

STORMWATER POLLUTION PREVENTION PLAN

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSO. SWPPP BEST MANAGEMENT PRACTICES SHALL BE INSTALLED FOR THE PLAN AND MSO STANDARDS.

IF APPROPRIATE, SWPPP SHALL BE CONSTRUCTED FIRST AND SHALL PROCEED AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREA ARE SEEDS AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADSWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED IMMEDIATELY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY COVERED THROUGHOUT THE USE OF SET FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSINGS PER MSO STANDARD DRAWING 89-102-01.

SEDIMENT-LOADED GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY EXPOSED OR ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

PUBLIC WORKS AND KTC NOTES

1. ALL NECESSARY RIGHTS FOR UTILITY PURPOSES SHALL BE RESERVED ON OPEN SPACE LOTS.
2. EROSION CONTROL MEASURES SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
3. RIGHTS-OF-WAY REDUCTION BY CROWN OR WORK PLAT MUST BE REQUIRED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
4. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR CANTON AREAS AS SET BY METRO PUBLIC WORKS.
5. A VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED FOR METRO PUBLIC WORKS.
6. COMBIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH OR UNDERGROUND BY APPROVED CONTRACTOR.
7. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC UTILITIES OR INTERFERE WITH THE CONSTRUCTION PROCESS.
8. AN ENFORCEMENT PERMIT AND KDOT APPROVAL MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITY.
9. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
10. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) FRESH AND A MAXIMUM GRADE OF TEN (10%) PERCENT UNLESS APPROVED BY DIRECTOR OF PUBLIC WORKS. THE DEVELOPER IS RESPONSIBLE FOR ANY VARIATION FROM THE STANDARD.
11. ALL 60-DE-3-SACS AND ROADWAY PAVEMENT METHODS, ROAD, SIDEWALK LOCATIONS AND STREETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
12. CURBS AND GUTTERS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY S.B. OF THE LAND DEVELOPMENT CODE.
13. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED BY METRO PUBLIC WORKS STANDARDS.
14. ALL PLANS SHALL CONFORM TO ALL APPLICABLE SPECIFICATIONS FOR ROAD DRAWINGS FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
15. ACCESS FROM STREET TO (A) STREET OR ON 100-100-00 PLANS TO BROAD RUN PARKWAY SHALL REMAIN A CATCH EMERGENCY ACCESS ONLY UNLESS OTHERWISE APPROVED BY METRO COUNCIL AFTER A PUBLIC HEARING AT PLANNING COMMISSION.
16. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR OAKLAND HILLS TRAIL, EXTENSION AND STREETS "A", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" SHALL BE INSTALLED PRIOR TO THE RELEASE OF BONDS FOR THE INSTALLATION OF THE STREETS.
17. LICENSE AGREEMENT FOR THE MAINTENANCE OF ANY TWO UNITS IN THE R/W SHALL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

