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 SITES 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 DR-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 INSTALLED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

PUBLIC WORKS AND KTC NOTES:
1. ALL TRAFFIC CONTROL 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 ENTRANCE AND EXIT DIRECTIONS 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 MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED BY METRO PUBLIC WORKS AT THE TIME OF PLANTING.
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 OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO THE CONSTRUCTION OF THE FIRST RESIDENCE ON THE STREET. A STREET 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 DESIGN SHALL MEET OR EXCEED THE 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 TABLE 5.8 OF THE LAND DEVELOPMENT CODE.
13. ALL TREES AND SHRUBS SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
14. 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.
15. ACCESS FROM STREET 'D' (V.A.) TO STREET 'G' ON @09-106-02 PLAN) TO BROAD RUN PARKWAY SHALL BE RIGHT-IN, RIGHT-OUT ONLY. ALL OTHER STREETS SHALL HAVE ACCESS AS APPROVED BY METRO COUNCIL AFTER A PUBLIC HEARING AT PLANNING COMMISSION.
16. 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 STREET 'A', 'B', 'C', 'D', 'E', 'F', 'G'. SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
17. LICENSE AGREEMENT FOR THE MAINTENANCE OF ANY WG UNITS IN THE R/W SHALL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

MSD NOTES:
1. CONSTRUCTION PLAN AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL, AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
   THIS DEVELOPMENT 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, ENVIRONMENTAL FEATURES, STRUCTURAL DEVICES AND PRACTICES TO REDUCE ENVIRONMENTAL IMPACTS. ANY DETAINED VOLUMES WITH THESE DEVICES SHALL BE RELEASED AT RATES MEETING MSD'S POLICY. DEVELOPER SHALL PAY ANY OFFSITE 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:
   AN EROSION PREVENTION 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, 21111C0135E & 21111C0133E).
6. THE LANDSCAPE DESIGN FOR THIS PROJECT MUST MEET ALL MSD WATER QUALITY REQUIREMENTS STATED IN CHAPTER 10 OF THE LDC IN EFFECT AT EACH SUCCESSIVE DESIGN PHASE SUBMITTAL TO PROPER SCALE, GARDEN 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. AREA ALONG OLD MANS RUN ARE IDENTIFIED AS POTENTIAL WATER QUALITY AND DETENTION BASIN LOCATIONS.
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 CONSTRUCTION PLAN APPROVAL FOR ANY WORK WITHIN THE FLOODPLAIN.
12. MSD FLOODPLAIN PERMIT AND ACOE 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.

ORIGINAL OAKLAND HILLS

BUILDABLE LOTS	736
OPEN SPACE	318
TOTAL ACREAGE	668± AC.
GROSS ACREAGE	668± AC.
OPEN SPACE	48%
GROSS DENSITY	1.10 DU/AC
NET DENSITY	1.23 DU/AC

LOT 725 RESERVED FOR FUTURE DEVELOPMENT (5-7± AC.)

EXISTING & PROPOSED DEVELOPMENT DATA

	SECTION 1A	SECTION 1B	PARKLANDS	NEW	TOTAL
BUILDABLE LOTS	42	44	0	592	682
OPEN SPACE ACREAGE	17.23	9.03	128.68	265.51	418.47
GROSS ACREAGE	38.74	30.35	128.68	*442.18	637.95
OPEN SPACE (%)	44.50%	29.70%	100%	60.04%	65.59%
GROSS DENSITY	1.08 DU/AC	1.56 DU/AC	0	1.34 DU/AC	1.07 DU/AC

*DOES NOT INCLUDE 20 ACRES TO BE ZONED R6

TYPICAL LOT & PAD CONFIGURATION
NO SCALE

WATER QUALITY FEATURE/DEVICE DETAIL
NO SCALE

LOCATION MAP
NO SCALE

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
- PROPOSED TREE LINE/TCEA 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 SINKHOLE (SURVEY BY G.S.)
- IDENTIFIED SINKHOLE (LOCATED BY S.W.L. KARST TOPO SURVEY EXHIBIT)

VAR. R/W ROAD CROSS SECTION (25' BLDG LIMIT)
OAKLAND HILLS TRAIL TO COURT "A"
NO SCALE

50' R/W ROAD CROSS SECTION (25' BLDG LIMIT)
OAKLAND HILLS TRAIL FROM COURTS "A", "B", "C", "D", "E", "F", "G", "H", "K", & "P" STREETS "D", & "O"
NO SCALE

50' R/W ROAD CROSS SECTION (25' BLDG LIMIT)
COURTS "D", "E", "H", "J", "L", "M", & "N"
NO SCALE

NOTE:
1. A 5' SIDEWALK IS REQUIRED ALONG COLLECTOR LEVEL AND GREATER STREET CLASSIFICATION.
2. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL PUBLIC ROADS AS REQUIRED PER LDC 5.8, EXCEPT FOR THE EXCEPTIONS ALLOWED UNDER LDC TABLE 8.2.2. THOSE CUL-DE-SACS SHALL HAVE SIDEWALKS PROVIDED ONLY ON ONE SIDE AS NOTED IN THE R/W ROAD CROSS SECTION ABOVE.

