ADJACENT PROPERTY OWNERS

92B. 21st CENTURY PARKS ENDOWMENT
11606 HICKORY BEND HOLLOW
T.B. 379 LOT 92B, R4 / NFD

49. DAVID & OLIVIA MINDEL
11501 HICKORY BEND HOLLOW
T.B. 379 LOT 49, R4 / NFD

50. STEPHEN RUDOLPH
11503 ICKORY BEND HOLLOW
T.B. 379 LOT 50, R4 / NFD

56. 21st CENTURY PARKS ENDOWMENT
471 W MAIN ST STE 202
T.B. 379 LOT 56, R4 / NFD

57. 21st CENTURY PARKS ENDOWMENT
471 W MAIN ST STE 202
T.B. 379 LOT 57, R4 / NFD

58. 21st CENTURY PARKS ENDOWMENT
471 W MAIN ST STE 202
T.B. 379 LOT 58, R4 / NFD

59. 21st CENTURY PARKS ENDOWMENT
471 W MAIN ST STE 202
T.B. 379 LOT 59, R4 / NFD

60. 21st CENTURY PARKS ENDOWMENT
471 W MAIN ST STE 202
T.B. 379 LOT 60, R4 / NFD

61. PATRICK &
CHANDAMALY CHEA
11601 HICKORY BEND HOLLOW
T.B. 379 LOT 61, R4 / NFD

62. STEVEN L & LISA NOPPER ALLEN
11603 HICKORY BEND HOLLOW
T.B. 379 LOT 62, R4 / NFD

63. PAUL J & STORMI H KLUTTS
11605 HICKORY BEND HOLLOW
T.B. 379 LOT 63, R4 / NFD

68. DONNY RAY & MICHAEL TODD GIBSON
11600 TRANQUILITY WAY
T.B. 379 LOT 68, R4 / NFD

69. 21st CENTURY PARKS ENDOWMENT
471 W MAIN ST STE 202
T.B. 379 LOT 69, R4 / NFD

70. 21st CENTURY PARKS ENDOWMENT
471 W MAIN ST STE 202
T.B. 379 LOT 70, R4 / NFD

71. KENNETH & CAROLYN BREWER
11605 TRANQUILITY WAY
T.B. 379 LOT 71, R4 / NFD

72. MICHELE & BRADLEY MATTINGLY
12510 OAKLAND HILLS TRAIL
T.B. 379 LOT 72, R4 / NFD

197. 21st CENTURY PARKS ENDOWMENT
471 W MAIN ST STE 202
62 LOT 197, R4 / NFD

MSD NOTES:

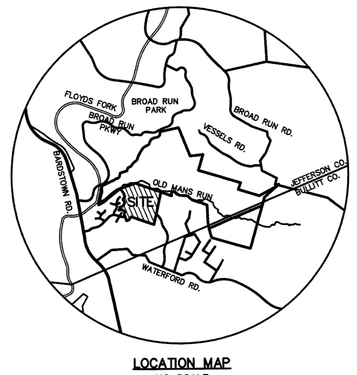
1. CONSTRUCTION PLAN AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
   DEVELOPER 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 OFFSET REGIONAL FACILITY FEES. THESE FEATURES AND DEVICES MAY BE MODIFIED AS EACH SECTION IS DEVELOPED AND APPROVED BY MSD TO MAKE THE BEST USE OF IMPROVED TECHNOLOGIES.
4. 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.
5. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0132E, 21111C0115E & 21111C0133E).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT EACH SECTIONS DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
7. A GEOTECHNICAL EVALUATION SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER PRIOR TO ANY MITIGATION OF EXISTING SINKHOLES AND THE APPROPRIATE DETAILS FOR REMEDIATION SHALL BE NOTED ON THE CONSTRUCTION PLANS.
8. AREAS ALONG OLD MANS RUN ARE IDENTIFIED AS POTENTIAL WATER QUALITY AND DETENTION COMPENSATION AREAS.
9. ALL NECESSARY RIGHTS FOR UTILITY PURPOSES SHALL BE RESERVED ON OPEN SPACE LOTS.
10. ACOE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
11. IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT SHALL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
12. MSD FLOODPLAIN PERMIT AND KDOW APPROVAL REQUIRED PRIOR TO ANY WORK WITHIN THE FLOODPLAIN.
13. IF REQUESTED AT THE TIME OF CONSTRUCTION AND SANITARY DRAWINGS ARE BEING PERMITTED, JOINTLESS SANITARY PIPES MAY BE REQUIRED IN AREAS PRONE TO HIGH WATER TABLES TO PREVENT I & I.

