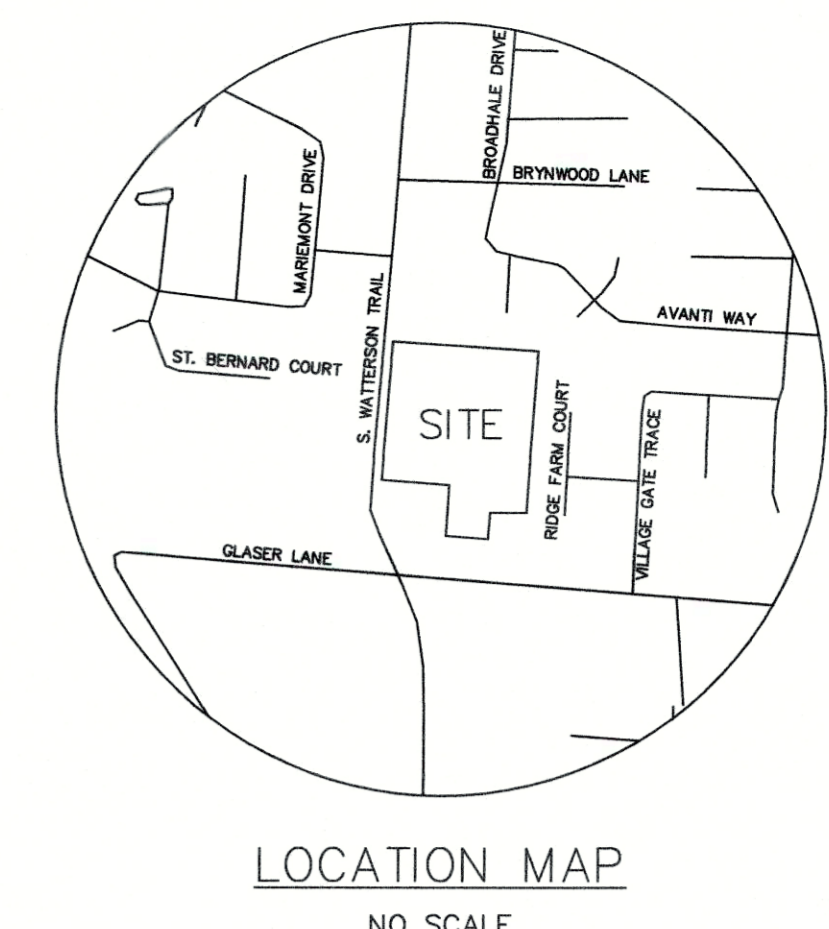
