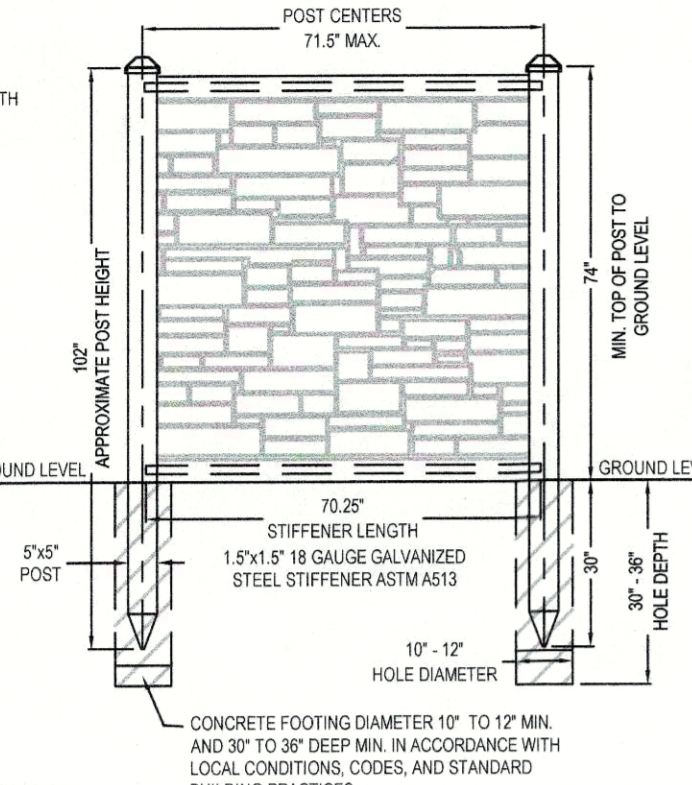
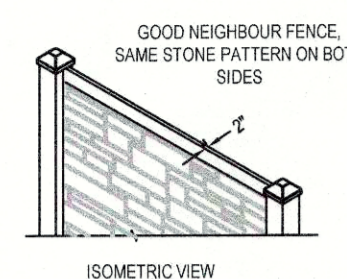




SIM TEK FENCE
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MADE WITH LINEAR LOW DENSITY POLYETHYLENE PLASTIC (LLDPE)
 ACTUAL PANEL DIMENSIONS: 72H x 69.75W
 PANEL WEIGHT SELLS
 TOLERANCES ARE ± 5"

1. PATENTS 7,478,797 / 7,635,114 FOREIGN PATENTS PENDING
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS
4. DO NOT SCALE DRAWING
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADetails.com/info REFERENCE NUMBER 4312.002



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PRELIMINARY APPROVAL

Condition of Approval:

[Signature] Date: 12/04/19

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]* DATE: 12/04/19

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

TREE CANOPY DATA:
 GROSS SITE AREA: 345,748± S.F.
 TREE CANOPY CATEGORY: CLASS C
 EXISTING TREE CANOPY: 0± S.F. (0%)
 TOTAL TREE CANOPY REQUIRED: 69,150± S.F. (20%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

DIMENSIONAL STANDARDS

LOT AREA MIN.	3,000 S.F.
LOT WIDTH MIN.	30'
FRONT/STREET SIDE YARD MIN.	15'
SIDE YARD MIN.	6'
REAR YARD MIN.	25'

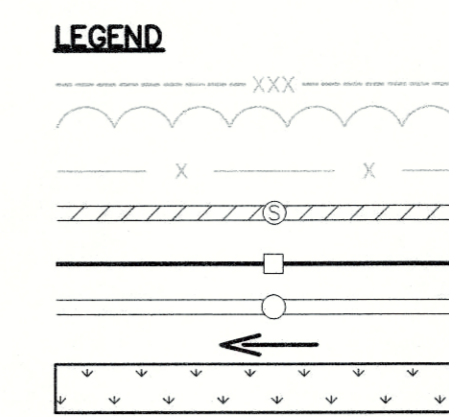
WALVER REQUEST:
 A WAIVER OF 7.3.30.E OF THE LDC IS REQUESTED TO ALLOW MORE THAN 15% OF A REQUIRED REAR YARD OF A BUILDABLE LOT TO BE OCCUPIED BY A DRAINAGE EASEMENT.

BENCHMARKS

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOGIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.

SOURCE BENCHMARK: GPS86-37/RESET NAVD 1988 ELEV. 662.48

TO REACH: TRAVEL 1,100' NORTH ALONG BARDSTOWN ROAD FROM THE INTERSECTION OF BARDSTOWN ROAD AND BRENTLINGER LANE TO BARTLEY ROAD; THENCE GO 1,700' WEST ALONG BARTLEY ROAD TO THE STATION ON THE RIGHT OPPOSITE HOUSE #9416. STATION IS 14' NORTH OF THE CENTERLINE OF BARTLEY ROAD AND LEVEL WITH THE PAVEMENT.