GENERAL NOTES:

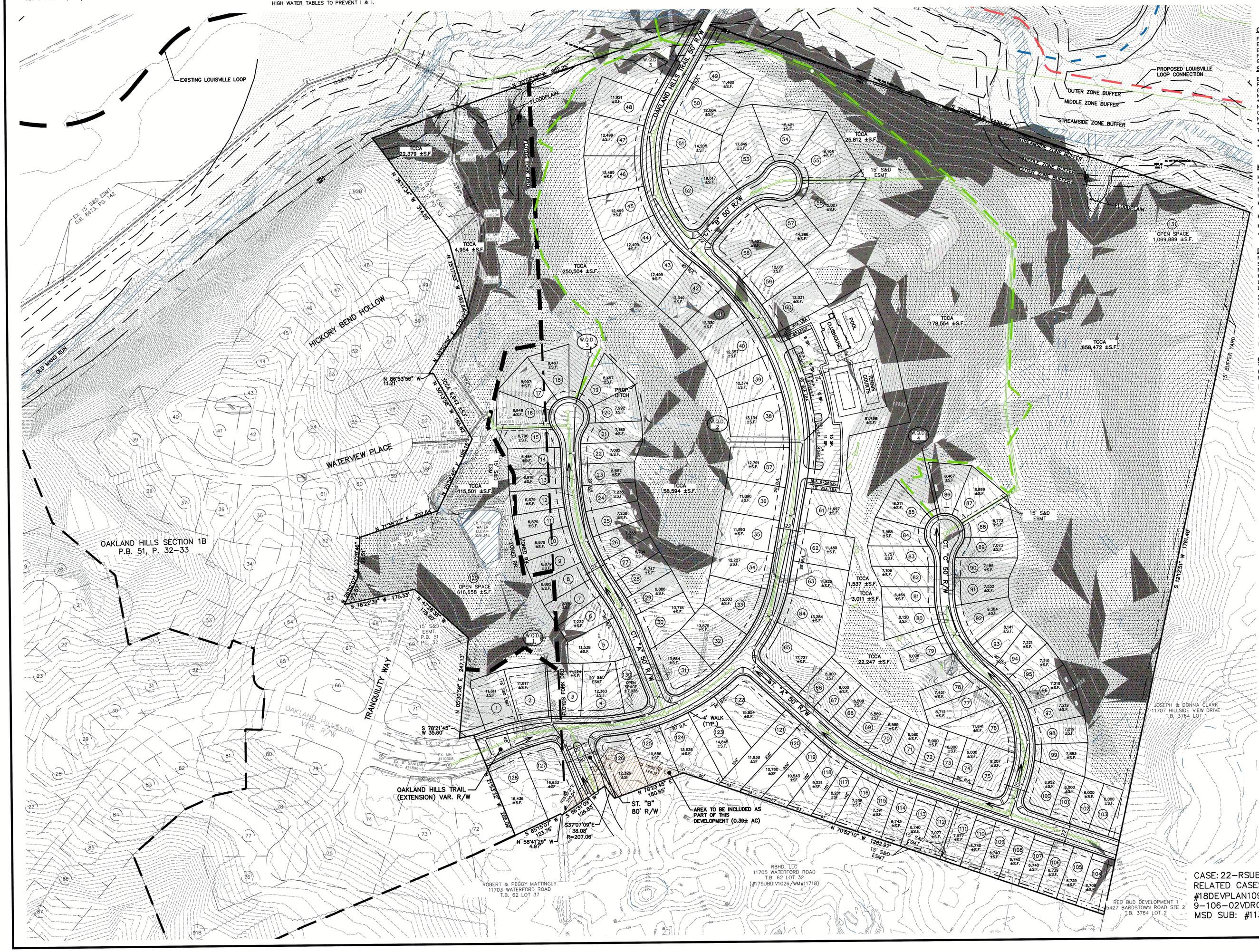
1. DOMESTIC WATER SUPPLY:
   SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
   A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S 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–PRESERVING 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. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
6. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
8. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES ON 4/10/17 AND KARST TOPOGRAPHY WAS FOUND. (SEE MSD NOTE #7)
9. THE STREAM BUFFERS REQUIRED ALONG A BLUE LINE STREAM SHALL BE MEASURED FROM THE TOP OF BANK.

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING OVERHEAD UTILITIES
- EXISTING UTILITY POLE
- EXISTING CREEK/STREAM
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED CATCH BASIN W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- REVISED TREE LINE/TCCA AREA
- SLOPES 20–30%
- SLOPES 30% +
- PROPOSED LOUISVILLE LOOP TRAIL CONNECTION
- PROPOSED RUGGED TRAIL
- PROPOSED WATER QUALITY DEVICE (W.Q.D.)
- PROPOSED W.Q.D./VELOCITY DISSIPATER
- IDENTIFIED GLADE CRESS
- TCCA
- IDENTIFIED SINKHOLE (LOCATED BY G.I.S. OR S.W.L. KARST TOPO SURVEY EXHIBIT)
- DRAINAGE FLOW ARROW
- EXISTING ZONING LINE



LOCATION MAP
NO SCALE



OVERALL SITE DATA

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R6, R4 & RR
EXISTING LAND USE	VACANT/AGRICULTURAL
PROPOSED LAND USE	SINGLE & MULTI-FAMILY RESIDENTIAL
GROSS LAND AREA	462.58± AC.

