

STORMWATER POLLUTION PREVENTION PLAN NOTE:

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-USE/DEVELOPMENT ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP EMPS (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 SEEDS AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADSWAYS. 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 SEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SIFT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING 85-102-03.

SEDIMENT-LOADED 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 EXPOSED OR ANY PORTION OF A SITE, TEMPORARY STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

PUBLIC WORKS AND KTO NOTES:

1. ALL LANDSCAPING AND PLANTING SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. RIGHT-OF-WAY RESTORATION 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.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED FOR METRO PUBLIC WORKS.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY INTERFERING UTILITIES.
6. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC UTILITIES OR REQUIRE REMEDIATION BY INTERFERING UTILITIES.
7. DURING CONSTRUCTION APPROVAL PROCESS.
8. AN ENFORCEMENT PERMIT AND ROAD 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.
9. ALL STREET NAME SIGNS AND PAYMENT 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.
10. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT UNLESS APPROVED BY DIRECTOR OF PUBLIC WORKS.
11. THE DEVELOPER IS RESPONSIBLE FOR THE MAINTENANCE OF THE PROPERTY.
12. ALL 12'-0" DE-SACS AND ROADWAY PAVEMENT WIDTHS, ROAD, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
13. CURBS AND GUTTERS SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY 5.8 OF THE LAND DEVELOPMENT CODE.
14. TREES AND SHRUBS SHALL BE THINNED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
15. ALL OPEN AREAS SHALL CONFORM TO THE MAXIMUM SPECIFICATION OF THE STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
16. ACCESS FROM STREET "D" (VIA STREET "C" OR 400'-100'-00' PLAN) TO BROAD RUN PARKWAY SHALL REMAIN A LATED EMERGENCY ACCESS ONLY UNLESS OPENING THE ACCESS IS APPROVED BY METRO COUNCIL AFTER A PUBLIC HEARING AT PLANNING COMMISSION.
17. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH REGULATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR OAKLAND HILLS TRAIL, EXTENSION AND STREETS "A", "D", COURT "L", & "P". SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
18. LICENSE AGREEMENT FOR THE MAINTENANCE OF ANY W/O UNITS IN THE R/W SHALL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

MSD NOTES:

1. CONSTRUCTION PLAN AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARDS.
2. 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.
3. DRAINAGE/STORMWATER: DEVELOPERS SHALL USE A COMBINATION OF LOW IMPACT DEVELOPMENT PRACTICES, BIO-ENGINEERING FEATURES, STRUCTURAL DEVICES AND PRACTICES TO REDUCE ENVIRONMENTAL IMPACTS. ANY DETAINED VOLUMES WITH THESE DEVICES SHALL BE APPLIED TOWARDS MSD'S STORMWATER DETENTION REQUIREMENT VOLUME TO OFF-PEAK FLOODING FACILITY FEES. THESE FEATURES AND DEVICES MAY BE USED OF IMPROVED TECHNOLOGIES.
4. EROSION AND SOIL CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
5. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211103033E, 211103033E, 211103033E).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSW WATER QUALITY DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES FOR REMEDIATION SHALL BE PERFORMED BY THE APPROPRIATE ENGINEER PRIOR TO ANY MITIGATION OF EXISTING SHROUDES AND THE APPROPRIATE DETAILS FOR REMEDIATION SHALL BE NOTED ON THE CONSTRUCTION PLANS.
7. AREAS ALONG OLD MAINS RUN ARE IDENTIFIED AS POTENTIAL WATER QUALITY AND DETENTION CONSIDERATION AREAS.
8. ALL NECESSARY RIGHTS FOR UTILITY PURPOSES SHALL BE RESERVED ON OPEN SPACE LOTS.
9. SOIL APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
10. IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT SHALL BE RECORDED PRIOR TO ANY WORK.
11. MSD FLOODPLAIN PERMIT AND KDOV APPROVAL REQUIRED PRIOR TO ANY WORK WITHIN THE FLOODPLAIN.
12. IF REQUESTED AT THE TIME OF CONSTRUCTION AND SANITARY DRAWINGS ARE BEING SUBMITTED, JOINTLESS SANITARY FEES MAY BE REQUIRED IN AREAS PRONE TO HIGH WATER TABLES TO PREVENT I & L.

