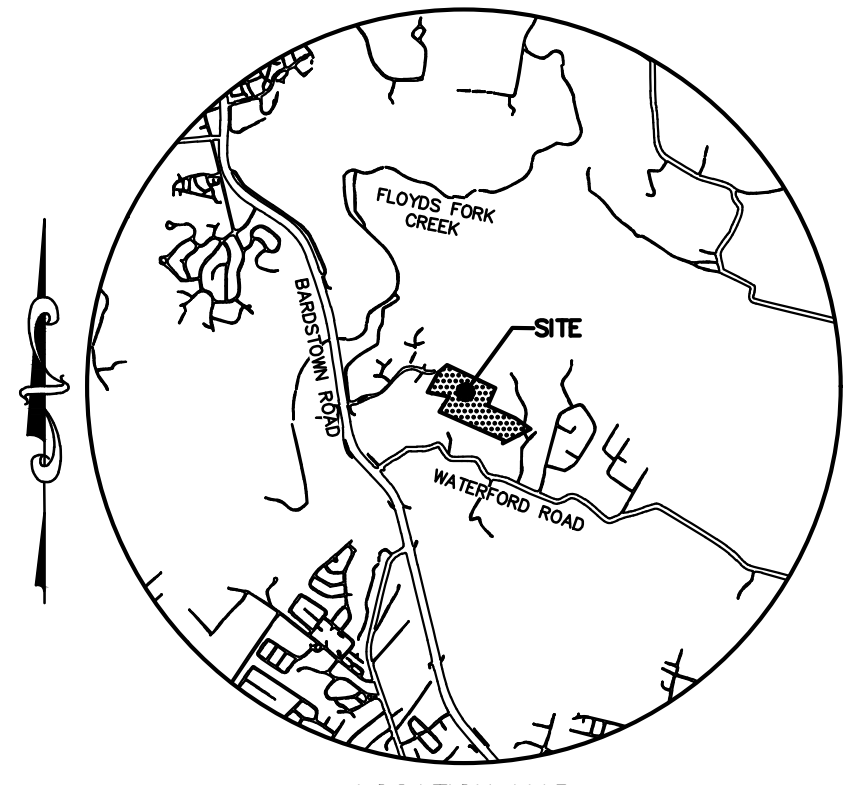


**LEGEND**

- XXX --- EXISTING CONTOUR
- X --- EXISTING TREE MASS
- X --- EXISTING FENCE
- X --- EXISTING MAILBOX
- EX. W --- EXISTING WATER LINE W/SIZE
- □ WM --- EXISTING WATER METER
- EX. G --- EXISTING GAS W/SIZE
- EX. OHE --- EXISTING OVERHEAD ELECTRIC
- □ --- EXISTING ELECTRIC TRANSFORMER
- □ --- EXISTING UTILITY POLE
- --- EXISTING DOWN GUY
- --- EXISTING SANITARY MANHOLE W/PIPE
- --- PROPOSED TREE MASS
- --- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- --- PROPOSED STORM MANHOLE W/PIPE
- --- PROPOSED HEADWALL W/PIPE
- --- PROPOSED DITCH/SWALE
- --- PROPOSED SANITARY MANHOLE W/PIPE
- --- PROPOSED TREE CANOPY CREDIT AREA
- --- PROPOSED DRAINAGE ARROW
- --- POTENTIAL KARST FEATURE

**LOCATION MAP**



**STORMWATER POLLUTION PREVENTION PLAN NOTE:**

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 MSD. SWPPP BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.

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

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.

SEDIMENT-LADEN 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 CEASED ON 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.

**BENCHMARKS**

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.

SOURCE BENCHMARK STA036-2001 NAVD 1988 ELEV. 515.34

FROM THE INTERSECTION OF BARDSTOWN ROAD AND GENE SNYDER FREEWAY, TRAVEL SOUTH ALONG BARDSTOWN ROAD 4.4 MILES TO THE STATION ON THE WEST SIDE OF THE ROAD AT THE TOP OF THE SLOPE.

**MSD NOTES:**

1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211100 132F).
5. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN EXISTING MANAGEMENT PRACTICES.
6. A GEOTECHNICAL EVALUATION SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER PRIOR TO FILLING OF ANY EXISTING PONDS AND SINKHOLES. THE APPROPRIATE DETAILS FOR REMEDIATION SHALL BE NOTED ON THE CONSTRUCTION PLANS.
7. ALL NECESSARY RIGHTS FOR UTILITY PURPOSES SHALL BE RESERVED ON OPEN SPACE LOTS.

