EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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 (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 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.

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.

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.

MSD NOTES:

1. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE / STORM WATER DETENTION:
   DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN AND IN EXISTING AND PROPOSED BASINS IN THE STAPLETON RIDGE DEVELOPMENT (#14SUBDIV1009). IF NOT ABLE TO PROVIDE DETENTION OFFSITE THEN ONSITE DETENTION SHALL BE PROVIDED. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR 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 & 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. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0035E & 21111C0034E).
5. 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.
6. ALL NECESSARY RIGHTS FOR STORM & SANITARY SEWER PURPOSES SHALL BE RETAINED ON ALL OPEN SPACE LOTS AND RECORDED ON THE RECORD PLAT.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
2. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. 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.
7. 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.
8. 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.
9. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
10. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
11. ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
12. 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.
13. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
14. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER 'KY' STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
15. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
16. OLD AIKEN ROAD IMPROVEMENTS ARE REQUIRED TO PROVIDE 18 FEET OF PAVEMENT WIDTH (MINIMUM 2 FEET WIDENING) AND 6-8 FEET SHOULDERS (OR CURB) PER METRO PUBLIC WORKS STANDARDS. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY AND STRIPPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS .
17. SHOULDER IMPROVEMENTS ALONG THE AIKEN ROAD FRONTAGE MAY BE REQUIRED TO PROVIDE A 6' MINIMUM SHOULDER.
18. THE DESIGN AND CONNECTION OF THE SIDEWALK ALONG AIKEN ROAD TO THE BRIDGE AT FLOYDS FORK AREA SHALL BE COORDINATED WITH AND APPROVED BY MSD PRIOR TO CONSTRUCTION PLAN PREPARATION.
19. LEFT TURN LANE TO BE CONSTRUCTED ALONG AIKEN ROAD. FINAL DESIGN SHALL BE COORDINATED WITH AND APPROVED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION PLAN APPROVAL.
20. THE DEVELOPER REQUESTS THAT THE SIDEWALK MAY BE ELIMINATED FOR LOTS 28 TO 39 IF THE ELEVATIONS OF THE PROPOSED STREET RELATIVE TO THE EXISTING ELEVATION OF THE LOTS MAKE THE SIDEWALK IMPRACTICAL TO CONSTRUCT.

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 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 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. THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT.
5. SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN 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 AND 8, RESPECTIVELY OF THE LDC.
6. ALL LUMINARES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (ie. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
7. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
8. ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED UNLESS NOTED OTHERWISE.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
10. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY OF THE SITE WAS PERFORMED BY MARK SITES, PE, ON MARCH 4, 2016 AND NO POTENTIAL KARST TOPOGRAPHY WAS IDENTIFIED.
11. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
12. PRIOR TO ANY SITE DISTURBANCE THE PERIMETER BOUNDARY OF THE CEMETERY SHALL BE VERIFIED AND A 30' BUFFER PROVIDED. THE BUFFER SHALL BE DELINEATED WITH THE INSTALLATION OF TEMPORARY FENCING DURING CONSTRUCTION.

MAXIMUM BALANCE TRANSFER LOT CALCULATION

MLP = MAXIMUM LOTS PERMITTED
TA = TOTAL LAND AREA (101.4 AC.)
SS = STEEP SLOPES AREA/SLOPES >20% (9.2 AC.)
IA = INFRASTRUCTURE AREA (12.9 AC.)

$MLP = [(TA - SS - IA) 4.84] + \frac{SS \times 4.48}{2}$

$MLP = [(101.4 - 9.2 - 12.9) 4.84] + \frac{9.2 \times 4.48}{2}$

MLP = 404

OVERALL SITE DATA

FORM DISTRICT	NFD
EXISTING ZONING	R-4
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL/AGRICULTURE
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA (NOT INCLUDING AREA DEDICATED TO R/W ALONG AIKEN ROAD)	101.41± AC.
NET LAND AREA	88.46± AC.
BUILDABLE LOTS	241
NON-BUILDABLE LOTS	6
MINIMUM AVERAGE LOT SIZE ALLOWED	5,500 SF.
GROSS DENSITY	2.37 (DU./AC.)
NET DENSITY	2.72 (DU./AC.)
OPEN SPACE PROVIDED	1,592,563± S.F. (36%)
STEEP SLOPES AREA	9.2± AC.
MIN. BUILDABLE LOT AREA	9.2± AC.
PROPOSED BUILDABLE AREA	51.7± AC.