ORIGINAL OAKLAND HILLS

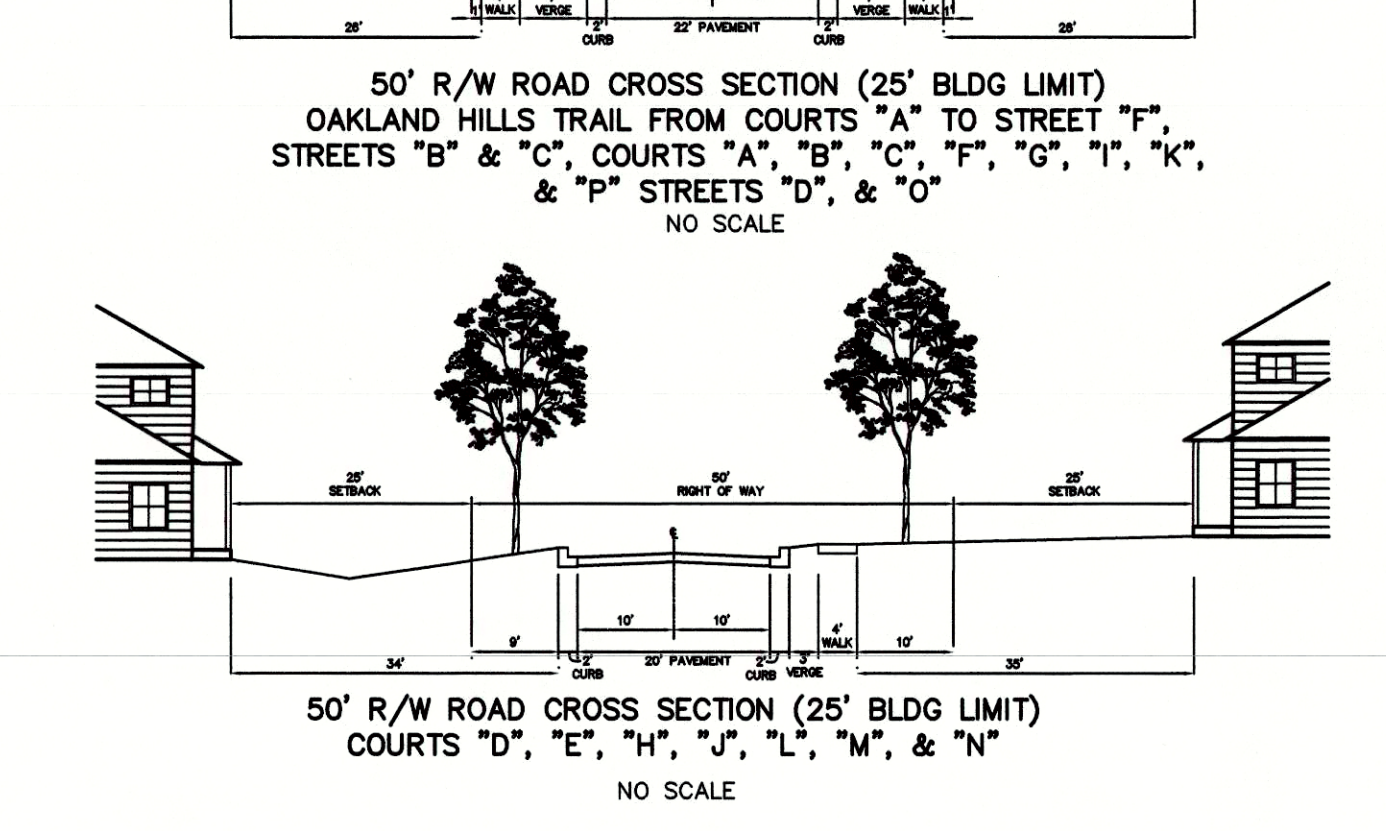
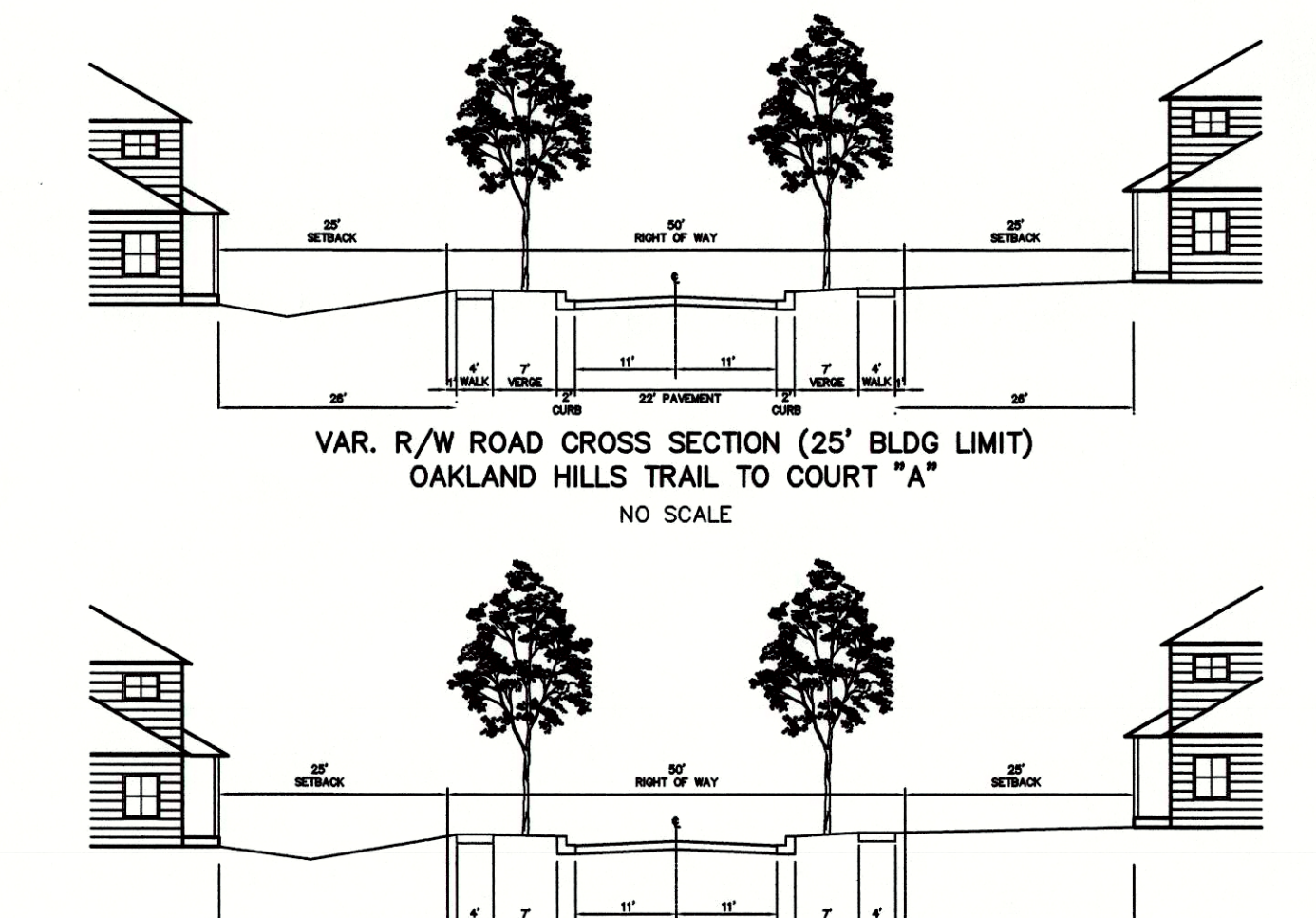
