

STORMWATER POLLUTION PREVENTION PLAN NOTE:
 THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DEFLECTION 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.

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 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.

BENCHMARKS
 NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOGIC BENCHMARKS.

SOURCE BENCHMARK BA50-02 NAVD 1988 ELEV. 625.41

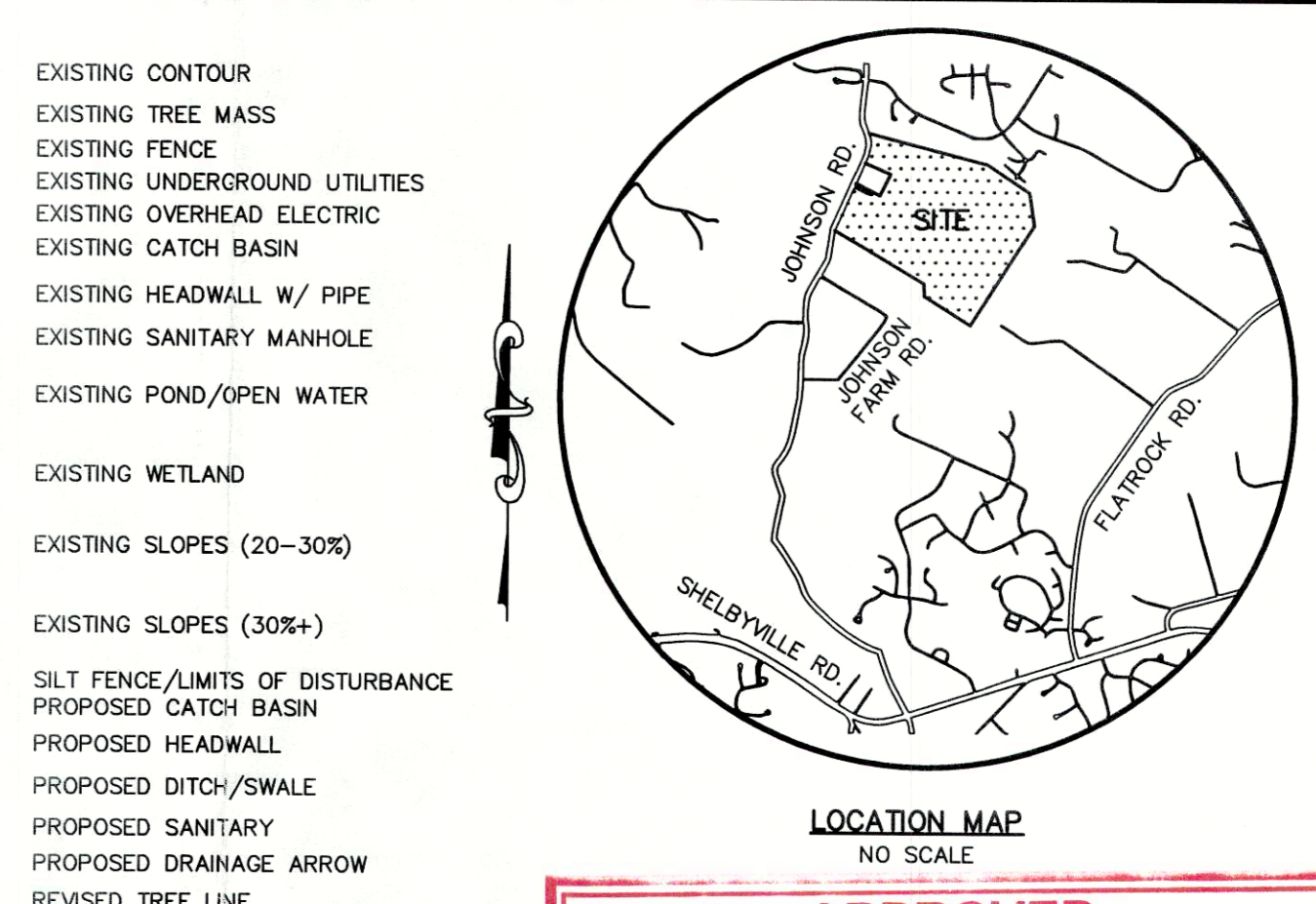
