

OPEN SPACE CALCULATIONS

Table with 4 columns: Lot Area, < 9000, 9000-18000, 18000-27000. Lists lot numbers and corresponding square footages.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE.

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

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

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

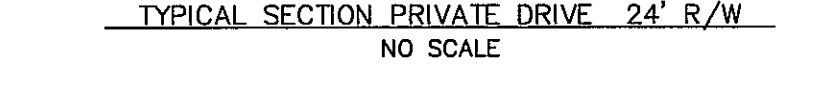
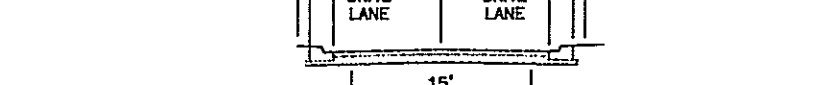
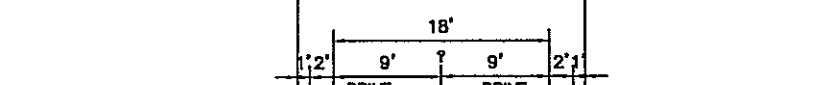
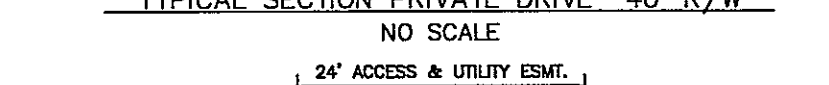
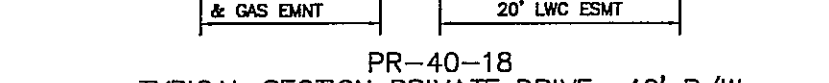
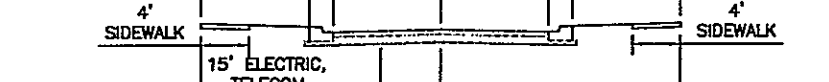
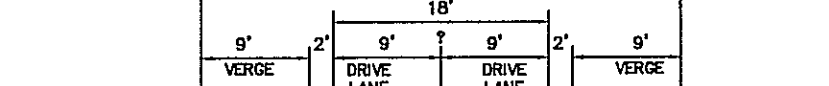
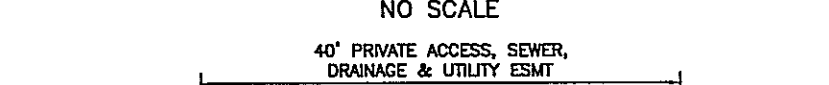
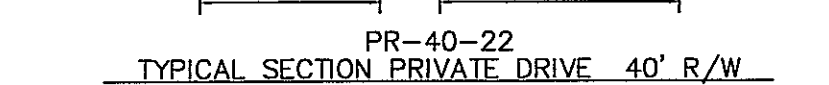
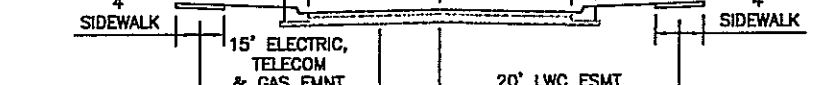
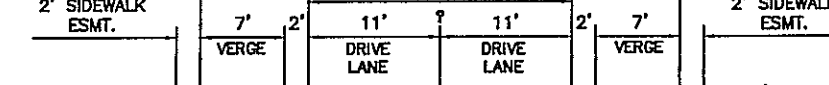
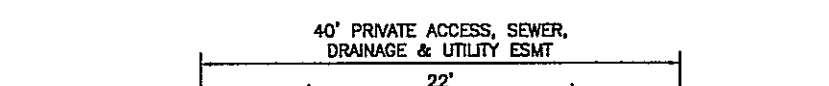
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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

EPSC CONCEPT PLAN

- INSTALL CONSTRUCTION ENTRANCE.
- INSTALL SILT FENCE AND TREE PRESERVATION FENCE.
- CONSTRUCT PROPOSED TEMPORARY SEDIMENT BASINS.
- CLEAR AS NECESSARY.
- INSTALL TEMPORARY SEDIMENT LADEN DITCHES.
- BEGIN GRADING.