MSO NOTES

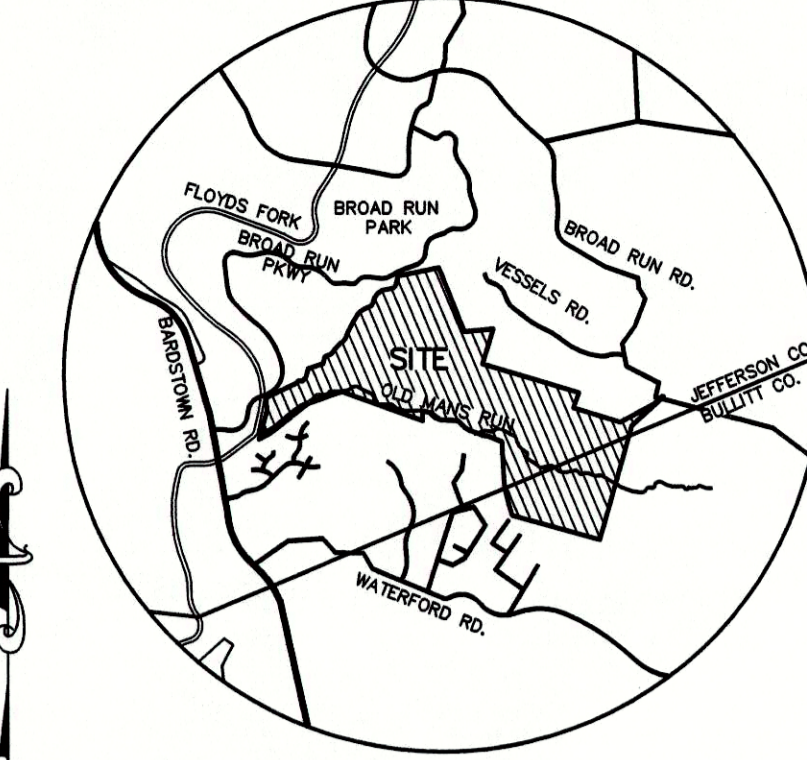
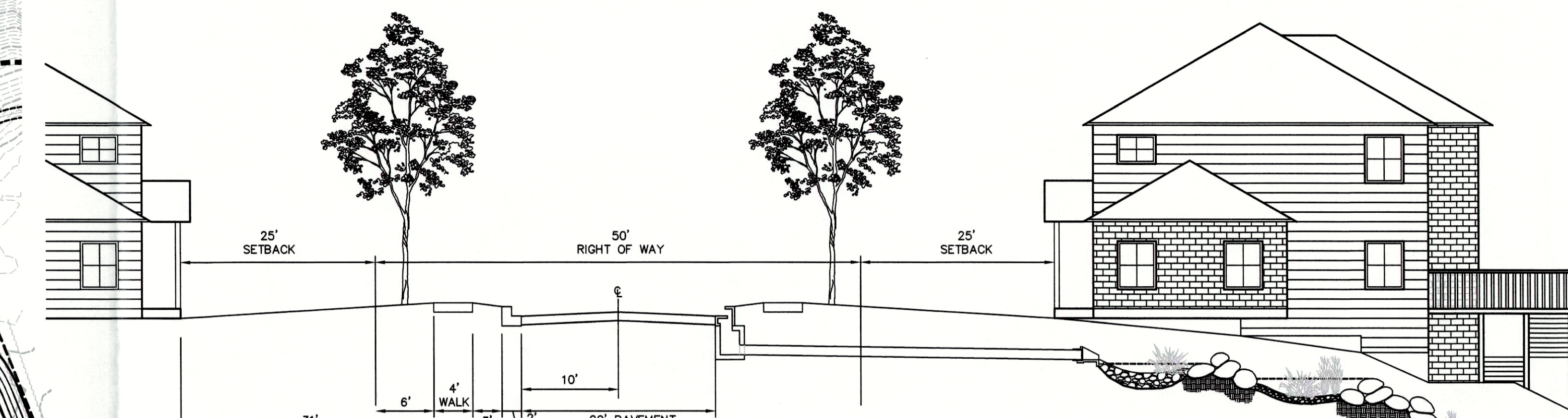
1. CONSTRUCTION PLAN AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARDS.
2. WASTEWATER: WASTEWATER SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT. SUBJECT TO FEEL SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION: DETENTION OF LOW IMPACT DEVELOPMENT PRACTICES, BIO-ENGINEERING FEATURES, STRUCTURAL DEVICES AND PRACTICES TO REDUCE ENVIRONMENTAL IMPACTS. ANY DETAINED VOLUMES WITH THESE DEVICES SHALL BE APPLIED TOWARDS MOST STORMWATER DETENTION REQUIREMENTS VOLUME TO OF SET REGIONAL FACILITY DEES. THESE FEATURES AND DEVICES MAY BE MODIFIED AS SUCH SECTION TO DEVELOPED AND APPROVED BY MSO TO MAKE THE BEST USE OF IMPROVED TECHNOLOGIES.
4. EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSO AND THE USGA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
5. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211100302E, 211100303E, 211100304E, 211100305E).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSO WATER QUALITY DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
7. A DETENTION EVALUATION SHALL BE PERFORMED BY A QUALIFIED ENGINEER PRIOR TO ANY MITIGATION OF EXISTING SHIMHOLES AND THE APPROPRIATE DETAILS FOR REMEDIATION SHALL BE NOTED ON THE CONSTRUCTION PLANS.
8. AREAS ALONG OLD MAIN RUN ARE IDENTIFIED AS POTENTIAL WATER QUALITY AND DETENTION CONSIDERATION AREAS.
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ORIGINAL OAKLAND HILLS