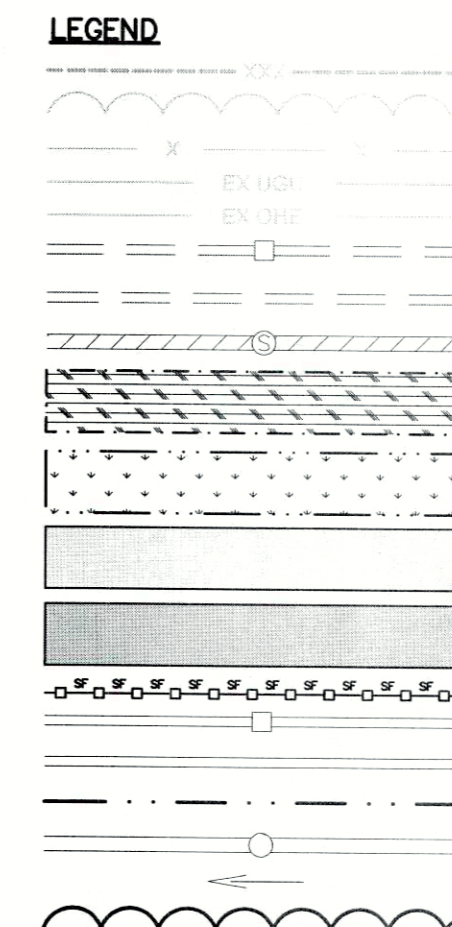
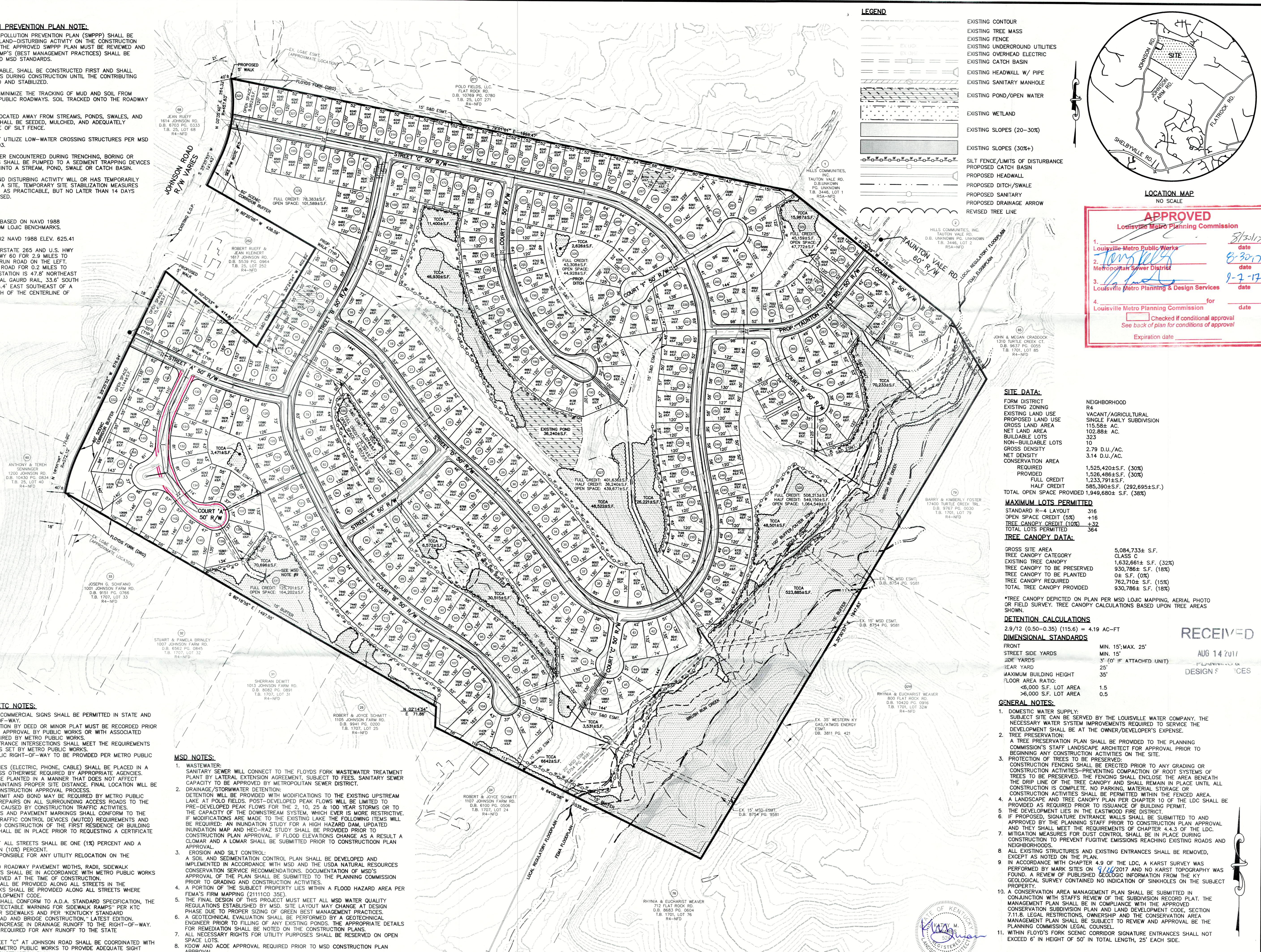
FROM THE JUNCTION OF INTERSTATE 265 AND U.S. HWY 60, GO EASTERLY ON U.S. HWY 60 FOR 2.9 MILES TO THE INTERSECTION OF LONG RUN ROAD ON THE LEFT, GO EASTERLY ON LONG RUN ROAD FOR 0.2 MILES TO THE STATION ON THE LEFT. STATION IS 47.8' NORTHEAST OF THE EAST END OF A METAL GAUGE RAIL, 33.6' SOUTH OF THE 54" WOOD FENCE, 16.4' EAST SOUTHEAST OF A FIRE HYDRANT AND 16' NORTH OF THE CENTERLINE OF LONG RUN ROAD.