**DETENTION CALCULATIONS**

2.9/12 (0.50-0.35) (39.93) = 1.45 AC-FT

**VARIANCES GRANTED (03-01-2018):**

1. A VARIANCE OF 7.11:10.C OF THE LDC DIMENSIONAL STANDARDS TO INCREASE THE MAXIMUM FRONT YARD FROM 25' TO 40'.
2. A VARIANCE OF 7.11:10.C OF THE LDC DIMENSIONAL STANDARDS TO DECREASE THE MINIMUM SIDE YARD FROM 3' TO 0' ALONG ONE SIDE OF EACH RESIDENTIAL LOT.

**WAIVER REQUEST:**

A WAIVER OF 7.3.30.C OF THE LDC IS REQUESTED TO ALLOW MORE THAN 15% OF A REQUIRED REAR YARD OF A BUILDABLE LOT TO BE OCCUPIED BY A DRAINAGE EASEMENT.

**GENERAL NOTES:**

1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION: 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.
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION ACTIVITIES-PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
5. SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
7. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED OR RELOCATED, AS NOTED ON THE PLAN.
8. ACCESS EASEMENT IS RELEASED.
9. A CONSERVATION AREA MANAGEMENT PLAN SHALL BE SUBMITTED IN CONJUNCTION WITH STAFF'S REVIEW OF THE SUBDIVISION RECORD PLAT. THE MANAGEMENT PLAN SHALL BE IN COMPLIANCE WITH THE APPROVED CONSERVATION SUBDIVISION PLAN AND LAND DEVELOPMENT CODE. SECTION 7.11.8. LEGAL DESCRIPTIONS, OWNERSHIP AND THE CONSERVATION AREA MANAGEMENT PLAN SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING COMMISSION LEGAL COUNSEL.

**SITE DATA:**

FORM DISTRICT: R4  
 EXISTING ZONING: AGRICULTURAL/SINGLE-FAMILY RESIDENTIAL  
 PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL  
 GROSS LAND AREA: 39.54± AC (1,722,362 SF)  
 NET LAND AREA: 37.07± AC.  
 BUILDABLE LOTS: 111  
 NON-BUILDABLE LOTS: 2  
 GROSS DENSITY: 2.8 D.U./AC.  
 NET DENSITY: 2.99 D.U./AC.  
 CONSERVATION AREA REQUIRED: 516,705± SF (30%)  
 CONSERVATION AREA PROVIDED: 599,355± SF (35%)  
 FULL CREDIT AREA: 599,355± SF (35%)  
 HALF-CREDIT AREA: 0± AC (0%)