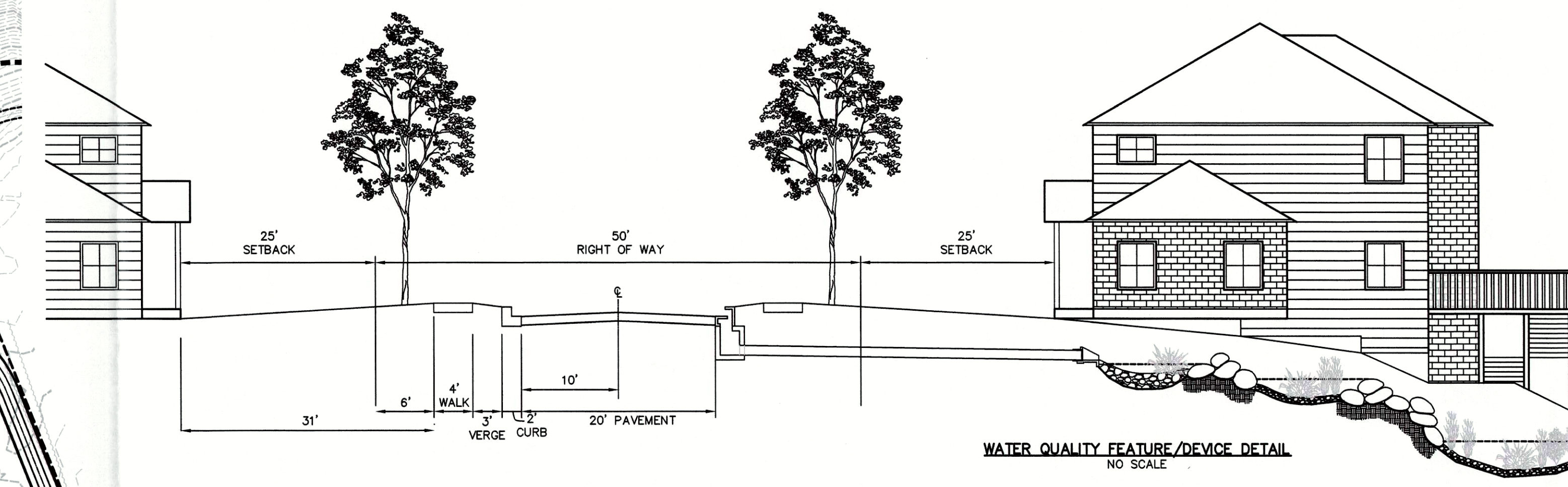
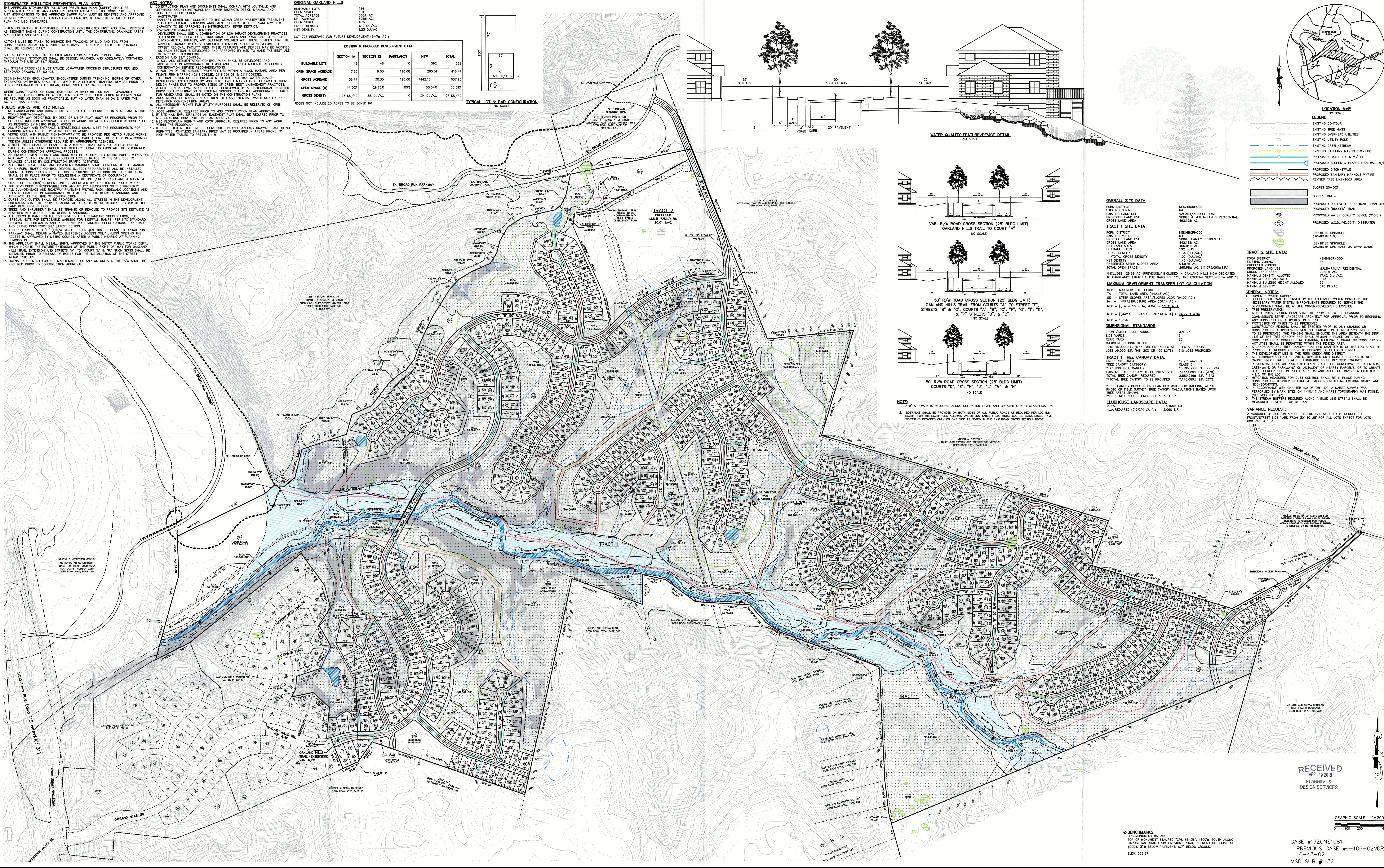
BUILDABLE LOTS
OPEN SPACE
TOTAL ACREAGE
NET ACREAGE
GROSS DENSITY
NET DENSITY

