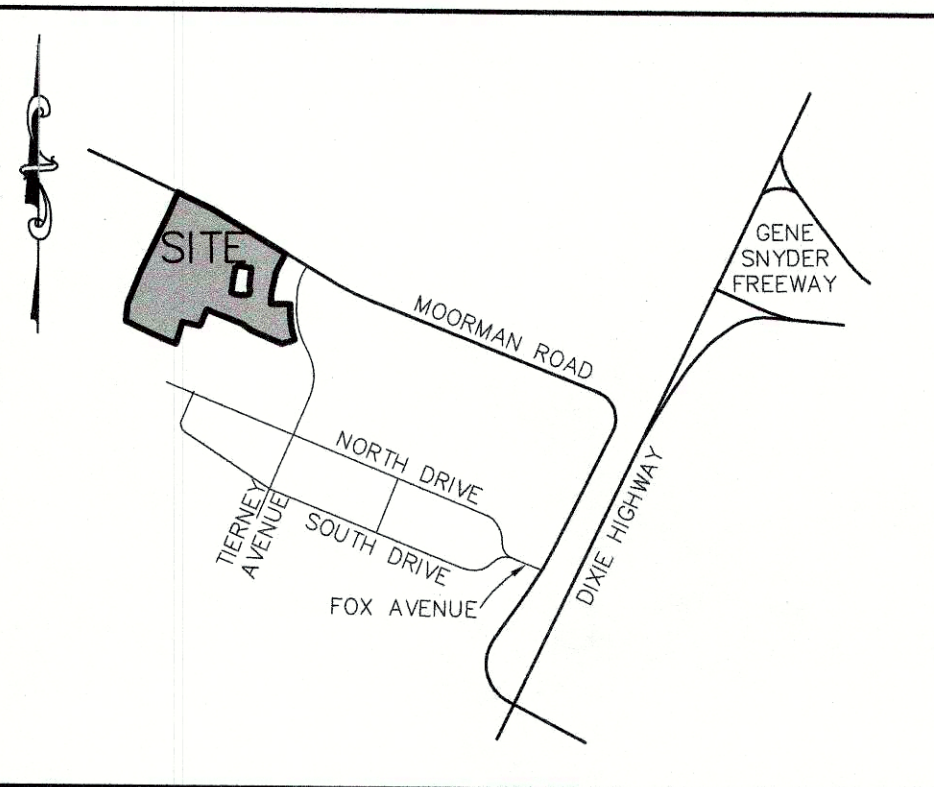


**PROPOSED DEVELOPMENT PLAN**  
 DEVELOPER: CORCORAN HOME BUILDING & REMODELING  
 DATE: 3-2-17  
 LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT  
 METRO PUBLIC WORKS

**ELEVATION BENCHMARK**  
 1. Benchmark = railroad spike in the utility pole at 6701 North Drive. Elevation = 441.77 N.G.V.D. 1929 datum.

**WAIVER GRANTED: APRIL 3, 2003 (DOCKET 9-45-01VLW)**  
 1. A Landscape Waiver was granted to waive the 6 ft. Landscape Buffer Area along the proposed R-5/R-5A property lines and also along the proposed R-5A/existing R-4 Gardens of Valley View Subdivision.

**CHAP. 5 PART 5.3.1.D.1.b REQUIREMENTS**



**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. \_\_\_\_\_  
 APPROVAL DATE \_\_\_\_\_  
 EXPIRATION DATE \_\_\_\_\_  
 SIGNATURE OF PLANNING COMMISSION \_\_\_\_\_  
 PLANNING COMMISSION

**TREE CANOPY CALCULATIONS**  
 TOTAL SITE AREA = 574,323 S.F.  
 TOTAL TREE CANOPY AREA REQUIRED = 20% (114,865 S.F.)  
 EXISTING TREE CANOPY TO BE PRESERVED = 0% ( S.F.)  
 PROPOSED TREE CANOPY TO BE PLANTED = 20% (115,200 S.F.)

**PROJECT DATA**  
 TOTAL SITE AREA = 13.2± Ac. (574,323 SF)  
 EXISTING ZONING = R-5A  
 PROPOSED ZONING = PRD  
 FORM DISTRICT = NEIGHBORHOOD  
 EXISTING USE = UNDEVELOPED  
 PROPOSED USE = ATTACHED SINGLE FAMILY RESIDENTIAL  
 TOTAL # RESIDENTIAL LOTS = 81  
 TOTAL AREA OF LOTS = 7.2± Ac. (313,259 SF)  
 TOTAL # OPEN SPACE LOTS = 6  
 OPEN SPACE PROVIDED = 3.3± Ac. (144,358 SF)  
 DENSITY = 6.1 DU/Ac. (7.26 DU/Ac. MAX. ALLOWED BY SECTION 2.7.3.F)  
 F.A.R. = 2.0 MAX. ALLOWED