BENCH MARKS

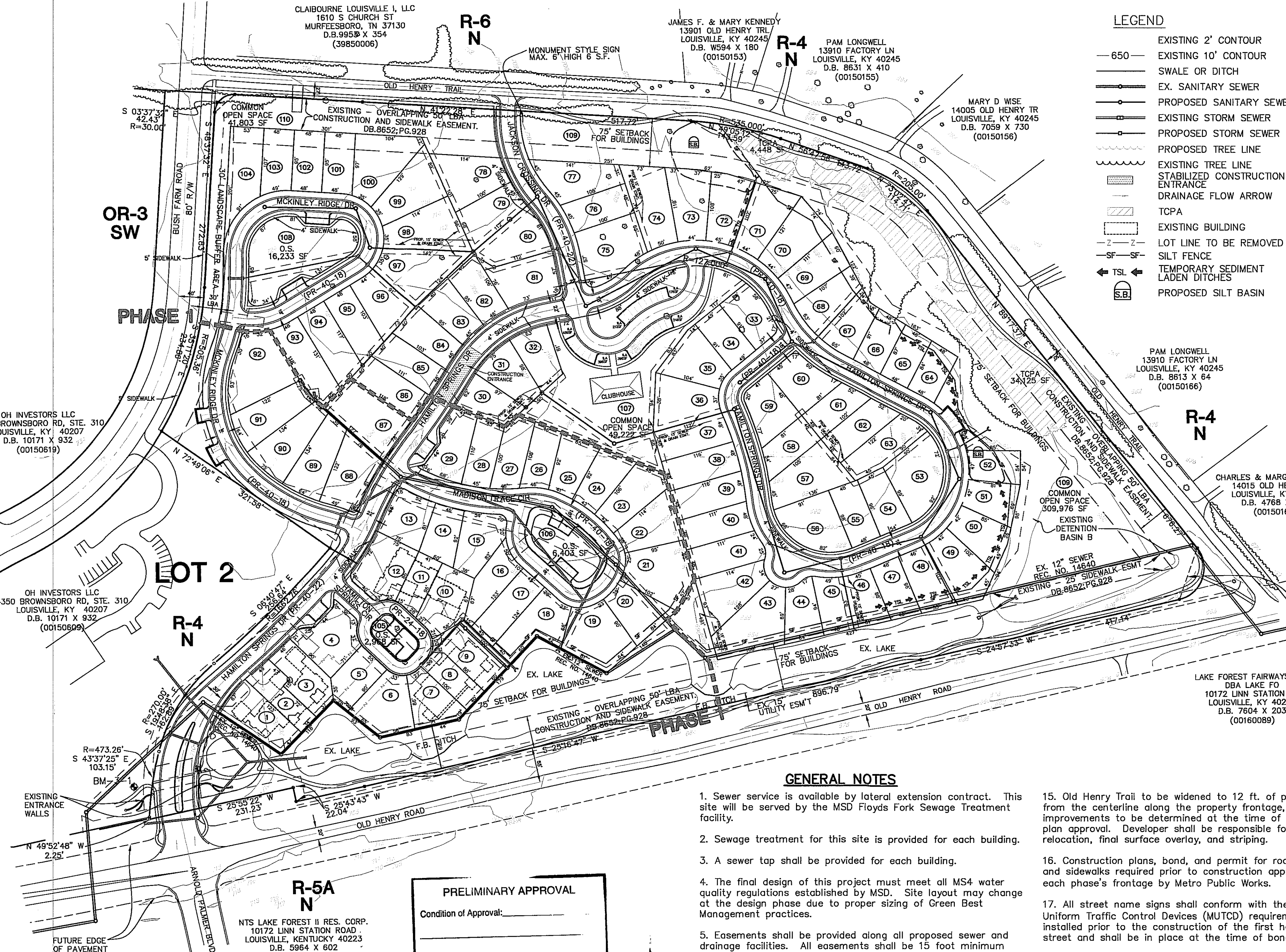
BM-3-1 SET SQUARE CUT IN TOP OF HEADWALL CROSS FROM ENTRANCE TO LAKE FOREST STREET A, STATION 0+65, 50' LEFT. ELEV. 710.09

TYPICAL PARKING SPACES



UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE KENTUCKY DIG SAFELY UTILITY PROTECTION CENTER "K.D.S." (TOLL FREE PHONE NO. 1-800-752-6007) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.



PRELIMINARY APPROVAL

Condition of Approval: [Signature]

Development Review [Signature]

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

BY: [Signature]