SITE DATA:
 FORM DISTRICT: R-4
 EXISTING ZONING: PR
 PROPOSED ZONING: ATHLETIC FIELD/VACANT
 EXISTING LAND USE: SINGLE-FAMILY RESIDENTIAL
 PROPOSED LAND USE: 7.93± AC.
 GROSS LAND AREA: 6.67± AC.
 BUILDABLE LOTS: 2
 NON-BUILDABLE LOTS: 2
 GROSS DENSITY: 4.91 D.U./AC.
 NET DENSITY (MAXIMUM ALLOWED 7.26): 5.85 D.U./AC.
 OPEN SPACE REQUIRED: 13,715± S.F. (4%)
 OPEN SPACE PROVIDED - RECREATIONAL: 18,699± S.F. (6%)
 MAXIMUM BUILDING HEIGHT ALLOWED: 35'

OPEN SPACE FORMULA
 (TOTAL BUILDABLE LOTS X 6,000 S.F.) / 2
 (234,000 - 206,569) / 2 = 13,715 S.F.

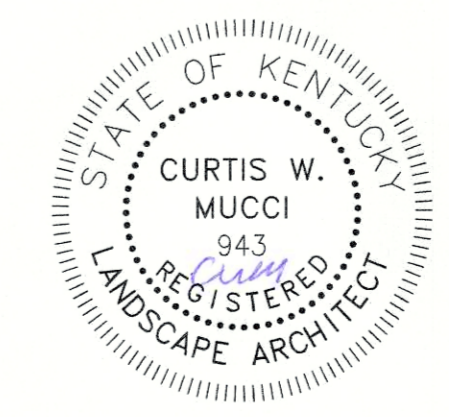
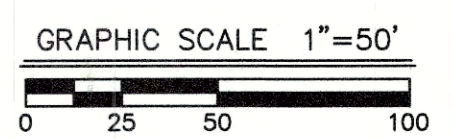
- GENERAL NOTES:**
1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING 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 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. IF PROPOSED, SIGNATURE ENTRANCE WALLS 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.
 7. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE 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.
 8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 9. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 5/14/2019 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGICAL INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
 10. A NOISE STUDY SHALL BE PROVIDED TO DETERMINE IF THE 25' NOISE SENSITIVE ZONE BUFFER IS REQUIRED ALONG INTERSTATE 265. BUILDINGS MAY BE ALLOWED TO BE LOCATED CLOSER THAN 25' AWAY FROM INTERSTATE 64 BASED ON THE FINDINGS OF THE STUDY.

- 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. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 4. 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.
 5. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS OR ANY DISTURBANCE TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 6. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 7. 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.
 8. THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE STATE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
 9. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
 10. METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
 11. CURBS AND GUTTERS SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT.
 12. ALL CUL-DE-SACS AND BURBLE PAVEMENT WIDTHS, RADI, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
 13. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM GRADE SHALL BE 10%.
 14. CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
 15. ALL ROADWAYS SHALL BE SURFACED WITH A HARD AND DURABLE MATERIAL AS DEFINED BY PUBLIC WORKS STANDARDS.
 16. A CROSSOVER ACCESS AGREEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS. THE EASEMENT SHALL CONFORM TO ORNANCE 187. SERIES 2003 AS AMENDED.

- MSD NOTES:**
1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 2. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT. OFFSITE EASEMENTS REQUIRED FOR PROPOSED LATERAL EXTENSION. ANY AND ALL STRUCTURES SHALL BE PERMANENTLY REMOVED FROM THE PROPOSED SEWER AND DRAINAGE EASEMENTS PRIOR TO MSD CONSTRUCTION PLAN APPROVAL AND/OR RECORDING OF THE EASEMENT PLAT.
 3. DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO DOWNSTREAM CAPACITY, WHICH IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. CAPACITY OF THE ROADSIDE SWALE SHALL BE EVALUATED AT SMITH LANE AND JOHNSON SCHOOL ROAD, AND THE CULVERT UNDER JOHNSON SCHOOL ROAD PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 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. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111096E).
 6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. MAXIMUM CHLORIDE CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

DETENTION CALCULATIONS
 2.9/12 (0.48-0.19) (7.93) = 0.56 AC-FT

CASE #19-ZONE-0026 (19ZONE1042)
 MSD SUB #490



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OWNER/DEVELOPER
SMITH LANE PROPERTIES, LLC
 9498 BARN ROAD
 LOUISVILLE, KY 40291

PRELIMINARY SUBDIVISION AND
 DETAILED DISTRICT DEVELOPMENT PLAN
CEDAR HEIGHTS SUBDIVISION
 8700 SMITH LANE
 LOUISVILLE, KENTUCKY 40291
 TAX BLOCK 647, LOT 22
 DEED BOOK 7377, PAGE 1

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 PLANNING & DESIGN SERVICES

Revisions	
11/17/19 PER AGENCY COMMENTS	
11/22/19 REVISED FENCE DETAIL	

Vertical Scale: N/A
 Horizontal Scale: 1"=50'
 Date: 7/15/19
 Job Number: 3616
 Sheet