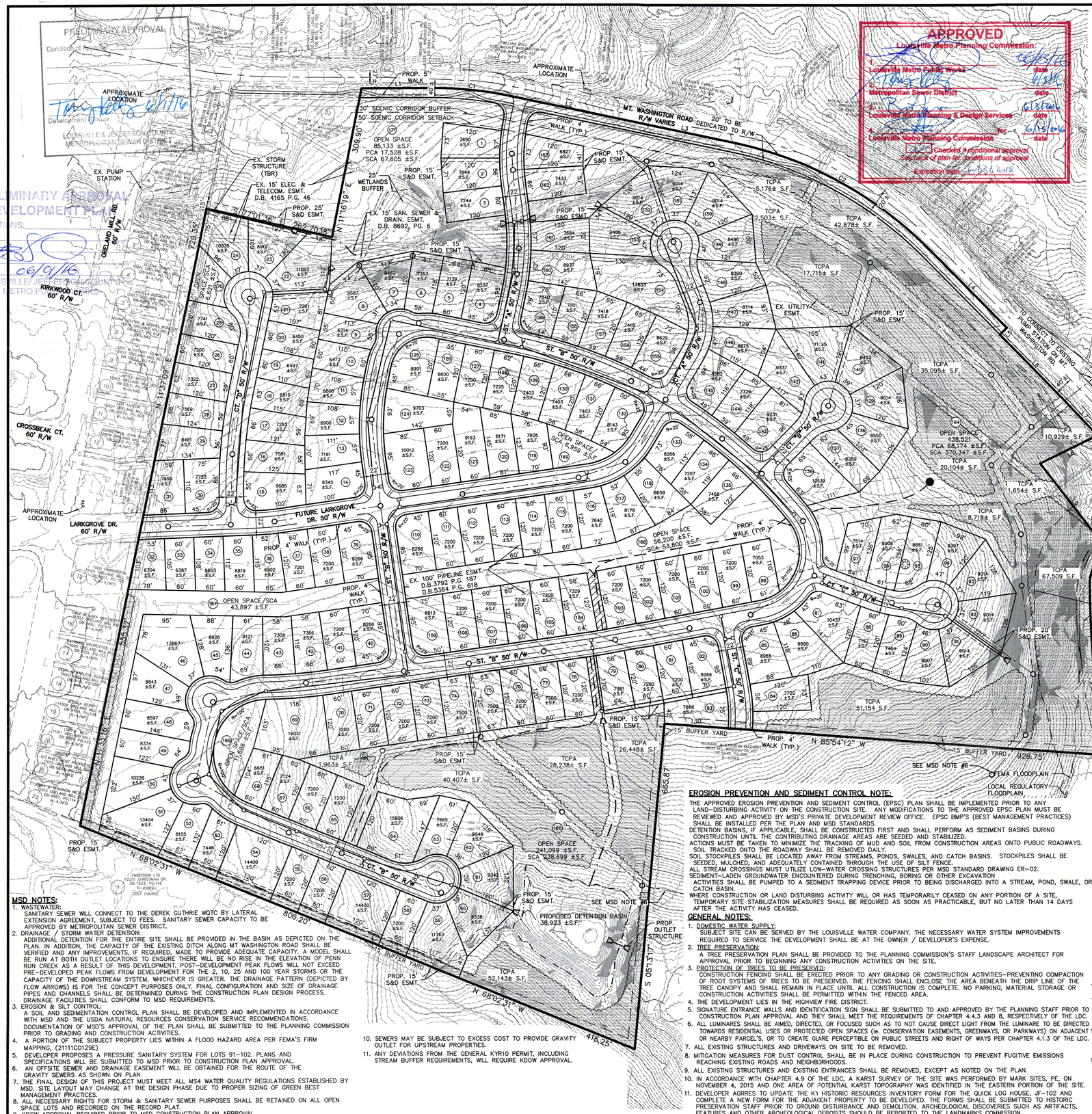
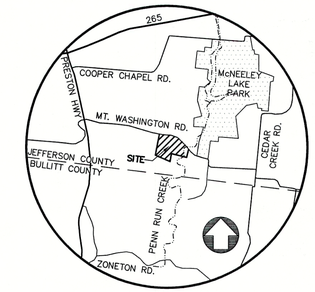



