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.

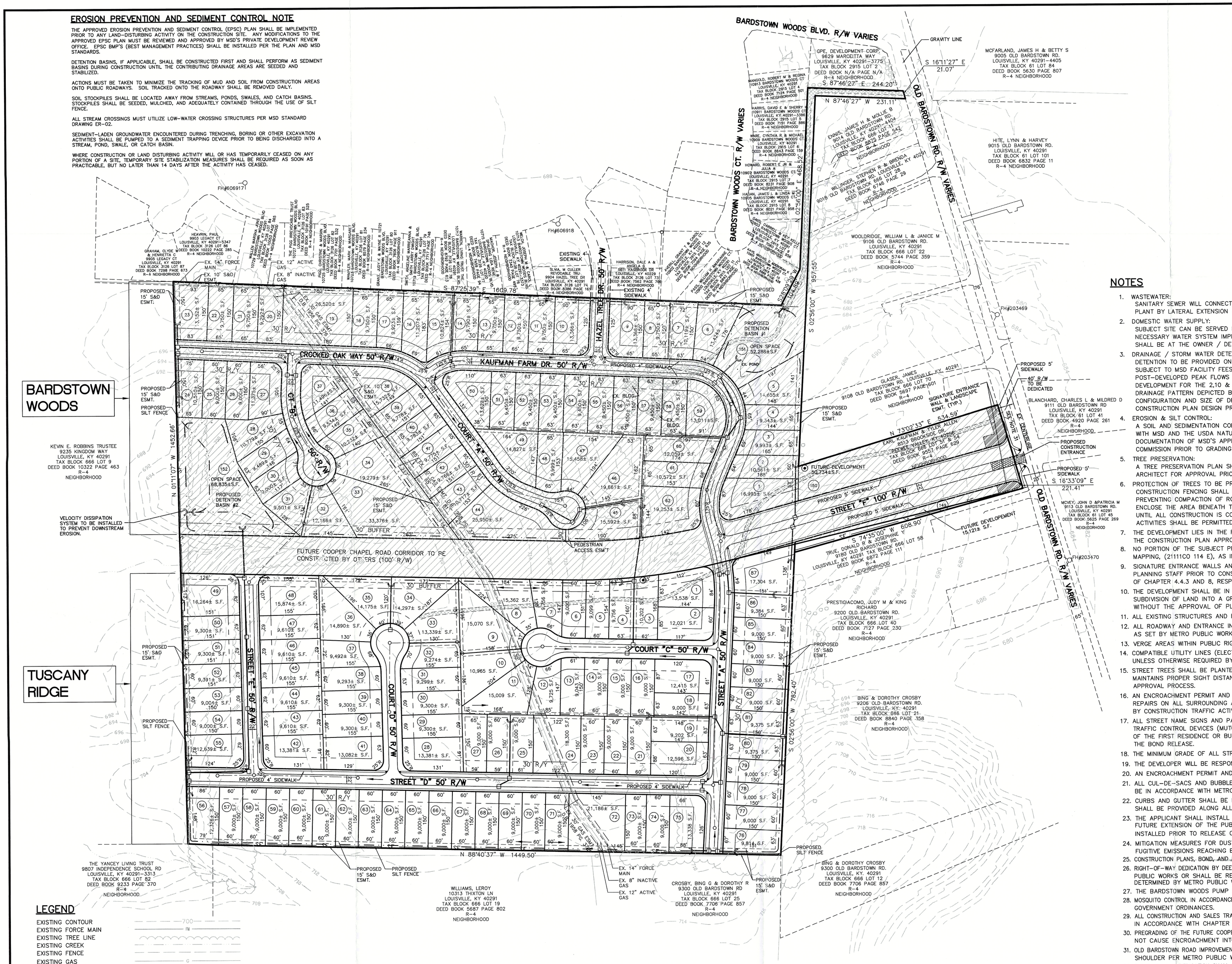
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