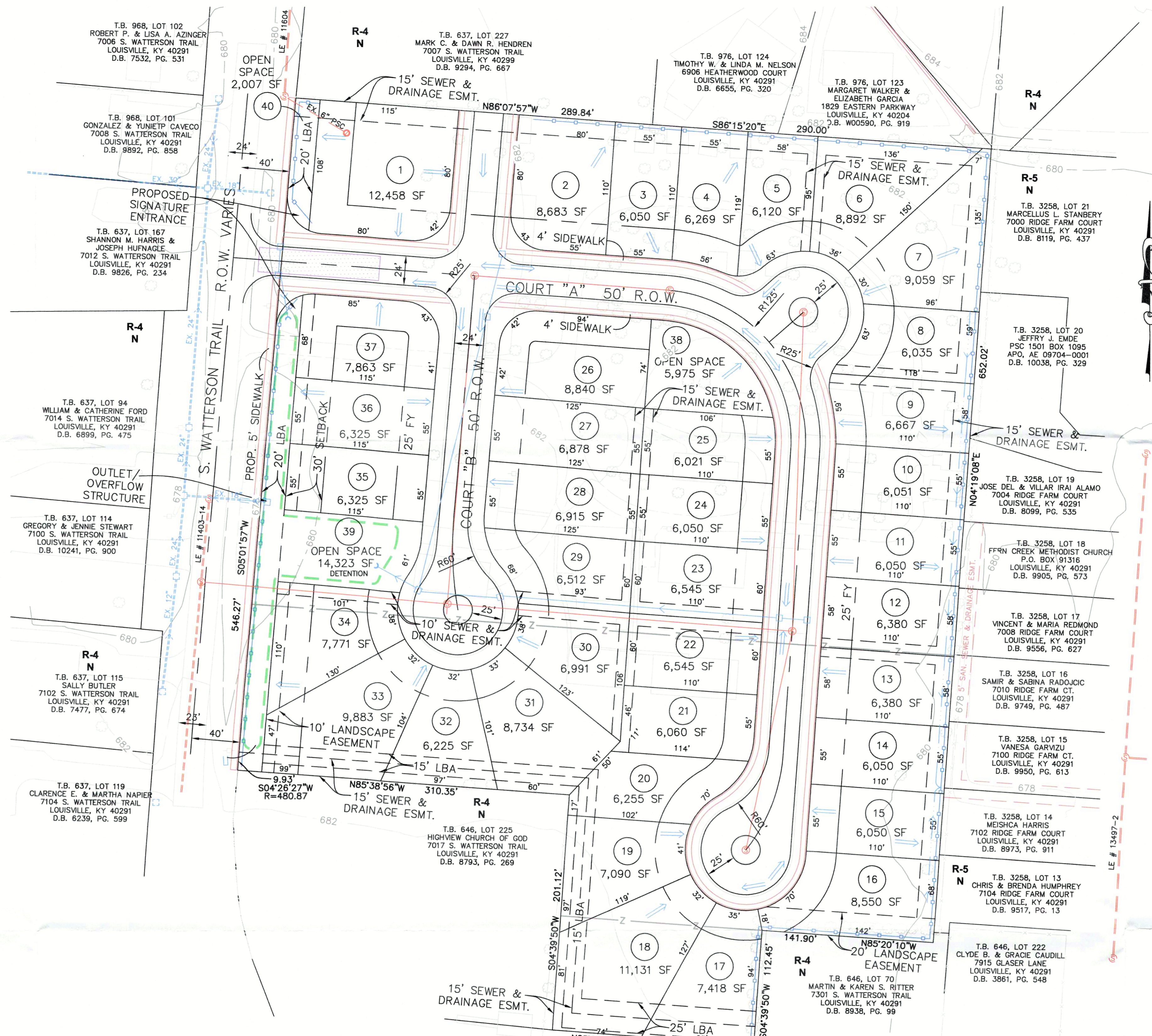