**MAXIMUM LOTS PERMITTED**

STANDARD R-4 LAYOUT: 101  
 OPEN SPACE CREDIT (15%): +15  
 TOTAL LOTS PERMITTED: 116

**TREE CANOPY DATA:**

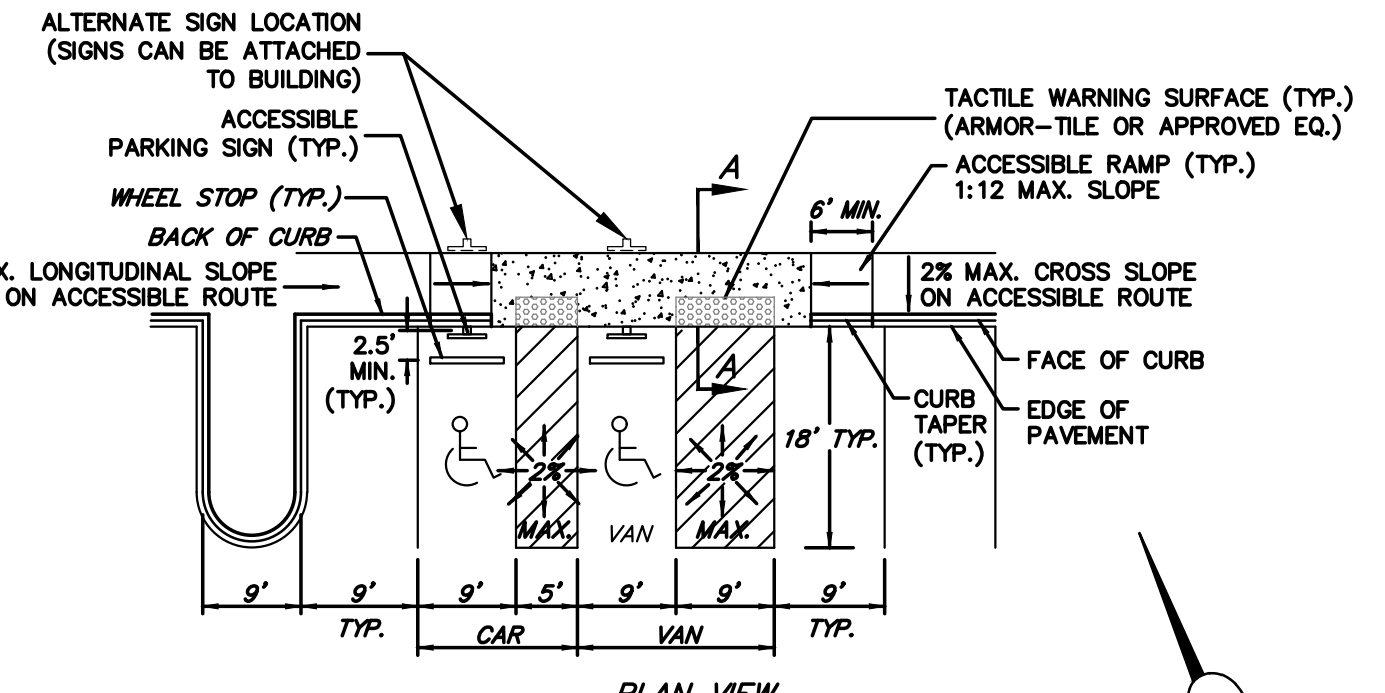
GROSS SITE AREA: 1,722,362± S.F.  
 EXISTING TREE CANOPY: 224,221± S.F. (13%)  
 EXISTING TREE CANOPY TO BE PRESERVED: 142,278± S.F. (8%)  
 TREE CANOPY TO BE PLANTED: 546,667± S.F. (32%)  
 TOTAL TREE CANOPY REQUIRED: 688,945± S.F. (40%)

\*DOUBLE CREDIT IS GIVEN FOR TREE MASSES PER GROUND CHECKING PER 101.5.A.2.

**CLUBHOUSE LANDSCAPE DATA:**

V.U.A.: 5,534± S.F.\*\*

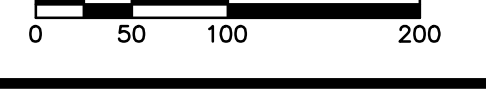
\*\*10% I.L.A. REQUIRED IF UNDER 6,000 SF



**TYPICAL ACCESSIBLE PARKING SPACES**

NO SCALE

**GRAPHIC SCALE 1"=100'**



**PUBLIC WORKS AND KTC NOTES:**

1. RIGHT-OF-WAY DETAILING BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
6. AN ENCROACHMENT PERMIT AND BOND 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 ACTIVITIES.
7. 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 REQUESTING A CERTIFICATE OF OCCUPANCY.
8. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
9. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY (IF REQUIRED). FINAL SURFACE OVERLAY, SIGNAGE & STRIPPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
10. ALL CURB-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
11. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
12. SIDEWALK RAMPS SHALL BE PROVIDED AS REQUIRED. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION. THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
13. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR STREET "A". SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
14. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
15. A MOUNTABLE CURB IS REQUIRED ALONG THE PROPOSED MEDIAN.

**MINDEL SCOTT**  
 ENGINEERING ► PLANNING ► LANDSCAPE ARCHITECTURE  
 513 WEST MAIN STREET, SUITE 100, LOUISVILLE, KY 40202  
 502-485-1508 ► WWW.MINDSCOTT.COM

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**OWNER/DEVELOPER**  
 RED HILL DEVELOPMENT INC.  
 5427 BARDSTOWN RD. STE 2  
 LOUISVILLE, KY 40291  
 DONNA & LARRY CLARK  
 11706 HILLSIDE VIEW DR.  
 MT. WASHINGTON, KY 40047

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**REVISED CONSERVATION SUBDIVISION / PRELIMINARY PLAN**

**THE COURTYARDS**  
 11705 WATERFORD RD. & 11706 HILLSIDE VIEW DR.  
 LOUISVILLE, KENTUCKY 40291  
 T.B. 62 LOT 32, T.B. 3764 LOT 2  
 & PORTION OF LOT 1  
 D.B. 8641, P.G. 809, D.B. 10819, P.G. 610  
 & D.B. 7915, P.G. 345

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Revisions	Comments
6/10/22	AGENCY COMMENTS

Vertical Scale: N/A  
 Horizontal Scale: 1"=100'

Date: 4/25/22  
 Job Number: 3480

Sheet  
1  
 of 1