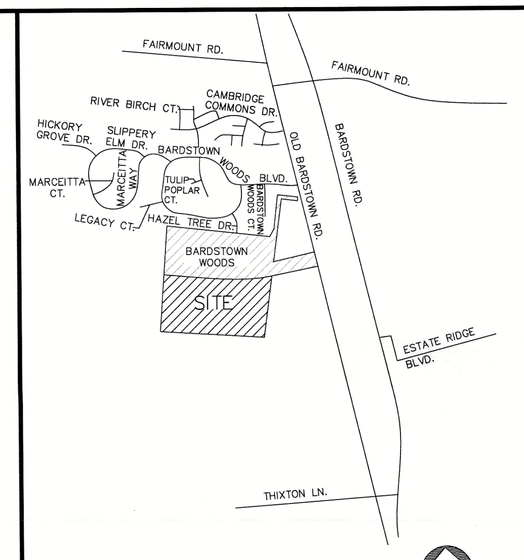
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

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.





LOCATION MAP

NO SCALE

NOTES

1. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES.
2. 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.
3. DRAINAGE / STORM WATER DETENTION:
   DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN
   SUBJECT TO MSD FACILITY FEES.
   POST-DEVELOPED PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2,10 & 100 YEAR STORMS
   DRAINAGE PATTERN DEPICTED BY 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.
4. 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.
5. 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.
6. 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.
7. THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT. ALL COMMENTS WILL BE ADDRESSES DURING THE CONSTRUCTION PLAN APPROVAL PROCESS.
8. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111CO 114 E), AS INDICATED ON THE PLAN.
9. 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.
10. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF PLANNING COMMISSION.
11. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
12. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
13. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO WORKS.
14. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
15. 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.
16. AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
17. 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.
18. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1%, MAXIMUM GRADE SHALL BE 10%.
19. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
20. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
21. 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.
22. 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.
23. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR STREETS "A","B" & "D" SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
24. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
25. CONSTRUCTION PLANS, BOND, ~~AND PERMIT ARE REQUIRED BY~~ METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
26. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR SHALL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT. THIS WILL BE DETERMINED BY METRO PUBLIC WORKS AT THE TIME OF CONSTRUCTION.
27. THE BARDSTOWN WOODS PUMP STATION WILL BE UPGRADED TO SERVE THIS PROPERTY.
28. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
29. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
30. PREGRADING OF THE FUTURE COOPER CHAPEL ROAD CORRIDOR WILL BE REQUIRED TO ENSURE THE FINAL GRADE WILL NOT CAUSE ENCROACHMENT INTO THE 30' BUFFER AREA ALONG THE RIGHT-OF-WAY.
31. OLD BARDSTOWN ROAD IMPROVEMENTS ALONG PROPERTY FRONTAGE AREA REQUIRED TO PROVIDE 6 -8 FT. SHOULDER PER METRO PUBLIC WORKS STANDARDS.
32. RIGHT-OF-WAY DEDICATION SHALL BE RECORDED AS A PART OF THE REQUIRED RECORD PLAT.
33. NO RESIDENTIAL LOT SHALL HAVE DIRECT ACCESS TO STREET "F" OR THE FUTURE COOPER CHAPEL ROAD CORRIDOR.

LEGEND

- EXISTING CONTOUR — 700
- EXISTING FORCE MAIN — FM
- EXISTING TREE LINE
- EXISTING CREEK
- EXISTING FENCE
- EXISTING GAS — G
- EXISTING FIRE HYDRANT — FH#203469
- PROPOSED STORM (CONCEPT)
- PROPOSED SANITARY (CONCEPT)
- PROPOSED DITCH
- PROPOSED SILT FENCE — SF
- PROPOSED FLOW ARROW
- PROPOSED LOT NUMBER
- PROPOSED REQUIRED YARD — R/Y
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED SIGNATURE ENTRANCE WALL
- EXISTING STRUCTURES AND EXISTING ENTRANCES TO BE REMOVED.
- SINKHOLE (FIELD LOCATED)
- AREA NOT INCLUDED IN PLAN REVISION