736
339
558.4 AC.
558.4 AC.
485
1.10 DU/AC
1.23 DU/AC

EXISTING & PROPOSED DEVELOPMENT DATA				
	SECTION 1A	SECTION 1B	PARKLANDS	NEW
BUILDABLE LOTS	42	48	0	92
OPEN SPACE ACREAGE	17.25	9.03	126.69	265.31
GROSS ACREAGE	36.74	30.32	126.69	442.18
OPEN SPACE (%)	44.50%	29.70%	100%	60.04%
GROSS DENSITY	1.08 DU/AC	1.58 DU/AC	0	1.34 DU/AC
NET DENSITY				1.07 DU/AC

*DOES NOT INCLUDE 30 ACRES TO BE ZONED RS

TYPICAL LOT & PAD CONFIGURATION
NO SCALE



NOTE:
1. A 5' SIDEWALK IS REQUIRED ALONG COLLECTOR LEVEL AND GREATER STREET CLASSIFICATION.
2. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL BUILT-UP AREAS AS REQUIRED PER LDC 5.8, EXCEPT FOR THE EXCEPTIONS ALLOWED UNDER LDC TABLE 8.2.2. THOSE GUL-DE-SACS SHALL HAVE SIDEWALKS PROVIDED ONLY ON ONE SIDE AS NOTED IN THE R/W ROAD CROSS SECTION ABOVE.