**LOCATION MAP NOT TO SCALE**

	MIN.	MAX.
PARKING REQUIRED SINGLE-FAMILY DWELLINGS	2 SP/UNIT MIN. (81 UNITS)	3 SP/UNIT MAX. (81 UNITS)
PARKING PROVIDED	127 SPACES	243 SP
DRIVE WAY SPACES	93 SPACES	
TOTAL PARKING PROVIDED	220 SPACES	

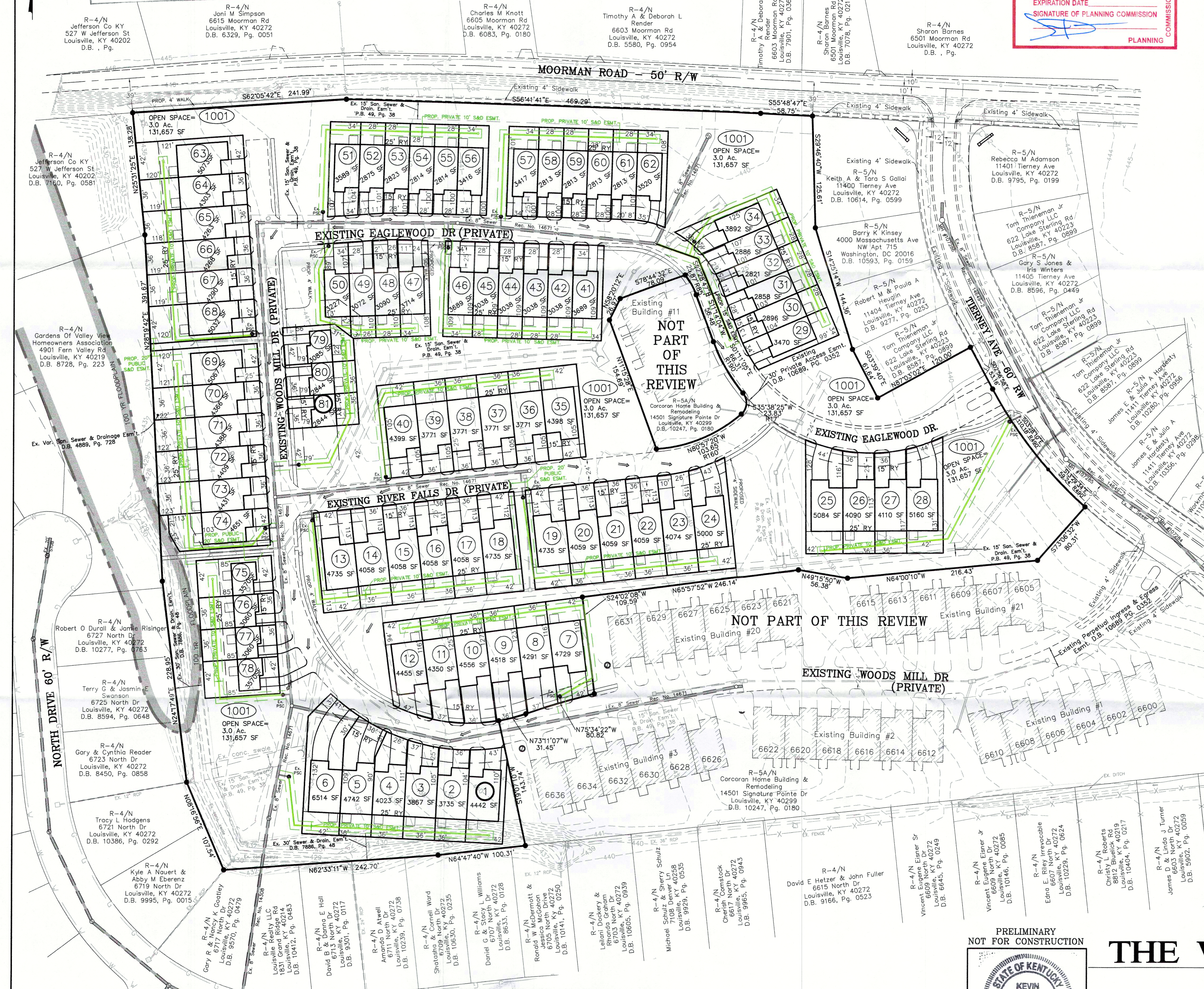
**RECEIVED**  
 FEB 08 2017  
 PLANNING & DESIGN SERVICES