DETENTION CALCULATIONS

BASIN #1 = 0.73 AC.
2.9/12 (0.5-0.22) 24.4 AC. = 1.65 AC.FT.
3 FT. DEEP

BASIN #2 = 0.66 AC.
2.9/12 (0.5-0.22) 26.08 = 1.76 AC.FT.
3 FT. DEEP

BENCHMARK (NAVD 1988 DATUM)

FROM THE INTERSECTION OF GENE SNYDER FREEWAY (I-265) AND OLD BARDSTOWN ROAD, TRAVEL SOUTH ALONG OLD BARDSTOWN ROAD TO THE INTERSECTION OF FAIRMONT ROAD AND THE STATION ON THE LEFT. ELEV. = 657.85'

OVERALL TREE CANOPY DATA

GROSS LAND AREA	2,405,818± S.F.
TREE CANOPY CATEGORY	CLASS C
TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	481,164± S.F. (20%)
TREE CANOPY TO BE PLANTED	481,290± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	481,290± S.F.

*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.

OVERALL SITE DATA

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-4
EXISTING LAND USE	VACANT/ SINGLE FAMILY RESIDENCE
GROSS LAND AREA	55.23± AC.
NET LAND AREA	42.43
BUILDABLE LOTS	149
FUTURE BUILDABLE LOTS	2
NON-BUILDABLE LOTS	2
GROSS DENSITY	2.68 (DU./AC.)
NET DENSITY	3.49 (DU./AC.)
OPEN SPACE PROVIDED	2.8± AC.
MIN. FRONT AND STREET SIDE YARD SETBACK	30'
MIN. REAR YARD SETBACK	25'
MIN. SIDE YARD	5'

TUSCANY RIDGE SITE DATA

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-4
EXISTING LAND USE	VACANT/ SINGLE FAMILY RESIDENCE
GROSS LAND AREA	25.42± AC.
NET LAND AREA	21.26± AC.
BUILDABLE LOTS	87
FUTURE BUILDABLE LOTS	0
NON-BUILDABLE LOTS	0
GROSS DENSITY	3.42 (DU./AC.)
NET DENSITY	4.09 (DU./AC.)
OPEN SPACE PROVIDED	0 AC.
MIN. FRONT AND STREET SIDE YARD SETBACK	30'
MIN. REAR YARD SETBACK	25'
MIN. SIDE YARD	5'

RECEIVED
AUG 24 2015
PLANNING & DESIGN SERVICES

GRAPHIC SCALE 1"=100'
0 50 100 200

CASE #
PREVIOUS CASE #10548
MSD WM #9825

Mindel, Scott & Associates, Inc.
Planning / Engineering / Surveying / Landscape Architecture
5151 Jefferson Boulevard, Louisville, KY 40219
Phone (502) 485-1688 Fax (502) 485-1689 E-Mail: msa@mindelscott.com

OWNER/DEVELOPER
TUSCANY RIDGE PROPERTIES LLC
755 BOGARD LANE
MT. WASHINGTON, KY. 40047

OWNER
EARL KAUFMAN
8513 BROOKSIDE DRIVE E
LOUISVILLE, KY. 40056
TYLER ALLEN
7627 SIX MILE LANE
LOUISVILLE, KY. 40220

REVISED PRELIMINARY SUBDIVISION PLAN
TUSCANY RIDGE
OLD BARDSTOWN ROAD
LOUISVILLE, KY. 40291
TAX BLOCK: 666 LOTS: 83 & 87
D.B. 9557 PG. 629 & D.B. 10452 PG. 916

Revisions

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 8/24/15
Job Number: 2764

Sheet 1 of 1

15SUBDIV1012

...land projects (2)\2764\DWG\PLANNING\PRE-PLAN\2764-RPP (8-10-15).dwg, 8/24/2015 11:09:12 AM, \\d2900\Oce TDS 700