SECTION 1A	SECTION 1B	PARKLANDS	NEW	TOTAL
42	48	0	992	682
17.25	9.03	126.69	265.01	418.97
38.74	30.35	126.69	442.18	637.95
44.50%	29.70%	100%	60.04%	65.58%
1.08 DU/AC	1.58 DU/AC		1.34 DU/AC	1.07 DU/AC

*DOES NOT INCLUDE 20 ACRES TO BE ZONED RS

TYPICAL LOT & PAD CONFIGURATION
NO SCALE



LEGEND
NO SCALE

- EXISTING CONTOUR
- EXISTING TRAIL MASS
- EXISTING OVERHEAD UTILITIES
- EXISTING UTILITY POLE
- EXISTING CREEK/STREAM
- EXISTING SANITARY MANHOLE W/PPE
- PROPOSED CATCH BASIN W/PPE
- PROPOSED SLOPED & PLANTED HEADWALL W/PPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PPE
- REVISED TREE LINE/TCCA AREA
- SLOPES 20%-20%
- SLOPES 20% +
- PROPOSED LOUISVILLE LOOP TRAIL CONNECTION
- PROPOSED TRUSSETT TRAIL
- PROPOSED WATER QUALITY DEVICE (W.Q.D.)
- PROPOSED W.Q.D./VELOCITY DISSIPATER
- IDENTIFIED SHIMHOLE (LOCATED BY S.W. KART 1990 SURVEY DATA)
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OVERALL SITE DATA

FORM DISTRICT: R4
EXISTING ZONING: R4
PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
GROSS LAND AREA: 442.18 AC.
NET LAND AREA: 426.28 AC.
BUILDABLE LOTS: 992 LOTS (AC)
TOTAL GROSS DENSITY: 1.07 (DU/AC)
TOTAL OPEN SPACE: 1.46 (DU/AC)
PRESERVED STEEP SLOPES AREA: 94.97 AC.
TOTAL OPEN SPACE: 11,573,000 S.F.

NEIGHBORHOOD

NEIGHBORHOOD: R4
SINGLE-FAMILY RESIDENTIAL
MAXIMUM BUILDING HEIGHT ALLOWED: 20 FT.
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MAXIMUM DENSITY: 1.07 DU/AC
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TRACT 1 SITE DATA

FORM DISTRICT: R4
EXISTING ZONING: R4
PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
GROSS LAND AREA: 442.18 AC.
NET LAND AREA: 426.28 AC.
BUILDABLE LOTS: 992 LOTS (AC)
TOTAL GROSS DENSITY: 1.07 (DU/AC)
TOTAL OPEN SPACE: 1.46 (DU/AC)
PRESERVED STEEP SLOPES AREA: 94.97 AC.
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MAXIMUM BUILDING HEIGHT ALLOWED: 20 FT.

TRACT 2 SITE DATA

FORM DISTRICT: R4
EXISTING ZONING: R4
PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
GROSS LAND AREA: 442.18 AC.
NET LAND AREA: 426.28 AC.
BUILDABLE LOTS: 992 LOTS (AC)
TOTAL GROSS DENSITY: 1.07 (DU/AC)
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PRESERVED STEEP SLOPES AREA: 94.97 AC.
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GENERAL NOTES

