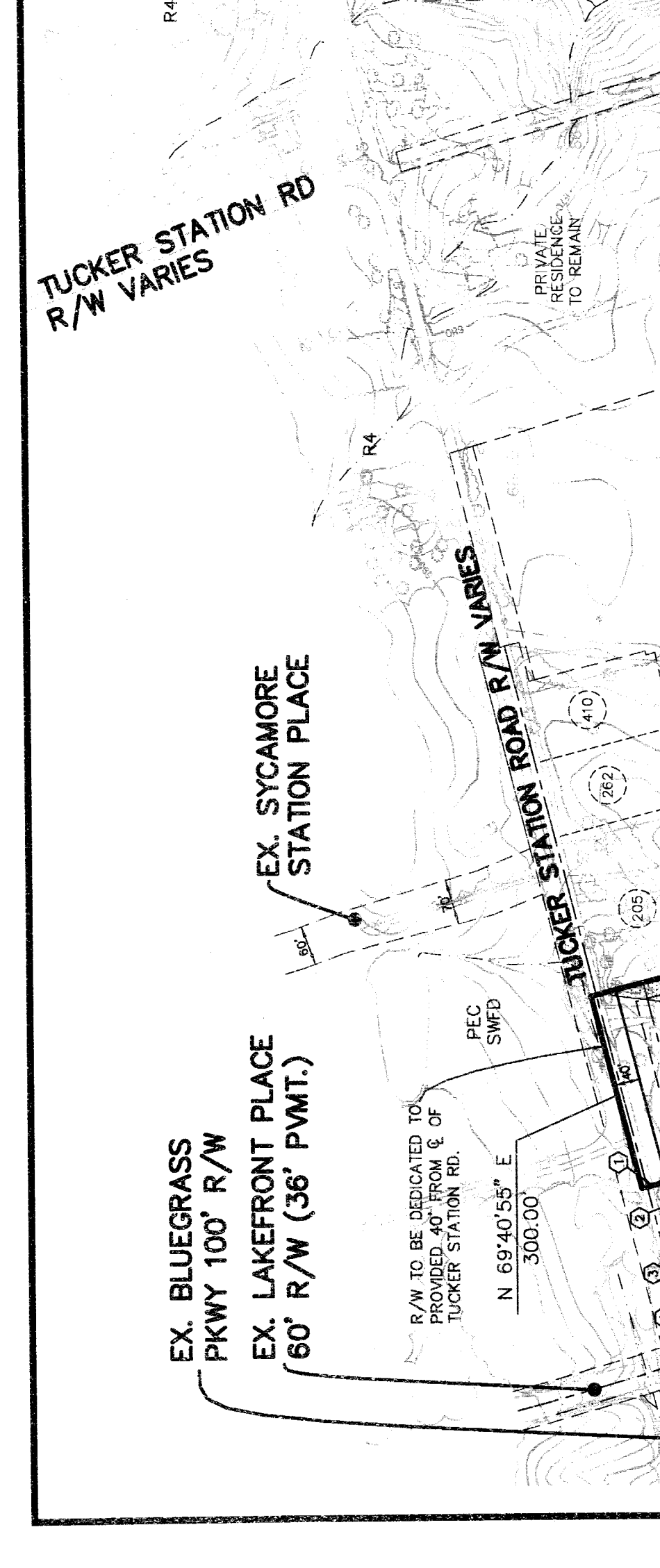
REVISED PRELIMINARY MAJOR SUBDIVISION & GENERAL DEVELOPMENT PLAN
 2301 TUCKER STATION ROAD AND 13007 REHL ROAD
 LOUISVILLE, KY 40299
 TAX BOOK 8500, PAGE 899, DEED BOOK 9385, PAGE 815

RECEIVED
 LOUISVILLE/JEFFERSON COUNTY
 PLANNING & ZONING DEPARTMENT
 DATE: 6/21/19
 PLAN NUMBER: 1587

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 COMMISSIONER: [Signature]
 DATE: 6/21/19

GENERAL NOTES:

1. SANITARY SEWER SHALL BE INSTALLED TO SERVE THE DEVELOPMENT. THE SEWER MAIN SHALL BE 12" DIA. WITH A 2% SLOPE. THE SEWER MAIN SHALL BE APPROVED BY THE LOCAL WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER'S EXPENSE.
2. DOMESTIC WATER SUPPLY SHALL BE PROVIDED BY THE LOCAL WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER'S EXPENSE.
3. DRAINAGE / STORM WATER DETENTION: THE DEVELOPMENT SHALL BE SUBJECT TO THE LOCAL WATER COMPANY'S PRE-DEVELOPED PEAK FLOWS. THE DEVELOPMENT SHALL BE SUBJECT TO THE LOCAL WATER COMPANY'S PRE-DEVELOPED PEAK FLOWS. THE DEVELOPMENT SHALL BE SUBJECT TO THE LOCAL WATER COMPANY'S PRE-DEVELOPED PEAK FLOWS. THE DEVELOPMENT SHALL BE SUBJECT TO THE LOCAL WATER COMPANY'S PRE-DEVELOPED PEAK FLOWS.
4. EROSION & SILT CONTROL: THE DEVELOPMENT SHALL BE SUBJECT TO THE LOCAL WATER COMPANY'S PRE-DEVELOPED PEAK FLOWS. THE DEVELOPMENT SHALL BE SUBJECT TO THE LOCAL WATER COMPANY'S PRE-DEVELOPED PEAK FLOWS. THE DEVELOPMENT SHALL BE SUBJECT TO THE LOCAL WATER COMPANY'S PRE-DEVELOPED PEAK FLOWS. THE DEVELOPMENT SHALL BE SUBJECT TO THE LOCAL WATER COMPANY'S PRE-DEVELOPED PEAK FLOWS.
5. TREE PRESERVATION: THE DEVELOPMENT SHALL BE SUBJECT TO THE LOCAL WATER COMPANY'S PRE-DEVELOPED PEAK FLOWS. THE DEVELOPMENT SHALL BE SUBJECT TO THE LOCAL WATER COMPANY'S PRE-DEVELOPED PEAK FLOWS. THE DEVELOPMENT SHALL BE SUBJECT TO THE LOCAL WATER COMPANY'S PRE-DEVELOPED PEAK FLOWS. THE DEVELOPMENT SHALL BE SUBJECT TO THE LOCAL WATER COMPANY'S PRE-DEVELOPED PEAK FLOWS.
6. CONSTRUCTION OF TREES TO BE PRESERVED: THE DEVELOPMENT SHALL BE SUBJECT TO THE LOCAL WATER COMPANY'S PRE-DEVELOPED PEAK FLOWS. THE DEVELOPMENT SHALL BE SUBJECT TO THE LOCAL WATER COMPANY'S PRE-DEVELOPED PEAK FLOWS. THE DEVELOPMENT SHALL BE SUBJECT TO THE LOCAL WATER COMPANY'S PRE-DEVELOPED PEAK FLOWS. THE DEVELOPMENT SHALL BE SUBJECT TO THE LOCAL WATER COMPANY'S PRE-DEVELOPED PEAK FLOWS.
7. THE DEVELOPMENT LIES IN THE JEFFERSONVILLE FIRE DISTRICT.
8. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER THE FEMA'S FIRM MAPPING.
9. SIGNATURE OF THE ARCHITECT/ENGINEER REQUIRED FOR DISBURSEMENT OF U.S. WATERS.
10. SIGNATURE OF THE ARCHITECT/ENGINEER REQUIRED FOR DISBURSEMENT OF U.S. WATERS.
11. THE DESIGN OF ALL ROADS SHALL BE REVIEWED AND APPROVED BY METRO WORKS. AN ENCLOSUREMENT PERMIT AND BOND ARE REQUIRED BY METRO WORKS FOR ROADWAY REPAIR ON TRAFFIC ACTIVITIES.
12. ALL EXISTING UTILITIES SHALL BE RECORDED. UNLESS NOTED OTHERWISE.
13. 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.
14. ACCOUNT FOR THE NECESSARY FLOOD PROTECTION. THE DEVELOPMENT SHALL BE SUBJECT TO THE LOCAL WATER COMPANY'S PRE-DEVELOPED PEAK FLOWS. THE DEVELOPMENT SHALL BE SUBJECT TO THE LOCAL WATER COMPANY'S PRE-DEVELOPED PEAK FLOWS. THE DEVELOPMENT SHALL BE SUBJECT TO THE LOCAL WATER COMPANY'S PRE-DEVELOPED PEAK FLOWS. THE DEVELOPMENT SHALL BE SUBJECT TO THE LOCAL WATER COMPANY'S PRE-DEVELOPED PEAK FLOWS.
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 ENCLOSUREMENT PERMIT AND BOND ARE REQUIRED BY METRO WORKS FOR ROADWAY REPAIR ON TRAFFIC ACTIVITIES.
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.
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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. INTERVALS SHALL BE AS SPECIFIED BY METRO WORKS.
25. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE APPROVED BY METRO WORKS. AN ENCLOSUREMENT PERMIT AND BOND ARE REQUIRED BY METRO WORKS FOR ROADWAY REPAIR ON TRAFFIC ACTIVITIES.
26. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE APPROVED BY METRO WORKS. AN ENCLOSUREMENT PERMIT AND BOND ARE REQUIRED BY METRO WORKS FOR ROADWAY REPAIR ON TRAFFIC ACTIVITIES.
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29. AN ENCLOSUREMENT PERMIT AND BOND ARE REQUIRED BY METRO WORKS FOR ROADWAY REPAIR ON TRAFFIC ACTIVITIES.
30. ALL STREET NAME SIGNS AND PAINTMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PRACTICES. ALL SIGNS SHALL BE PLACED AT THE TIME OF THE BOND RELEASE.
31. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM GRADE SHALL BE 10%.
32. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION WORK DONE IN THE RIGHT-OF-WAY.
33. ALL UTILITIES SHALL CONFORM TO THE FEDERAL DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, CURRENT EDITION.
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45. NO SITE DISTURBANCE IS PROPOSED IN THE 50' STREAM PROTECTION AND MULTIPLE CORRIDOR AREAS. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MTD STANDARD DRAWING ER-02.
46. A PORTION OF LOT 24, AS IDENTIFIED SHALL BE LIMITED TO BE DEVELOPED FOR USE ALLOWED IN THE PROPOSED ZONING DISTRICT (R4/SWF).
47. FINAL DESIGN OF REAL ROADWAY CONSTRUCTION (LIGHTS, ETC) TO BE DETERMINED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION PLAN APPROVAL.