OVERALL SITE DATA
FORM DISTRICT: R4
EXISTING ZONING: R4
EXISTING LAND USE: SINGLE-FAMILY RESIDENTIAL
PROPOSED LAND USE: SINGLE & MULTI-FAMILY RESIDENTIAL
GROSS LAND AREA: 442.18 AC.
NET LAND AREA: 265.31 AC.
BUILDABLE LOTS: 92
GROSS DENSITY: 1.07 (DU/AC)
NET DENSITY: 1.07 (DU/AC)
TOTAL GROSS DENSITY: 1.07 (DU/AC)
TOTAL OPEN SPACE: 265.31 AC.
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TRACT 1 SITE DATA
FORM DISTRICT: R4
EXISTING ZONING: R4
EXISTING LAND USE: SINGLE-FAMILY RESIDENTIAL
PROPOSED LAND USE: SINGLE & MULTI-FAMILY RESIDENTIAL
GROSS LAND AREA: 442.18 AC.
NET LAND AREA: 265.31 AC.
BUILDABLE LOTS: 92
GROSS DENSITY: 1.07 (DU/AC)
NET DENSITY: 1.07 (DU/AC)
TOTAL GROSS DENSITY: 1.07 (DU/AC)
TOTAL OPEN SPACE: 265.31 AC.
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TRACT 2 SITE DATA
FORM DISTRICT: R4
EXISTING ZONING: R4
EXISTING LAND USE: SINGLE-FAMILY RESIDENTIAL
PROPOSED LAND USE: SINGLE & MULTI-FAMILY RESIDENTIAL
GROSS LAND AREA: 442.18 AC.
NET LAND AREA: 265.31 AC.
BUILDABLE LOTS: 92
GROSS DENSITY: 1.07 (DU/AC)
NET DENSITY: 1.07 (DU/AC)
TOTAL GROSS DENSITY: 1.07 (DU/AC)
TOTAL OPEN SPACE: 265.31 AC.
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MAXIMUM DEVELOPMENT TRANSFER LOT CALCULATION
MTP = MAXIMUM LOTS PERMITTED
TA = TOTAL LAND AREA (442.18 AC.)
SS = STEEP SLOPES AREA (442.18 AC.)
IA = INFRASTRUCTURE AREA (36.14 AC.)
MTP = [(TA - SS - IA) / (4.84)] + 58.5
MTP = [(442.18 - 442.18 - 36.14) / 4.84] + 58.5
MTP = 17.34

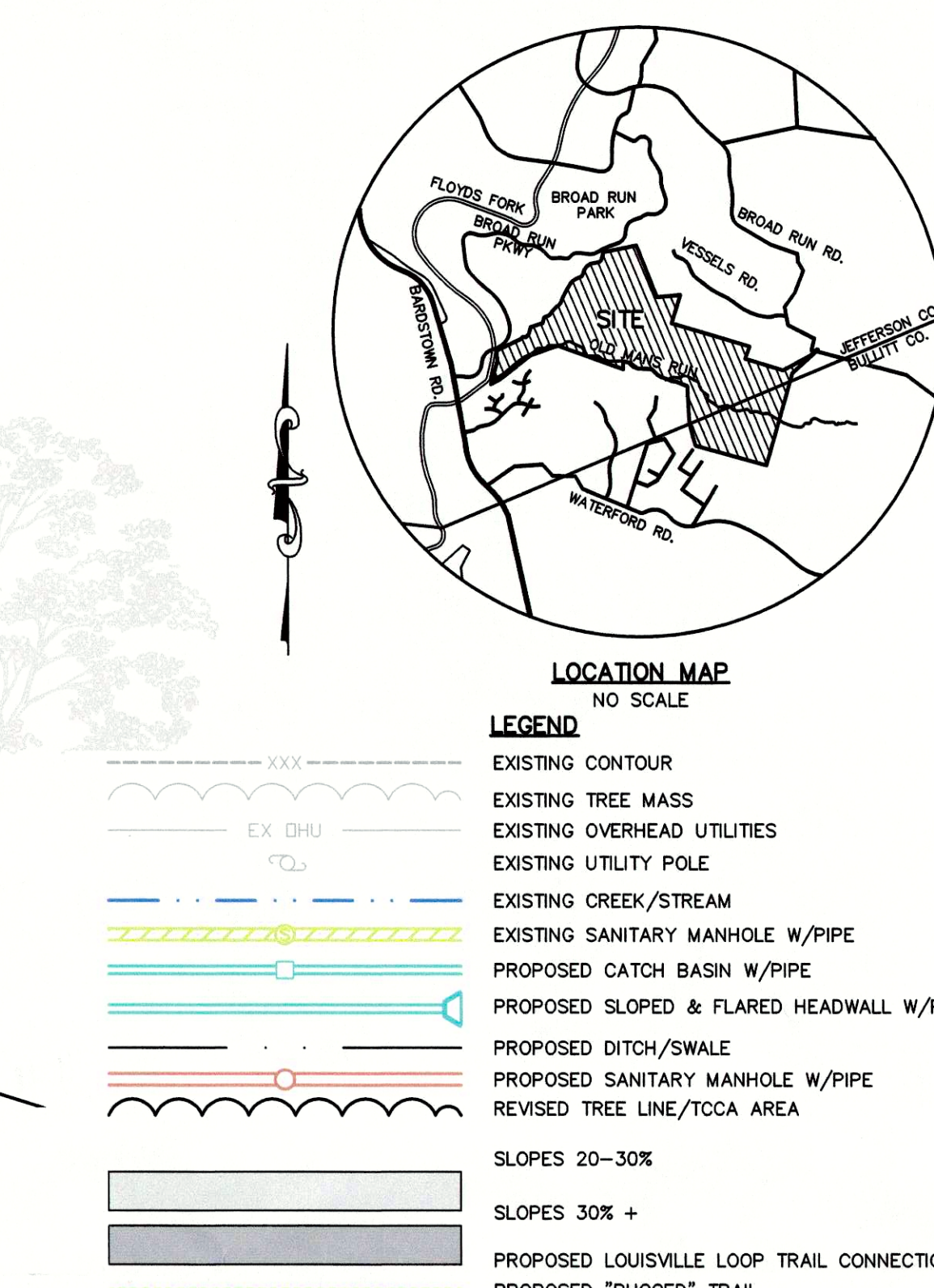
DIMENSIONAL STANDARDS
FRONT/STREET SIDE YARDS: MIN. 25'
REAR YARD: MIN. 25'
MAXIMUM BUILDING HEIGHT: 15.00 S.F. (MAX 25% OR 150 LOTS) 0 LOTS PROPOSED
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TOTAL TREE CANOPY REQUIRED: 2,889,218 S.F. (17%)
TOTAL TREE CANOPY TO BE PROVIDED: 2,889,218 S.F. (17%)