APPROVED
Louisville Metro Planning Commission
1. Louisville Metro Public Works — date 6/9/16
2. Metropolitan Sewer District — date
3. Louisville Metro Planning & Design Services — date 6/13/2016
4. Louisville Metro Planning Commission — for — date 6/13/2016
☐ Checked if conditional approval
See back of plan for conditions of approval
Executive Secretary — date 6/13/2016

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE: 06/9/16
LOUISVILLE/JEFFERSON COUNTY METRO PARKS

## LEGEND

- EXISTING FIRE HYDRANT
- EXISTING FENCE
- POSSIBLE SINKHOLE
- APPROXIMATE SPRING LOCATION
- EXISTING LOT NUMBER
- PROPOSED LOT NUMBER
- EXISTING DRAINAGE WAY
- PROPOSED DRAINAGE WAY
- PROPOSED STORM (CONCEPT)
- PROPOSED SANITARY (CONCEPT)
- PROPOSED FLOW ARROW
- REQUIRED SETBACK
- SILT FENCE
- TREE CANOPY PRESERVATION AREA
- EXISTING TREE CANOPY
- SLOPES 20-30%
- SLOPES 30% + (AREAS >5,000 S.F. PCA)
- LOCAL REGULATORY FLOODPLAIN (PCA)
- FEMA FLOODPLAIN (PCA)
- EXISTING GAS LINE
- PROPOSED CONCEPTUAL PATHWAY
- OPEN SPACE NOT INCLUDED IN CONSERVATION AREA




## LOCATION MAP
NO SCALE

## SITE DATA

| | |
|---|---|
| FORM DISTRICT | NEIGHBORHOOD |
| EXISTING ZONING | R4 |
| EXISTING LAND USE | VACANT/S.F. RESIDENTIAL |
| GROSS LAND AREA (NOT INCLUDING AREA TO BE DEDICATED TO R/W ALONG MT. WASHINGTON RD.) | 59.89 ±AC. |
| NET LAND AREA | 51.34 ±AC. |
| BUILDABLE LOTS | 163 |
| NON-BUILDABLE LOTS | 8 |
| AVERAGE LOT SIZE | 8,363 ±S.F. |
| GROSS DENSITY | 2.72 (DU./AC.) |
| NET DENSITY | 3.19 (DU./AC.) |
| CONSERVATION AREA REQUIRED | 782,648± S.F. (30%) |
| CONSERVATION AREA PROVIDED | 885,318 S.F. (33.9%) |
| AREAS <5,000 S.F. N.L.C. | |
| PCA | 85,702± S.F. |
| SCA | 799,616± S.F. |
| TOTAL OPEN SPACE | 890,118 S.F. (34.1%) |

## DIMENSIONAL STANDARDS

| | |
|---|---|
| FRONT/STREET SIDE YARDS | 15'-25' |
| SIDE YARDS | 5' |
| REAR YARD | 25' |
| MAXIMUM BUILDING HEIGHT | 35' |

## MAXIMUM LOT CALCULATION

MLP – MAXIMUM LOTS PERMITTED
TA – TOTAL LAND AREA
PCA – PRIMARY CONSERVATION AREA
IA – INFRASTRUCTURE AREA

$$MLP = \frac{TA - PCA - IA}{\text{ZONING DISTRICT MINIMUM LOT AREA}}$$

$$MLP = \frac{2{,}608{,}828\ SF. - 85{,}702\ SF. - 372{,}392\ SF.}{9{,}000\ S.F.}$$

MLP = 239

## TREE CANOPY DATA

| | |
|---|---|
| GROSS SITE AREA | 2,608,828± S.F. |
| TREE CANOPY CATEGORY | CLASS C |
| EXISTING TREE CANOPY | 1,182,553 S.F. (45%) |
| TREE CANOPY TO BE PRESERVED | 412,634 S.F. (15.8%) |
| TREE CANOPY REQUIRED | 391,324 S.F. (15%) |
| TREE CANOPY TO BE PLANTED | 0 S.F. (0%) |

## DETENTION CALCULATIONS

59.89 (0.5–0.3) (2.9/12) = 2.90 AC.FT.