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- RIGHT-OF-WAY DEDICATION 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.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREA WITH 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 SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- 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.
- 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.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL CURB-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADI, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND 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 DEVELOPMENT CODE.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
- THE ENTRANCE OF STREET "C" AT JOHNSON ROAD SHALL BE COORDINATED WITH DEVELOPER, KYTC AND METRO PUBLIC WORKS TO PROVIDE ADEQUATE SIGHT DISTANCES PRIOR TO CONSTRUCTION PLAN.
- PLANNING AND PUBLIC WORK DIRECTORS AGREE TO WAIVE THE 5.9.2.A.1.a.ii. CONNECTIVITY REQUIREMENT DUE TO PHYSICAL AND ENVIRONMENTAL SITE CONSTRAINTS.

MSD NOTES:

- WASTEWATER:**
 SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT. SUBJECT TO THE SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION:**
 DETENTION WILL BE PROVIDED WITH MODIFICATIONS TO THE EXISTING UPSTREAM LAKE AT POLO FIELDS. POST-DEVELOPED PEAK FLOW WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 & 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICH EVER IS MORE RESTRICTIVE. IF MODIFICATIONS ARE MADE TO THE EXISTING LAKE THE FOLLOWING ITEMS WILL BE REQUIRED: AN INUNDATION STUDY FOR A HIGH HAZARD DAM, UPDATED INUNDATION MAP AND HEC-RAS STUDY SHALL BE PROVIDED PRIOR TO CONSTRUCTION PLAN APPROVAL. IF FLOOD ELEVATIONS CHANGE AS A RESULT A CLOWAR AND A LOMAR SHALL BE SUBMITTED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- EROSION AND 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.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100 35E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- A GEOTECHNICAL EVALUATION SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER PRIOR TO FILLING OF ANY EXISTING PONDS. APPROPRIATE DETAILS FOR REMEDIATION SHALL BE NOTED ON THE CONSTRUCTION PLANS.
- ALL NECESSARY RIGHTS FOR UTILITY PURPOSES SHALL BE RESERVED ON OPEN SPACE LOTS.
- KDOW AND ACOE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- DRAINAGE TOWARDS LOT 31 OF TAX BLOCK 1707 SHALL NOT EXCEED PRE-DEVELOPED FLOWS. EITHER STORM WATER WILL BE DIVERTED OR DETENTION WILL BE PROVIDED IN OPEN SPACE LOT 328 TO COMPENSATE.