TREE CANOPY DATA:

GROSS SITE AREA (NOT INCLUDING AREA DEDICATED TO R/W ALONG AIKEN ROAD)	4,417,454± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	971,204± S.F. (22%)
EXISTING TREE CANOPY TO BE PRESERVED	636,739± S.F. (14%)
TOTAL TREE CANOPY REQUIRED	662,618± S.F. (15%)
TREE CANOPY TO BE PLANTED	25,879± S.F. (1%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOJIC.

DIMENSIONAL STANDARDS

FRONT/STREET SIDE YARDS	MIN. 30'
SIDE YARDS	5'
REAR YARD	25'
MAXIMUM BUILDING HEIGHT	35'
MINIMUM LOT AREA	4,500 S.F.
NO. LOTS <6,000 S.F. (MAX 25%)	53 LOTS (22%)
NO. LOTS ≥9,000 S.F. (MIN 20%)	118 LOTS (49%)

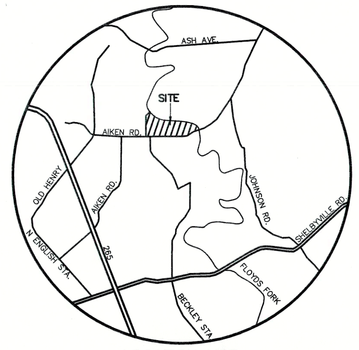
DETENTION CALCULATIONS

2.9/12 (0.50-0.35) (70.0) = 2.52 AC.FT.

*** ROUTINGS WILL BE SUBMITTED TO MSD TO LIMIT THE POST DEVELOPED PEAKS TO THE PRE DEVELOPED PEAK OF THE 2, 10, 25 & 100 YEAR STORMS.

LEGEND

- EXISTING FENCE
- EXISTING LOT NUMBER
- PROPOSED LOT NUMBER
- EXISTING FORCE MAIN
- DRAINAGE WAY
- PROPOSED STORM (CONCEPT)
- PROPOSED SANITARY (CONCEPT)
- PROPOSED FLOW ARROW
- REQUIRED SETBACK
- SILT FENCE/LIMITS OF DISTURBANCE
- TREE CANOPY PRESERVATION AREA
- EXISTING TREE CANOPY
- SLOPES 20% +
- LOCAL REGULATORY FLOODPLAIN
- FEMA FLOODPLAIN
- FEMA FLOODWAY



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DEVELOPER
REDWOOD ACQUISITIONS, LLC
23775 COMMERCE PARK, SUITE 7
BEACHWOOD, OH. 44122

OWNER
INDIANFIELDS FARM INC.
1133 ELLISON AVE
LOUISVILLE, KY 40204

OWNER
SONYMEAN, INC
1133 ELLISON AVE
LOUISVILLE, KY 40204

PRELIMINARY SUBDIVISION PLAN
(PER 4.7.7. DEVELOPMENT POTENTIAL TRANSFER)

SUTHERLAND POINTE

15905 AIKEN RD. LOUISVILLE, KENTUCKY 40245
TAX BLOCK 16, LOTS 100 & 101
D.B. 5602, P.G. 566 & D.B. 10336, PG. 104

Revisions	
3/14/2016	REVISED LAYOUT, AGENCY COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=120'

Date: 11/23/15

Job Number: 3166

Sheet 1 of 1

BENCHMARKS

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOJIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.
SOURCE BENCHMARK AZI037-2001RESET NAVD 1988 ELEV. 628.41

BM #3962 NAVD 1988 ELEV. 631.21

BEING A RAILROAD SPIKE ON THE TOP OF A GAURDRAIL ON THE NORTH SIDE OF AIKEN ROAD LOCATED APPROXIMATELY 0.50 MILES SOUTHEAST FROM THE INTERSECTION OF AIKEN ROAD AND FOREST POINTE LANE AND BEING 22' FROM THE CENTERLINE OF AIKEN ROAD.

BM #3965 NAVD 1988 ELEV. 648.98

BEING A RAILROAD SPIKE IN A UTILITY POLE ON THE NORTH SIDE OF AIKEN ROAD LOCATED APPROXIMATELY 80' SOUTHEAST FROM THE INTERSECTION OF AIKEN ROAD AND FOREST POINTE LANE AND BEING 44' WEST OF A GRAVEL DRIVE INTO 15905 AIKEN ROAD.

RECEIVED
MAR 14 2016
PLANNING & DESIGN SERVICES

CASE#15SUBDIV1015
MSD WM#11268

GRAPHIC SCALE 1"=120'
0 60 120 240

15 SUBDIV 1015

DRAWN: EDITED:

J:\Land projects (2)\3166\DWG\PLANNING\PRE-PLAN\3166-PRELIM PLAN (BALANCE TRANSFER).dwg, 3/14/2016 12:30:43 PM, \\Server1\Oce TDS 700 - WPD2