BEARINGS & DISTANCES

①	N 67°24'18" E	18.70'	R=50.00'
②	S 32°21'14" E	22.15'	R=75.00'
③	S 33°27'58" E	30.00'	R=75.00'
④	S 22°00'00" E	30.00'	R=75.00'
⑤	S 10°33'28" E	30.00'	R=75.00'
⑥	S 22°58'45" E	30.00'	R=75.00'
⑦	S 14°59'30" E	30.00'	R=75.00'
⑧	S 14°59'30" E	30.00'	R=75.00'
⑨	S 14°59'30" E	30.00'	R=75.00'
⑩	S 14°59'30" E	30.00'	R=75.00'
⑪	S 14°59'30" E	30.00'	R=75.00'
⑫	S 14°59'30" E	30.00'	R=75.00'
⑬	S 14°59'30" E	30.00'	R=75.00'
⑭	S 14°59'30" E	30.00'	R=75.00'
⑮	S 14°59'30" E	30.00'	R=75.00'
⑯	S 14°59'30" E	30.00'	R=75.00'
⑰	S 14°59'30" E	30.00'	R=75.00'
⑱	S 14°59'30" E	30.00'	R=75.00'
⑲	S 14°59'30" E	30.00'	R=75.00'
⑳	S 14°59'30" E	30.00'	R=75.00'
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㊴	S 14°59'30" E	30.00'	R=75.00'
㊵	S 14°59'30" E	30.00'	R=75.00'
㊶	S 14°59'30" E	30.00'	R=75.00'
㊷	S 14°59'30" E	30.00'	R=75.00'
㊸	S 14°59'30" E	30.00'	R=75.00'
㊹	S 14°59'30" E	30.00'	R=75.00'
㊺	S 14°59'30" E	30.00'	R=75.00'

ADJACENT PROPERTY OWNERS:

LOT 69	DEAN KOCH	D.B. 5011, PG. 656
LOT 70	DEAN KOCH	D.B. 7439, PG. 311
LOT 205	BRIAN & ANNETTE WHITCOMB	D.B. 1133, PG. 158
LOT 246	CHARLEN ALDEN WOLFE	D.B. 9423, PG. 969
LOT 291	EDWIN JR. & JOANNE WES	D.B. 5027, PG. 479
LOT 292	WILLIAM JR. & GARLAND HOWARD	D.B. 3990, PG. 297
LOT 295	EDWIN JR. & JOANNE WES	D.B. 5027, PG. 479
LOT 410	RONALD LIPMAN	D.B. 5700, PG. 375
LOT 130	DAVID & LINDA KALIN	D.B. 5078, PG. 153
LOT 30	PATRICIA B. BEAR (WIDOW)	D.B. 5748, PG. 333
LOT 30	PEGGY A. & STAVIA ROGERS	D.B. 5784, PG. 542
LOT 129	WALLACE W. & JANEET A. CROCKMAN	D.B. 5748, PG. 333
LOT 131	JAN & HAVES	D.B. 5748, PG. 333
LOT 267	AGORA FAMILY WEALTH TRUST	D.B. 8072, PG. 994
LOT 267	DORIS LAMS FOSTER	D.B. 5817, PG. 994
LOT 346	DAVID & LINDA KALIN	D.B. 5078, PG. 153
LOT 513	BTS DEVELOPMENT LLC	D.B. 8549, PG. 308

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY.

NOTICE

PERMITS SHALL BE OBTAINED ONLY IN CONFORMANCE WITH THE BINDING DISTRICT PLAN OF THIS DISTRICT.

METRO PLANNING

APPROVED DISTRICT: DEVELOPMENT PLAN
 ACTUAL DATE: 7/21/19
 EMPLOYMENT DATE: 7/21/19
 SIGNATURE OF DISTRICT COMMISSIONER: [Signature]

GRAPHIC SCALE: 1" = 200'
 CASE # 14489
 PREVIOUS CASE # 13723, 10-91-05 & 09-67-05
 MSD SUB# 1165

14489