

- APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PRE THE PLAN AND MSD STANDARDS.
- ONSITE DETENTION WILL BE PROVIDED AND SHALL BE CONTAINED WITHIN A PROPOSED EASEMENT. ALL THROUGH DRAINAGE SHALL BE CONTAINED IN A PROPOSED EASEMENT. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR
- TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS
- 5. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT

ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- 7. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- 8. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- 9. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- 10. RADIUSES FOR NEW COMMERCIAL ENTRANCES SHALL BE 35 FEET MINIMUM WITHIN STATE
- 11. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN METRO STREET RIGHT-OF-WAY AND BY KYTC FOR WORK WITHIN HURSTBOURNE PARKWAY RIGHT-OF-WAY...

- 15. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 16. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- 17. SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS DIMENSIONED AS REQUIRED BY THE LDC.
- 18. TOPOGRAPHIC INFORMATION PROVIDED BY MSD LOJIC MAPPING.
- 19. BOUNDARY INFORMATION TAKEN FROM SURVEY BY EVANS/GRIFFIN, INC. DATED NOV. 21, 1995 AND MINOR SUBDIVISION PLAT DATED JAN. 7, 2008, D.B. 9164, PG. 14.
- 20. SANITARY SEWERS TO BE PROVIDED BY L.E. AND SUBJECT TO ANY APPLICABLE FEES AND CHARGES.
- 21. RIGHT-OF-WAY DEDICATION SHALL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT.
- 22. KENTUCKY TRANSPORTATION CABINET REVIEW AND APPROVAL REQUIRED.
- 24. THERE SHALL BE NO DIRECT ACCESS TO HURSTBOURNE PARKWAY FROM LOTS 7, 8, 9, 10 AND 11. ACCESS TO LOT 7 SHALL BE A RIGHT IN/RIGHT OUT FROM STREET "B" OR ACCESSED THROUGH LOT 6 ONLY.

23. MAXIMUM BUILDING HEIGHT IS 50 FEET (45 FEET WITHIN FORM DISTRICT TRANSITION ZONE).

- THAT DIVERGENCE FORM THE FIVE (5) FOOT STANDARD IS CONSISTENT WITH PUBLIC SAFETY. IF SIDEWALKS ARE PRESENT IN THE PUBLIC RIGHT-OF-WAY FRONTING ADJACENT LOTS. THE LOCATION AND ALIGNMENT OF THE NEW SIDEWALK SHALL CONNECT DIRECTLY WIT THIS EXISTING NETWORK. SIDEWALKS SHALL BE DESIGNED IN SUCH A MANNER THAT A WALKWAY AT LEAST 4 FEET WIDE OR OTHER DIMENSION AS APPROVED BY THE DIRECTOR OF WORKS IS LEFT UNOBSTRUCTED. WHERE THE SIDEWALK ALONG A PUBLIC STREET IS INTERRUPTED BY A CURB CUT, THE WALKWAY ACROSS THE DRIVEWAY SHALL BE DELINEATED TO ENHANCE PEDESTRIAN SAFETY. THE WALKWAY MAY BE DELINEATED BY STRIPING OR BY USE OF CONTRASTING PAVEMENT MATERIALS THAT MEET ADA STANDARDS.
- 26. PROPOSED MAXIMUM BUILDING HEIGHTS TO BE 50'. 45' WITHIN THE FORM DISTRICT TRANSITION ZONE. 27. REQUIRED OUTDOOR AMENITY AREA LOCATIONS SHALL BE DETERMINED DURING THE DETAILED DEVELOPMENT PLAN DESIGN FOR EACH LOT.
- 28. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST
- MANAGEMENT PRACTICES. 29. THERE SHALL BE NO DIRECT ACCESS TO FEGENBUSH LANE FROM LOTS 4 & 5.

WATERSHED 3 TOTAL DRAINAGE AREA EXISTING RUN-OFF COEFFICIENT 0.26

PROPOSED RUN-OFF AMOUNT (AC-FT.) 1.101 AC-FT

 $(0.85-0.26) \times (2.8/12) \times (8.00 \text{ Ac.})$

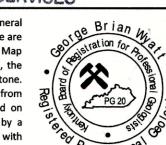
PROP. RUN-OFF COEFFICIENT 0.85

FEB U 8 2016 PLAINIVING &

GEOLOGIST'S CERTIFICATE DESIGN SERVICES Per the Kentucky Geologic Survey's online map, Karst Potential on and in the general proximity of the subject property is graphically shown as Intense; however, there are no mapped sinkholes shown in the immediate area. As shown on the Geologic Map of the Louisville East Quadrangle, Jefferson County, Kentucky (Kepferle, 1974), the subject property is underlain by the upper portions of the Louisville Limestone. Information included on that geologic map, indicates that springs issue locally from this unit. An on-site field inspection of the subject property was conducted on August 5, 2015. At this time, much of the subject property was covered by a maturing corn crop, and the un-cropped areas were obscured by tree canopy with

of spring-related activity was observed in the lower reach of the ravine on Lot 7.

George Brian Wyatt, PG #20



heavy undergrowth. No sinkholes or active springs were noted; however, evidence

Date

15ZONE 1021

MSD WM #11192

15ZONE1021

DHS

5/21/2015

150139-GDDP-SUB

1" = 100'

1.00

DATE

SIGNATURE