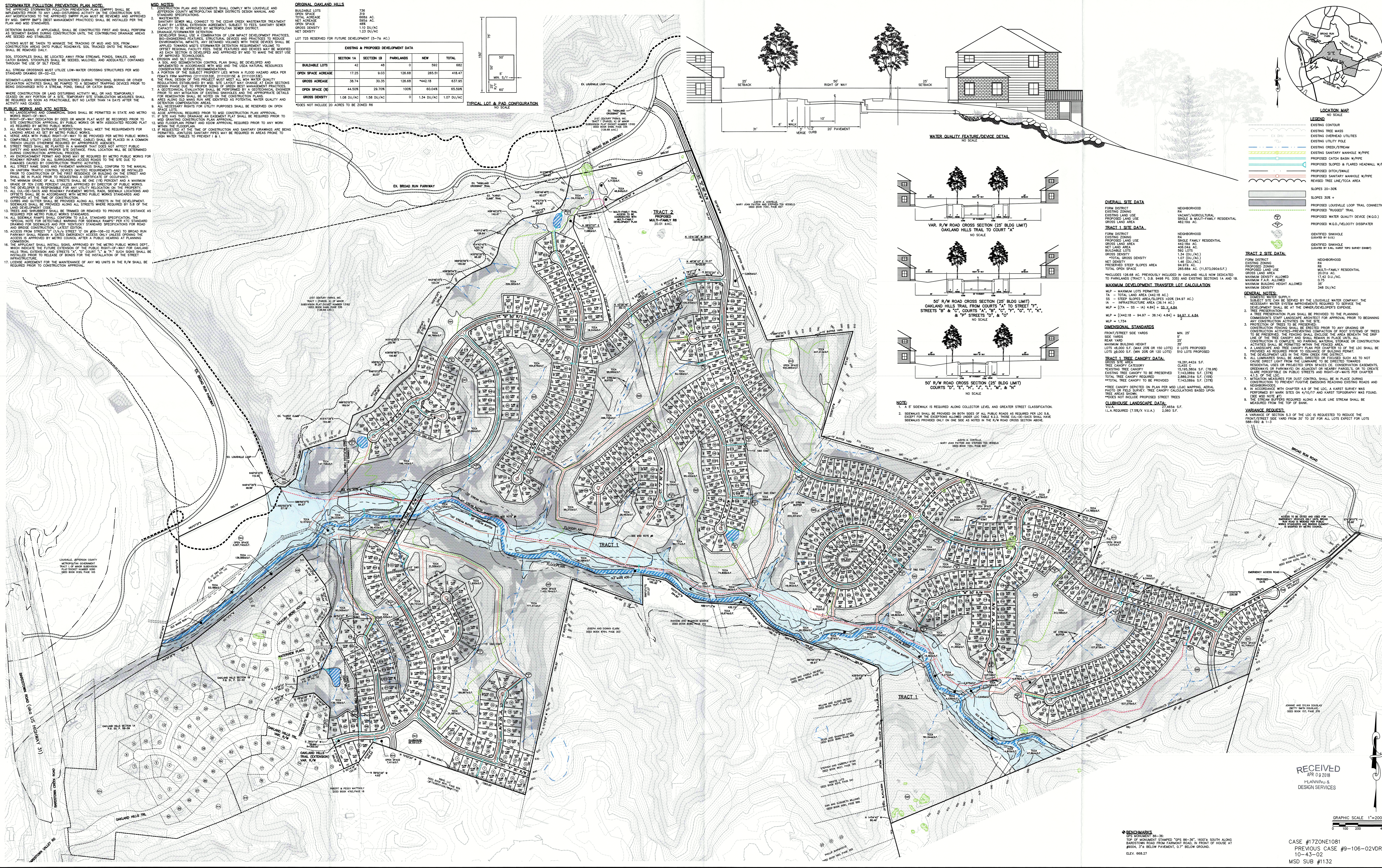
1. S.W. KART 1990 SURVEY SHALL BE USED FOR ALL DIMENSIONS AND LOCATIONS UNLESS OTHERWISE NOTED.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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CLUBHOUSE LANDSCAPE DETAIL

VUL. REQUIRED: 175%/V.U.A. 27,468 S.F.
L.L.A. REQUIRED: 175%/V.U.A. 2,060 S.F.

VARIANCE REQUEST

A VARIANCE OF SECTION 3.3 OF THE LDC IS REQUESTED TO REDUCE THE FRONT STREET SIDE YARD FROM 30' TO 20' FOR ALL LOTS EXCEPT FOR LOTS 588-992 & 1-3.



MINDEL SCOTT
ENGINEERING & ARCHITECTURE
21st CENTURY PARKS ENDORSEMENT, INC.
471 W. MAIN STREET SUITE 203
LOUISVILLE, KY 40202

OWNER/DEVELOPER
21st CENTURY PARKS ENDORSEMENT, INC.
471 W. MAIN STREET SUITE 203
LOUISVILLE, KY 40202

GENERAL/PRELIMINARY SUBDIVISION PLAN
(PER 4-7.7 DEVELOPMENT TRANSFER)
OAKLAND HILLS
11333 BARSTOWN CREEK ROAD
TAX BLOCK: 62 LOT: 102
D.B. 9699 PG. 850

RECEIVED
APR 09 2018
MINDEL SCOTT & ASSOCIATES
DESIGN SERVICES

GRAPHIC SCALE 1"=200'

CASE #1770NE1081
PREVIOUS CASE #9-106-02VDR0/
10-43-02
MSD SUB #1132

Vertical Scale: 1"=N/A
Horizontal Scale: 1"=200'
Date: 12/29/17
Job Number: 3434
Sheet: 1
of 1