## WAIVER APPROVED–15SUBDIV1014

A WAIVER OF 7.11.9.C.2 OF THE LDC TO ALLOW THE REAR FACADE OF THE HOMES ON LOTS AS SHOWN TO BE ORIENTED TOWARD MT. WASHINGTON RD.

## CURVE TABLE

| | MEASURED | | | | |
|---|---|---|---|---|---|
| CURVE | CHORD BEARING | CHORD LENGTH | RADIUS | ARC LENGTH | DELTA ANGLE |
| C1 | N 84°11'12" W | 169.40' | 800.00' | 169.72' | 12°09'19" |
| C2 | N 61°17'41" W | 462.83' | 800.00' | 469.54' | 33°37'43" |
| C3 | S 69°23'25" W | 133.09' | 186.51' | 136.09' | 41°48'20" |
| C4 | S 30°00'28" W | 72.28 | 90.45' | 74.35' | 47°05'47" |
| C5 | S 03°02'15" E | 211.16' | 2088.29' | 211.25' | 5°47'46" |

## LINE TABLE

| | MEASURED | |
|---|---|---|
| L1 | N 89°44'08" E | 140.07' |
| L2 | S 78°06'32" E | 254.64' |
| L3 | S 78°06'32" E | 206.68' |
| L4 | S 44°28'49" E | 218.82' |
| L5 | S 45°31'11" W | 20.00' |
| L6 | S 44°28'49" E | 190.87' |
| L7 | S 43°30'33" E | 95.77' |
| L8 | S 63°53'08" W | 130.00' |
| L9 | S 37°44'39" E | 204.19' |
| L10 | N 63°53'08" E | 130.00' |
| L11 | S 39°13'49" E | 32.72' |
| L12 | S 16°22'43" E | 153.14' |

## MSD NOTES:

1. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE DEREK GUTHRIE WQTC BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE / STORM WATER DETENTION:
   ADDITIONAL DETENTION FOR THE ENTIRE SITE SHALL BE PROVIDED IN THE BASIN AS DEPICTED ON THE PLAN. IN ADDITION, THE CAPACITY OF THE EXISTING DITCH ALONG MT WASHINGTON ROAD SHALL BE VERIFIED AND ANY IMPROVEMENTS, IF REQUIRED, MADE TO PROVIDE ADEQUATE CAPACITY. A MODEL SHALL BE RUN AT BOTH OUTLET LOCATIONS TO ENSURE THERE WILL BE NO RISE IN THE ELEVATION OF PENN RUN CREEK AS A RESULT OF THIS DEVELOPMENT. POST–DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE–DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS OR THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS GREATER. THE 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 THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. 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.
4. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0129E)
5. DEVELOPER PROPOSES A PRESSURE SANITARY SYSTEM FOR LOTS 91–102. PLANS AND SPECIFICATIONS WILL BE SUBMITTED TO MSD PRIOR TO CONSTRUCTION PLAN APPROVAL.
6. AN OFFSITE SEWER AND DRAINAGE EASEMENT WILL BE OBTAINED FOR THE ROUTE OF THE GRAVITY SEWERS AS SHOWN ON PLAN
7. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
8. ALL NECESSARY RIGHTS FOR STORM & SANITARY SEWER PURPOSES SHALL BE RETAINED ON ALL OPEN SPACE LOTS AND RECORDED ON THE RECORD PLAT.
9. KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL
10. SEWERS MAY BE SUBJECT TO EXCESS COST TO PROVIDE GRAVITY OUTLET FOR UPSTREAM PROPERTIES.
11. ANY DEVIATIONS FROM THE GENERAL KYR10 PERMIT, INCLUDING STREAM BUFFER REQUIREMENTS, WILL REQUIRE KDOW APPROVAL.