- GENERAL**
- No lots shown herein may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
  - Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
  - All open space lots are non-buildable and will be recorded as open space and utility easements.
  - There shall be no access to any lot within proposed subdivision from Moorman Road.
  - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
  - Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
  - There shall be no landscaping in the Right of Way without an encroachment permit.
  - A Revised Detailed District Development Plan & Partially Revised Preliminary Subdivision Plan was approved for the site on April 3, 2003 per Docket No. 9-45-01VLW and 10-21-01.
  - A Tree Preservation Plan and a Landscape Plan have been approved by the Planning Commission per L-113-03.
  - Minimum driveway length is 25 ft from garage or building face to back of sidewalk or edge of pavement or curb. Maximum residential driveway width is 20 ft.
  - The developer will be responsible for any utility relocation on the property.
  - Revised Construction Plans, Replacement Band and Replacement Encroachment Permit are required prior to construction approval by Metro Public Works.
  - The proposed Woods of Farnsley Moorman single family subdivision shown herein will be subject to a Blanket Cross-Over Access Agreement for ingress and egress purposes for vehicular traffic and pedestrian traffic and covers the driving areas and sidewalks, prior to Metro Public Works construction plan approval.
  - A Perpetual Easement for ingress and egress across and over the asphalt road known as Eaglewood Drive in front of existing building 11 and Woods Mill Drive in front of existing buildings 1, 2, 3, 20 & 21 for the benefit of the proposed development has been recorded by Deed Book 10689, Page 552 dated August 16th, 2016.
  - The Army Corp of Engineers approval has been provided for the wetlands determination and to place fill in the wetlands by their letter dated Jan. 11, 2002 and the Permit Number 200100898.

- MSD NOTES:**
- Runoff from this development must be conveyed to an adequate public outlet.
  - A portion of the site is located in a floodplain per FIR map 21111 C 0121 E dated December 5, 2006. Lowest finished floor or machinery shall be located at or above 431.5.
  - Sanitary sewer service will be provided by existing connection and subject to applicable fees.
  - A "Request for Sanitary Sewer Capacity" has been filed with MSD.
  - All proposed sewer and drain easements shall be 15' unless otherwise indicated.
  - Drainage pattern depicted by arrows (→) is for conceptual purposes. 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.
  - Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
  - Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
  - The Developer will record deed restrictions to require the Home Owners Association to provide all the maintenance and repair for all the Sanitary Sewer Property Service Connections outside of a MSD easement and for any private sewers not placed in a MSD easement.
  - 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.
  - Site may be subject to regional facility fees.
  - Any fill in the floodplain shall be compacted on site at a ratio of 1:1.
  - Health department and state plumbing code approval required for the use of a common PSC for multiple addresses prior to MSD construction plan approval.
  - Record plat required to create lots prior to MSD construction plan approval listing which lots are served with which PSC's.

- STREETS & SIDEWALKS**
- Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
  - Should any existing drainage structures and/or utilities located within affable rights-of-way become necessary to be altered, extended or relocated, such shall be at the owner's/developer's expense.
  - A Bond and Encroachment Permit will be required by Metro Works for roadway repairs within the site due to damage caused by construction traffic activities.

- 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.
  - 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. 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 seeded, 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.
  - 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. All storm drainage shall conform to MSD standard specifications.
  - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

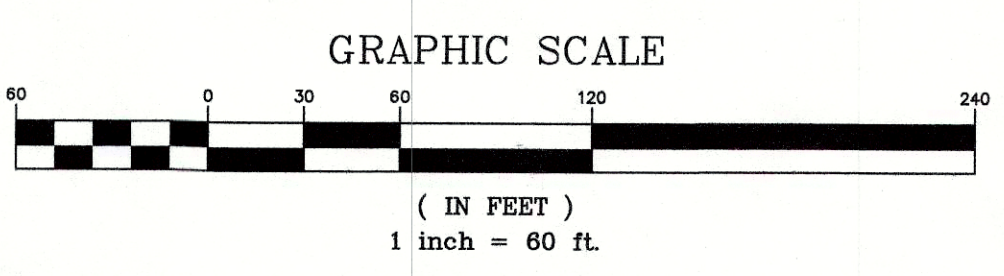


**LEGEND**

- PROPOSED SEWER
- EXISTING SEWER
- EXISTING STORM
- EXISTING SANITARY SEWER PROPERTY SERVICE CONNECTION

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	2/8/17	REVISED PER AGENCY COMMENTS	AER



**PRELIMINARY NOT FOR CONSTRUCTION**

STATE OF KENTUCKY  
 KEVIN M. YOUNG  
 543 REGISTERED PROFESSIONAL ENGINEER  
 2/8/17

PROFESSIONAL STAMP

**THE WOODS OF FARNSELEY MOORMAN**

PRELIMINARY SUBDIVISION PLAN  
 DETAILED DISTRICT DEVELOPMENT PLAN

SITE ADDRESS:  
 6635 WOODS MILL DRIVE  
 TAX BLOCK 3579, LOT 17  
 D.B. 10247, PG. 0180

DEVELOPER:  
 CORCORAN HOME BUILDING & REMODELING  
 14501 SIGNATURE POINTE DRIVE  
 LOUISVILLE, KY 40299

PREPARED BY:  
 LAND DESIGN & DEVELOPMENT, INC.  
 503 WASHBURN AVENUE, SUITE 101  
 LOUISVILLE, KENTUCKY 40222  
 PHONE: (502) 426-9374  
 FAX: (502) 426-9376

CASE: 16ZONE1053  
 RELATED CASE: 09-045-01VLW  
 RELATED CASE: 10-21-01

JOB: 01133  
 MSD WM# 7042  
 DATE: 01/17/17

COUNCIL DISTRICT = 14  
 FIRE PROTECTION DISTRICT = PLEASURE RIDGE PARK