APPROVED
 Louisville Metro Planning Commission

1. Louisville Metro Public Works	8/30/17	date
2. Metropolitan Sewer District	8-30-17	date
3. Louisville Metro Planning & Design Services	8-7-17	date
4. Louisville Metro Planning Commission		for date

Checked if conditional approval
 See back of plan for conditions of approval
 Expiration date

SITE DATA:

FORM DISTRICT	R4	NEIGHBORHOOD	
EXISTING ZONING		VACANT/AGRICULTURAL	
EXISTING LAND USE		SINGLE FAMILY SUBDIVISION	
PROPOSED LAND USE			
GROSS LAND AREA	115,58± AC.		
NET LAND AREA	102,88± AC.		
BUILDABLE LOTS	323		
NON-BUILDABLE LOTS	10		
GROSS DENSITY	2.79 D.U./AC.		
NET DENSITY	3.14 D.U./AC.		
CONSERVATION AREA			
REQUIRED	1,525,420±S.F. (30%)		
PROVIDED	1,526,486±S.F. (30%)		
FULL CREDIT	1,233,791±S.F.		
HALF CREDIT	585,390±S.F. (292,695±S.F.)		
TOTAL OPEN SPACE PROVIDED	1,949,680± S.F. (38%)		

MAXIMUM LOTS PERMITTED

STANDARD R-4 LAYOUT	318
OPEN SPACE CREDIT (5%)	+16
TREE CANOPY CREDIT (10%)	+32
TOTAL LOTS PERMITTED	364

TREE CANOPY DATA:

GROSS SITE AREA	5,084,733± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	1,632,661± S.F. (32%)
TREE CANOPY TO BE PRESERVED	930,786± S.F. (18%)
TREE CANOPY TO BE PLANTED	0± S.F. (0%)
TREE CANOPY REQUIRED	762,710± S.F. (15%)
TOTAL TREE CANOPY PROVIDED	930,786± S.F. (18%)

DETENTION CALCULATIONS
 2.9/12 (0.50-0.35) (115.6) = 4.19 AC-FT

DIMENSIONAL STANDARDS

FRONT	MIN. 15'; MAX. 25'
STREET SIDE YARDS	MIN. 15'
SIDE YARDS	3' (0' IF ATTACHED UNIT)
REAR YARD	25'
MAXIMUM BUILDING HEIGHT	35'
FLOOR AREA RATIO	
<6,000 S.F. LOT AREA	1.5
>6,000 S.F. LOT AREA	0.5

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES ON THE SITE.
- 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. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT. THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT.
- IF PROPOSED SIGNATURE ENTRANCE 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 OF THE LDC.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES ON 4/20/2017 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
- A CONSERVATION AREA MANAGEMENT PLAN SHALL BE SUBMITTED IN CONJUNCTION WITH STAFFS REVIEW OF THE SUBDIVISION RECORD PLAT. THE MANAGEMENT PLAN SHALL BE IN COMPLIANCE WITH THE APPROVED CONSERVATION SUBDIVISION PLAN AND LAND DEVELOPMENT CODE, SECTION 7.11.11.1. ALL LEGAL RESTRICTIONS AND THE CONSERVATION AREA MANAGEMENT PLAN SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING COMMISSION LEGAL COUNSEL.
- WITHIN FLOYD'S FORK SCENIC CORRIDOR SIGNATURE ENTRANCES SHALL NOT EXCEED 6' IN HEIGHT OF 50' IN TOTAL LENGTH, 25' EACH SIDE.

RECEIVED
 AUG 14 2017
 PLANNING & DESIGN SERVICES

DEVELOPER
 INVERNESS HOMES
 11305 REED HARTMAN HWY. STE. 214
 CINCINNATI, OH. 45241

OWNER
 THE MARGARET KLEINERT TRUST
 138 CLARK STREET
 SELLSBURG, IN. 47172

CONSERVATION SUBDIVISION PLAN
JOHNSON ROAD
CONSERVATION SUBDIVISION
 1313 JOHNSON ROAD
 LOUISVILLE, KENTUCKY 40245
 TAX BLOCK 25; LOT 15
 DEED BOOK 8152; PAGE 757

REVISIONS

8/7/17	PER AGENCY COMMENTS	
8/14/17	PER PUBLIC WORKS COMMENTS	
8/16/17	150806-ALLA 08-07-17 (C-01)	

Vertical Scale: N/A
 Horizontal Scale: 1"=150'
 Date: 6/30/17
 Job Number: 3419
 Sheet 1 of 1

Mindel, Scott & Associates, Inc.
 Planning, Engineering, Surveying, Landscape Architecture
 Utility Consulting, Property Management
 Phone: (502) 453-1388 Fax: (502) 485-1306 3348 Brookside Drive, Louisville, KY 40219

MSA

PROJECT # 17SUBDIV1011
 WM #11655
 GRAPHIC SCALE 1"=150'
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