TRACT 1 TREE CANOPY DATA
GROSS SITE AREA: 18,261,442.4 S.F.
EXISTING TREE CANOPY: 15,104,380.8 S.F. (78.9%)
EXISTING TREE CANOPY TO BE PRESERVED: 15,104,380.8 S.F. (78.9%)
TOTAL TREE CANOPY REQUIRED: 2,889,218 S.F. (17%)
TOTAL TREE CANOPY TO BE PROVIDED: 2,889,218 S.F. (17%)

TRACT 2 TREE CANOPY DATA
GROSS SITE AREA: 18,261,442.4 S.F.
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CLUBHOUSE LANDSCAPE DATA
VUL REQUIRED (75%/X V.U.A.): 27,658 S.F.
L.A. REQUIRED (75%/X V.U.A.): 2,060 S.F.

VARIANCE REQUEST:
A VARIANCE OF SECTION 5.3 OF THE LDC IS REQUESTED TO REDUCE THE FRONT/STREET SIDE YARD FROM 30' TO 25' FOR ALL LOTS EXCEPT FOR LOTS 588-592 & 1-3.



MINDEL SCOTT
ENGINEERING & ARCHITECTURE
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OWNER/DEVELOPER
21ST CENTURY PARKS ENDOWMENT, INC.
471 W. MAIN STREET SUITE 203
LOUISVILLE, KY 40202

GENERAL/PRELIMINARY SUBDIVISION PLAN
(PER 4.7.7 DEVELOPMENT TRANSFER)
OAKLAND HILLS
11333 BARSTOWN CREEK ROAD
TAX BLOCK: 62 LOT: 102
D.B. 9695 PG. 850

RECEIVED
APR 09 2018
JEFFERSON COUNTY
DESIGN SERVICES

BENCHMARKS
GPS MONUMENT 86-36
TOP OF MONUMENT STAMPED "OPS 86-36", 1800' N, SOUTH ALONG BARSTOWN ROAD FROM FARM ROAD, IN FRONT OF HOUSE AT APPROX. 7" BELOW PAVEMENT, 0.7' BELOW GROUND.
ELEV. 668.27

CASE #1770NE1081
PREVIOUS CASE #9-106-02VDR/10-43-02
MSD SUB #1132

Vertical Scale: 1"=N/A
Horizontal Scale: 1"=200'
Date: 12/29/17
Job Number: 3434
Sheet: 1
OF 1