## 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.

## 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 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. THE DEVELOPMENT LIES IN THE HIGHVIEW FIRE DISTRICT.
5. 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 OF THE LDC.
6. ALL LUMINARES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (ie. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
7. ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
9. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
10. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY OF THE SITE WAS PERFORMED BY MARK SITES, PE, ON NOVEMBER 4, 2015 AND ONE AREA OF POTENTIAL KARST TOPOGRAPHY WAS IDENTIFIED IN THE EASTERN PORTION OF THE SITE.
11. DEVELOPER AGRREES TO UPDATE THE KY HISTORIC RESOURCES INVENTORY FORM FOR THE QUICK LOG HOUSE, #–102 AND COMPLETE A NEW FORM FOR THE ADJACENT PROPERTY TO BE DEVELOPED. THE FORMS SHALL BE SUBMITTED TO HISTORIC PRESERVATION STAFF PRIOR TO GROUND DISTURBANCE AND DEMOLITION. ARCHEOLOGICAL DISCOVERIES SUCH AS ARTIFACTS, FEATURES AND OTHER ARCHEOLOGICAL DEPOSITS SHOULD BE REPORTED TO THE LANDMARKS COMMISSION.

## PUBLIC WORKS AND KTC NOTES:

1. RIGHT–OF–WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. VERGE AREAS WITH PUBLIC RIGHT–OF–WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. 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.
6. 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.
7. 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.
8. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
9. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
10. 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.
11. 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.
12. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
13. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER 'KY 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 STREET "C" SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
15. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT–OF–WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25–YEAR AND 100–YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUEST TO ALTER DRAINAGE ON A RIGHT–OF–WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.

## BENCHMARKS

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

SOURCE BENCHMARK STA012–2001 NAVD 1988 ELEV. 596.25

FROM THE INTERSECTION OF PRESTON HWY. AND MT. WASHINGTON ROAD, TRAVEL EAST ON MT.WASHINGTON ROAD APPROXIMATELY 1.0 MILE TO CHRISTMAN ROAD, TURN RIGHT ON CHRISTMAN ROAD AND TRAVEL SOUTH FOR APPROXIMATELY 50 TO THE STATION ON THE LEFT.

STATE OF KENTUCKY
KATHY M. LINARES
524
REGISTERED LANDSCAPE ARCHITECT

GRAPHIC SCALE 1"=100'
0 50 100 200

CASE #16SUBDIV1003
RELATED CASE #15SUBDIV1014
MSD WM # 11266


Mindel, Scott & Associates, Inc.
Planning • Engineering • Surveying • Landscape Architecture
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OWNER/DEVELOPER
HIDDEN FOREST DEVELOPMENT LLC
2709 BLACKSTONE MILL RD.
CLARKSVILLE, IN. 47129

# REVISED CONSERVATION SUBDIVISION PLAN
(PREVIOUSLY APPROVED AS MEADOW CREEK – #15SUBDIV1014)

# HIDDEN FOREST

6204 (REAR), 6210 & 6304 MT. WASHINGTON RD.
LOUISVILLE, KY. 40229
TAX BLOCK: 91 LOTS: 7, 8 & 32 (REAR)
D.B. 10556 PG. 43 & D.B. 10556 PG. 50

| Revisions | | |
|---|---|---|
| 4-18-16 | REDUCED NUMBER OF LOTS | |
| 5-27-16 | PER MSD COMMENTS | |

RECEIVED
MAY 27 2016
PLANNING & DESIGN SERVICES

Vertical Scale: N/A

Horizontal Scale: 1"=100'

Date: 3/21/16

Job Number: 3268

Sheet 1 of 1

16 SUBDIV 1003

L:\land projects\2\3268\DWG\PLANNING\PRE-PLAN\3268-Hidden Forest (5-24-16).dwg, 5/27/2016 12:07:53 PM, \server1\Oce TDS 700 - WPD2