DATE: 6-11-14

LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

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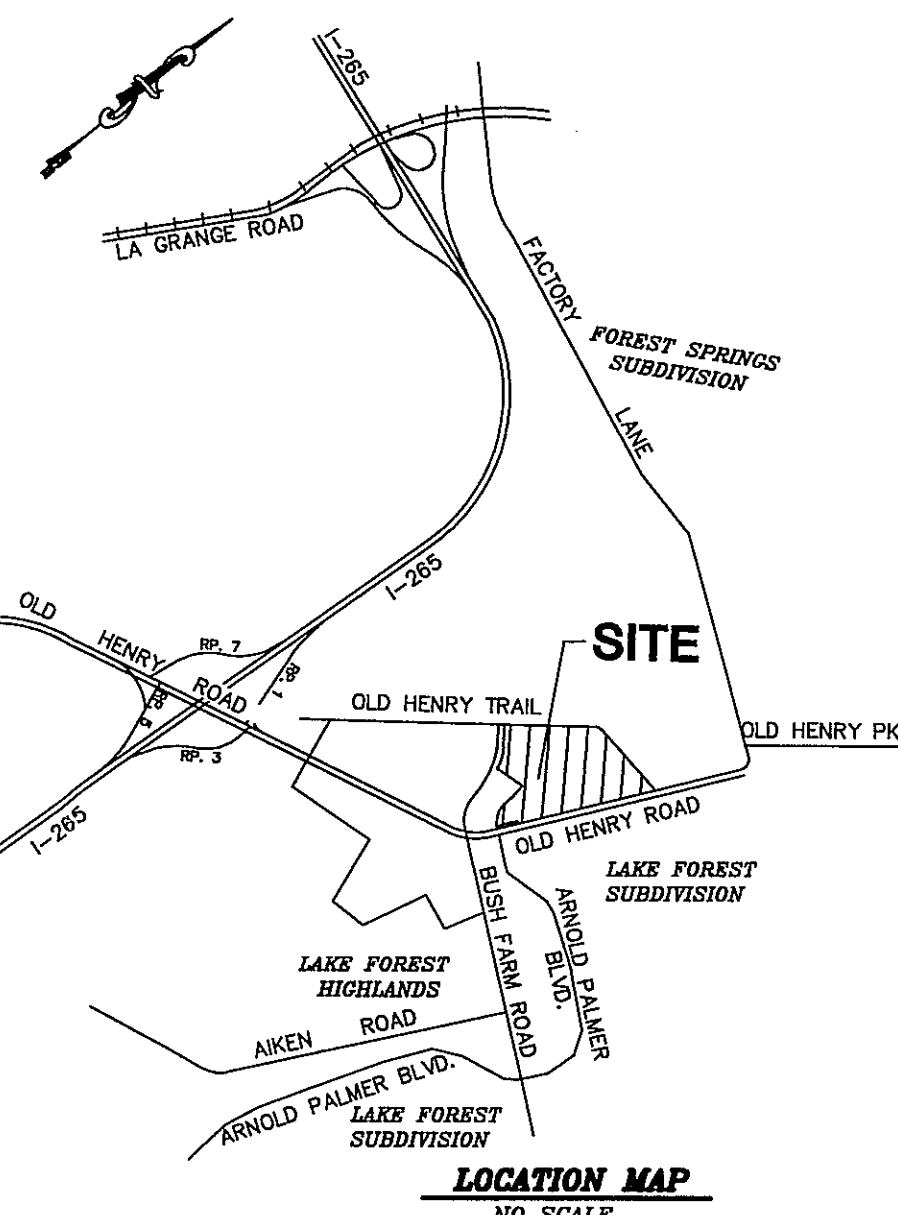
GENERAL NOTES

- 1. Sewer service is available by lateral extension contract. This site will be served by the MSD Floyd's Fork Sewage Treatment facility.
2. Sewage treatment for this site is provided for each building.
3. A sewer tap shall be provided for each building.
4. The final design of this project must meet all MS4 water quality regulations established by MSD.
5. Easements shall be provided along all proposed sewer and drainage facilities.
6. Drainage: Site subject to regional facilities fee.
7. Erosion & 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.
8. Protection of trees to be preserved: construction fencing shall be erected prior to any grading or construction activities.
9. 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.
10. Detention to be provided in existing Basin B.
11. The development lies in the Middletown, Fire District.
12. No portion of the subject property lies within a Flood Hazard Area per FEMA map, (211101005 D dated February 2, 1994).
13. The shape of housing units and paved courts will be adjusted to meet the building plans as required by the Hamilton Springs Architectural review board.
14. Handicapped spaces to be provided as required by ADA requirements for accessibility of parking spaces.

- 15. Old Henry Trail to be widened to 12 ft. of pavement from the centerline along the property frontage, shoulder improvements to be determined at the time of construction plan approval.
16. Construction plans, bond, and permit for road widening and sidewalks required prior to construction approval for each phase's frontage by Metro Public Works.
17. All street name signs shall conform with the Manual on Uniform Traffic Control Devices (MUTCD) requirements and be installed prior to the construction of the first house on the street and shall be in place at the time of bond release.
18. As agreed by Lake Forest Golf Villas, to facilitate the extension of the 4' laneing of Old Henry Road to Crestwood the state reserves the right to require the same additional right of way on the west side of Old Henry Road as it takes from the east side.
19. All existing gravel entrances to each phase of site construction will be removed as each phase of lot 3 is built.
20. The Homeowner Association documents shall contain appropriate language permitting shared driveway and cross lot access.
21. All streets shall be privately owned and maintained by the Homeowners Association.
22. Cross access shall be granted for any shared driveways or parking areas.
23. All lots shall not exceed 2.0 FAR.
24. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
25. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
26. Mosquito control shall be provided in accordance with Chapter 96 of the Louisville Jefferson County Metro Government Ordinances.
27. A Karst Site Inspection was performed by Matt Wolff on May 29, 2014 and no karst features were found.