**GENERAL NOTES**

- ALL EXISTING STRUCTURES AND DRIVEWAYS TO BE REMOVED.
- SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION, SUBJECT TO FEES. THE SANITARY SEWER PATTERN DEPICTED IS FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA PER FIRM MAP NO.21111C0096 E DATED DECEMBER 5, 2006.
- A SIGNATURE ENTRANCE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION STAFF FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION AND RECORDING THE RECORD PLAT.
- RIGHT-OF-WAY DEDICATION WILL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.
- ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
- MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- ALL ROADWAY AND ENTRANCE INTERSECTION SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE & CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH 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 AT THE TIME OF THE BOND RELEASE AND PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND SHALL BE APPROVED AT THE TIME OF CONSTRUCTION.
- CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE LAND DEVELOPMENT CODE.
- TREES AND SHRUBS SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ON-SITE DETENTION WILL BE REQUIRED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE RECEIVING SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- A KARST SITE INSPECTION WAS PERFORMED BY KELLY JONES ON JULY 26, 2011 AND NO KARST FEATURES WERE FOUND.

**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. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE "K.D.S." CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.



**SITE DATA**

AREA GROSS	8.48 ACRES
AREA R/W	1.81 ACRES
AREA NET	6.67 ACRES
FORM DISTRICT:	NEIGHBORHOOD
EXISTING ZONING	R-4
PROPOSED ZONING	R-5
EXISTING USE	VACANT
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
BUILDABLE LOTS	37 LOTS
OPEN SPACE LOTS	3 LOTS
DENSITY GROSS	4.36 DU/AC
DENSITY NET	5.55 DU/AC

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	369,310 SF
EXISTING TREE CANOPY	127,037 (34%)*
TREE CANOPY TO REMAIN	0 SF (0%)
TREE CANOPY REQUIRED	73,862 SF (20%)

\* EXISTING TREE CANOPY IS BASED ON A GOOGLE EARTH AERIAL IMAGE.

**DIMENSIONAL REQUIREMENTS**

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT WIDTH	50'
MINIMUM FRONT/STREET SIDE YARD	25'
MINIMUM SIDE YARD	5'
MINIMUM REAR YARD	25'
MAXIMUM BUILDING HEIGHT	35'

**EPSC NOTES**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S 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 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD 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 NO 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 PHASING**

- INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE.
- CONSTRUCT DETENTION BASIN TO BE UTILIZED AS A TEMPORARY SEDIMENT BASIN.
- BEGIN SITE GRADING.
- CONSTRUCT SANITARY SEWERS, STORM DRAINAGE AND ROADWAYS.
- ESTABLISH VEGETATION AND REMOVE SILT FENCE & TEMPORARY SILT STACK.

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

DATE: 3-5-15  
 BY: [Signature]  
 LOUISVILLE, JEFFERSON COUNTY METRO PUBLIC WORKS

APPROVED DISTRICT DEVELOPMENT PLAN  
 DOCKET NO. 14 ZONE 1040  
 APPROVAL DATE: Feb 19, 2015  
 EXPIRATION DATE: April 12, 2015  
 SIGNATURE OF PLANNING COMMISSION

**DETENTION CALCULATION**

SOIL TYPE C (LAWRENCE)	
EXISTING C (13% IMPERVIOUS)	0.27
PROPOSED C (R-5)	0.50

DETENTION REQUIRED FOR WATERSHED "A" (DUE TO DIVERSION)  
 $(1.94(0.50-0.27)+5.43(0.50-0.00))*2.9/12 = 0.76$  AC-FT (33,105 CF)

NOTE:  
 DETENTION WILL BE PROVIDED WITHIN WATER QUALITY FEATURE.

**WATER QUALITY CALCULATION**

REQUIRED WQ STORAGE VOLUME  
 $WQ_v = (1/12)(0.60)[0.05-0.009(.40)] (369,310) = 7,568$  Cu.Ft.

**ADDITIONAL REQUESTS**

- VARIANCE FROM LDC CHAPTER 5.3.1.C TO REDUCE THE REQUIRED SETBACK FROM 40' TO 30'.

**PRELIMINARY APPROVAL**

Condition of Approval: \_\_\_\_\_

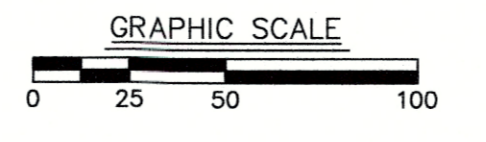
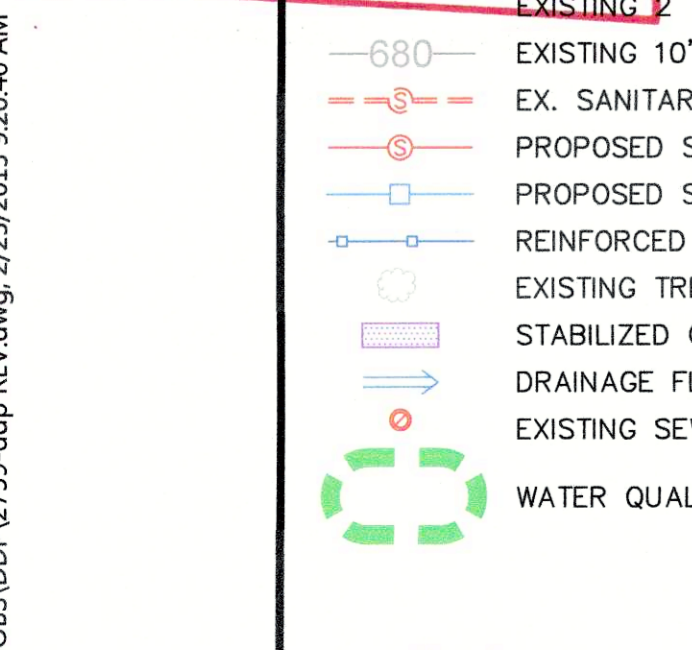
DATE: 3/4/15