SECTION 2 SITE DATA:

EXISTING ZONING	R4 & RR
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	76.18 AC. (3,318,220 S.F.)
NET LAND AREA	69.52± AC
*BUILDABLE LOTS	128 LOTS
NON-BUILDABLE LOTS	4
GROSS DENSITY	1.68 (DU./AC.)
NET DENSITY	1.84 (DU./AC.)
**PRESERVED STEEP SLOPES AREA	94.97± AC.
TOTAL OPEN SPACE	38.88± AC. (1,693,575 ±S.F.)

*DOES NOT INCLUDE CLUBHOUSE LOT
**AREA PRESERVED FOR OVERALL DEVELOPMENT, APPROVED PER 17ZONE1081

MAXIMUM DEVELOPMENT TRANSFER LOT CALCULATION: APPROVED PER 18DEVPLAN1099

MLP – MAXIMUM LOTS PERMITTED
*TA – TOTAL LAND AREA (442.18 AC.)
SS – STEEP SLOPES AREA/SLOPES >20% (94.97 AC.)
IA – INFRASTRUCTURE AREA (36.14 AC.)

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

$$MLP = [(442.18 - 94.97 - 36.14)\ 4.84] + \frac{94.97 \times 4.84}{2}$$

$$MLP = 1{,}734$$

*AREA DOES NOT INCLUDE TRACT 2 (MULTI-FAMILY LOT) PER 17ZONE1081

DIMENSIONAL STANDARDS

FRONT/STREET SIDE YARDS	MIN. 15'
SIDE YARDS	5'
REAR YARD	25'
MAXIMUM BUILDING HEIGHT	35'
LOTS <5,000 S.F. (MAX 25% OR 31 LOTS)	0 LOTS PROPOSED
LOTS ≥9,000 S.F. (MIN 20% OR 25 LOTS)	49 LOTS PROPOSED

SECTION 2 TREE CANOPY DATA:

GROSS LAND AREA	76.18 AC. (3,318,220 SF)
*EXISTING TREE CANOPY	3,016,789± S.F. (91%)
EXISTING TREE CANOPY TO BE PRESERVED	1,348,507± S.F. (41%)
TOTAL TREE CANOPY REQUIRED	1,327,288± S.F. (40%)
TOTAL TREE CANOPY TO BE PROVIDED	1,348,507± S.F. (41%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY.

CLUBHOUSE LANDSCAPE DATA:

V.U.A.	19,064± S.F.
I.L.A. REQUIRED (7.5%/X V.U.A.)	1,430 S.F. (0.75%)
I.L.A. PROVIDED	2,605± S.F. (13.6%)

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. 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.
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 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 MAINTAINING 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 ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT UNLESS APPROVED BY DIRECTOR OF PUBLIC WORKS.
10. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
11. ALL CUL-DE-SACS AND ROADWAY 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 5.8 OF THE LAND DEVELOPMENT CODE.
13. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION. THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
14. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR OAKLAND HILLS TRAIL EXTENSION AND STREETS "A" AND "B". SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
15. LICENSE AGREEMENT FOR THE MAINTENANCE OF ANY WQ UNITS IN THE R/W SHALL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

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.

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-02-03.

SEDIMENT-LADEN 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.

VARIANCE REQUEST: APPROVED PER 18DEVPLAN1099

A VARIANCE OF SECTION 5.3 OF THE LDC WAS APPROVED ON 7/16/2018 TO REDUCE THE FRONT/STREET SIDE YARD FROM 30' TO 25' FOR ALL LOTS EXCEPT FOR LOTS 588–592 & 1–3.

(SEE APPROVED PLAN #18DEVPLAN1099 FOR ASSOCIATED LOTS)

CASE: 22-RSUB-0002
RELATED CASES: #19-RSUB-0001,
#18DEVPLAN1099/17ZONE1081
9-106-02VDRO, 10-43-02
MSD SUB: #1132

GRAPHIC SCALE 1"=100'
0 50 100 200

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ▶ MindelScott.com

DEVELOPER
RBHD LLC &
RED BUD HILL
DEVELOPMENT INC.
5427 BARDSTOWN RD. STE 2
LOUISVILLE, KY 40291

OWNERS
21st CENTURY PARKS ENDOWMENT, INC.
471 W. MAIN STREET SUITE 203
LOUISVILLE, KY 40202
&
RBHD LLC
5427 BARDSTOWN RD STE 2
LOUISVILLE, KY 40291

REVISED PRELIMINARY SUBDIVISION PLAN
(PER 4.7.7 DEVELOPMENT TRANSFER)
OAKLAND HILLS – SECTION 2
11333 BARDSTOWN CREEK ROAD & 11705 WATERFORD RD
D.B. 9635 PG. 850 TAX BLOCK 62 LOT 102
& D.B. 8641 PG. 0809 TAX BLOCK 62 LOT 32

Revisions	
6/10/22	AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 01/24/22
Job Number: 3434
Sheet 1 of 1

PROFESSIONAL'S SEAL