LEGEND

- 650 EXISTING 2' CONTOUR
EXISTING 10' CONTOUR
SWALE OR DITCH
EX. SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING STORM SEWER
PROPOSED STORM SEWER
PROPOSED TREE LINE
EXISTING TREE LINE
STABILIZED CONSTRUCTION ENTRANCE
DRAINAGE FLOW ARROW
TOPA
EXISTING BUILDING
LOT LINE TO BE REMOVED
SILT FENCE
TEMPORARY SEDIMENT LADEN DITCHES
PROPOSED SILT BASIN



SITE DATA

Table with 2 columns: Category and Value. Includes Gross Lot Area (28.5 ACS), Net Lot Area (23.2 ACS), Existing Zone (PRD), Proposed Zoning (PRD), Form District (NEIGHBORHOOD USE), etc.

TREE CANOPY CALCULATIONS

Table with 2 columns: Category and Value. Includes Total Site Area (1,251,102 SF), Existing Tree Canopy to Remain (38,573 SF), Required Tree Canopy (237,709 SF).

APPROXIMATE DETENTION VOLUME REQUIRED

Table with 2 columns: Category and Value. Includes Volume = 28.7 AC (0.68-0.24)2.9/12=3.05 AC-FT.

DIMENSIONAL REQUIREMENTS SINGLE FAMILY DETACHED UNITS

Table with 2 columns: Requirement and Value. Includes Front Yard (5'), Street Side Yard (5'), Side Yard (5'), Rear Yard (5'), etc.

ATTACHED UNITS - TOWNHOUSE

Table with 2 columns: Requirement and Value. Includes Front Yard (5'), Street Side Yard (5'), Side Yard (5'), Rear Yard (5'), etc.

WAIVERS/ VARIANCES APPROVED UNDER CASE #13856

- 1. A waiver from LDC Chapter 10.3.5.A.8. will be requested to allow the existing easements and lakes to encroach into the Parkway Buffer by more than 50%.
2. A 10 foot variance from LDC Chapter 5.3.1.D.B.ii. Will be requested to allow the Front & Street Side Yard Setback to be a minimum of 5 feet.
3. A 20 foot variance from LDC Chapter 5.3.1.D.B.v. will be requested to allow the Rear Yard Setback to be a minimum of 5 feet.

CASE #14DEVPLAN1059
RELATED CASE #13856, 9-99-98
TAX BLK 15 LOT 601,
TAX BLK 4036 LOTS 4-7 & 14-21
DEED BOOK 8652 PAGE 924
DEED BOOK 9919 PAGE 696

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
LOUISVILLE, KENTUCKY 40002
(502) 584 - 8271

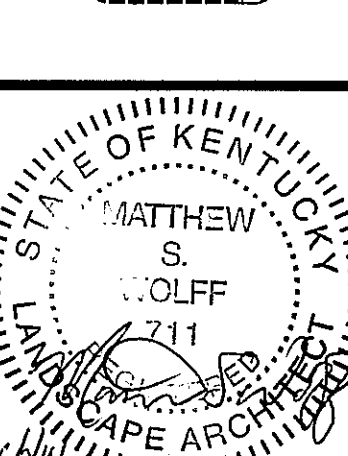
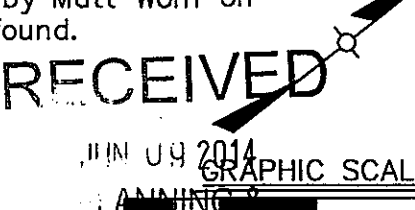


Table with columns: NO., REVISION, DATE. Contains revision history.

SHEET TITLE: REVISED DISTRICT DEVELOPMENT PLAN AND REVISED PRELIMINARY SUBDIVISION PLAN
PROJECT TITLE: HAMILTON SPRINGS - LOT 3
OWNER: TERRA DEVELOPMENT II, LLC
DEVELOPER: JUDAH REAL ESTATE GROUP
JOB NO.: 1282-PRD
SCALE: 1"=100'-0"
DATE: 4/28/14
DRAWING NO.: RDDP
SHEET . OF .



14DEVPLAN1059