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**BENCH MARK**

BP35-03 RESET LOCATED 250+/- FEET NORTH OF THE ENTRANCE TO SPRING VILLA AND 7.1 FEET FROM THE EDGE OF PAVEMENT. ELEV. 669.87

**NO PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN**



**SABAK, WILSON & LINGO, INC.**  
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202  
 (502) 584-6271

**WESLEYAN FARMS**  
 7009 S. WATTERSON TRAIL & 7609 GLASER LN.  
 LOUISVILLE, KY 40291

**RECEIVED**  
 FEB 25 2015  
 PLANNING & DESIGN SERVICES

SHEET TITLE: PRELIMINARY SUBDIVISION PLAN & DETAILED DISTRICT DEVELOPMENT PLAN  
 PROJECT TITLE: WESLEYAN FARMS  
 JOB NO.: 2759-DDP  
 SCALE: 1" = 50'  
 DATE: 02/19/15  
 DRAWING NO.: DDP  
 SHEET 1 OF 1

**Case No. 14ZONE1040 Binding elements**

**RESOLVED**, the Louisville Metro Planning Commission does hereby **APPROVE** the requested District Development/Subdivision plan, **SUBJECT** to the following binding elements:

**Binding Elements**

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall be in accordance with the approved Preliminary Subdivision Plan. No further subdivision of the land into a greater number of lots than originally approved shall occur without approval of the Planning Commission.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit) is requested:
  - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - c. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.
  - d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
7. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.
  - a) Articles of Incorporation filed with the Secretary of State and recorded in the office of the Clerk of Jefferson County and the Certificate of Incorporation of the Homeowners Association.
  - b) A deed of restriction in a form approved by Counsel to the Planning Commission addressing (responsibilities for the maintenance of common areas and open space, maintenance of noise barriers,

maintenance of WPAs, TPAs) and other issues required by these binding elements / conditions of approval.

c) Bylaws of the Homeowner's Association in a form approved by the Counsel for the Planning Commission.

8. At the time the developer turns control of the homeowner's association over to the homeowners, the developer shall provide sufficient funds to ensure there is no less than \$3,000 cash in the homeowner's association account. The subdivision performance bond may be required by the Planning Commission to fulfill this funding requirement.
9. All street name signs shall be installed prior to requesting a certificate of occupancy for any structure. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
10. A note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected prior to any grading or construction activities - preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
11. Open space lots shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity. A note to this effect shall be placed on the record plat.
12. The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.
13. After release of the drainage bond, mosquito abatement on open space lots shall be the responsibility of the Homeowners Association. Accumulations of water in which mosquito larvae breed or have the potential to breed are required to be treated with a mosquito larvacide approved by the Louisville Metro Health Department. Larvacides shall be administered in accordance with the product's labeling. This language shall appear in the deed of restrictions for the subdivision.
14. The signature entrance shall be submitted to the Planning Commission staff for review and approval prior to recording the record plat.
15. The applicant shall submit a landscape plan for approval by Planning Commission staff showing plantings and/or other screening and buffering materials to comply with the Chapter 10 of the Land Development Code prior to recording the record plat. The applicant shall provide the landscape materials on the site as specified on the approved Landscape Plan prior to issuance of Certificates of Occupancy for the site.
16. The applicant will document the site at the National-Register level, which includes photographs and an historic context. Planning and Design Services staff can provide a list of preservation professionals that would be qualified to do the type of documentation requested. All materials shall be submitted to Historic Preservation Staff prior to ground disturbance and demolition.