OVERALL SITE DATA

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
EXISTING LAND USE	VACANT/AGRICULTURAL
PROPOSED LAND USE	SINGLE & MULTI-FAMILY RESIDENTIAL
GROSS LAND AREA	482.19± AC.

TRACT 1 SITE DATA

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	442.18± AC.
NET LAND AREA	408.04± AC.
BUILDABLE LOTS	592 LOTS
GROSS DENSITY	1.34 (DU./AC.)
*TOTAL GROSS DENSITY	1.07 (DU./AC.)
NET DENSITY	1.46 (DU./AC.)
PRESERVED STEEP SLOPES AREA	94.97± AC.
TOTAL OPEN SPACE	265.68± AC. (11,573,090±S.F.)

*INCLUDES 128.68 AC. PREVIOUSLY INCLUDED IN OAKLAND HILLS NOW DEDICATED TO PARKLANDS (TRACT 1, D.B. 9498 PG. 330) AND EXISTING SECTIONS 1A AND 1B.

MAXIMUM DEVELOPMENT TRANSFER LOT CALCULATION

MLP = MAXIMUM LOTS PERMITTED
TA = TOTAL LAND AREA (442.18 ac.)
SS = STEEP SLOPES AREA/SLOPES >20% (94.97 AC.)
IA = INFRASTRUCTURE AREA (30.14 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

DIMENSIONAL STANDARDS

FRONT/STREET SIDE YARDS	MIN. 25'
SIDE YARDS	5'
REAR YARD	25'
MAXIMUM BUILDING HEIGHT	35'
LOTS <8,000 S.F. (MAX 25% OR 150 LOTS)	0 LOTS PROPOSED
LOTS ≥8,000 S.F. (MIN 20% OR 120 LOTS)	592 LOTS PROPOSED

TRACT 1 TREE CANOPY DATA:

GROSS SITE AREA	19,281,442± S.F.
TREE CANOPY CATEGORY	CLASS C
*EXISTING TREE CANOPY	15,165,360± S.F. (78.6%)
EXISTING TREE CANOPY TO BE PRESERVED	7,143,089± S.F. (37%)
TOTAL TREE CANOPY REQUIRED	2,888,216± S.F. (15%)
**TOTAL TREE CANOPY TO BE PROVIDED	7,143,089± S.F. (37%)

*TREE CANOPY DEPICTED ON PLAN PER USAC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.
**DOES NOT INCLUDE PROPOSED STREET TREES

CLUBHOUSE LANDSCAPE DATA:

V.U.A.	27,465± S.F.
I.L.A. REQUIRED (7.5% V.U.A.)	2,060 S.F.

TRACT 2 SITE DATA:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R6
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
GROSS LAND AREA	20.01± AC.
MAXIMUM F.A.R. ALLOWED	0.75 / 1.0 MAX.
MAXIMUM F.A.R. ALLOWED	0.75
MAXIMUM BUILDING HEIGHT ALLOWED	35'
MAXIMUM DENSITY	348 DU/AC

GENERAL NOTES:
1. PUBLIC 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 STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES OR GRADING.
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 OR GROUP OF TREES IN QUESTION, AND SHALL REMAIN UNTIL 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 LIGHTING SHALL BE DESIGNED AND INSTALLED IN 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 EXISTING ROADS AND NEIGHBORHOODS.
8. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES ON 4/15/17 AND KARST TOPOGRAPHY WAS FOUND. (SEE MSD NOTE #7)
9. A 100' BUFFER IS REQUIRED ALONG A BLUE LINE STREAM SHALL BE MEASURED FROM THE TOP OF BANK.

VARIANCE REQUEST:
A VARIANCE OF SECTION 5.3 OF THE LDC IS REQUESTED TO REDUCE THE FRONT/STREET SIDE YARD FROM 30' TO 25' FOR ALL LOTS EXPECT FOR LOTS 588-592 & 1-3

BENCHMARKS
(NAD 83/NAVD88)
TOP OF MONUMENT No. 56
TOP OF MONUMENT STAMPED "GPS 86-36", 1600'± SOUTH ALONG RUNCORN DRIVE FROM FAIRMONT ROAD, IN FRONT OF HOUSE AT #6004, 3'± BELOW PAVEMENT, 0.7' BELOW GROUND.
ELEV. 668.27

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS
BY:
DATE: 7/12/18
LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT

PRELIMINARY APPROVAL
Condition of Approval:
Tony Kelly 7-11-18
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

APPROVED
PRELIMINARY SUBDIVISION PLAT
DEVELOPMENT PLAN
DOCKET NO. 17ZONE1081 / 9-106-02VDRO/10-43-02
APPROVAL DATE: 7/16/18
EXPIRATION DATE: 7/16/20
SIGNATURE OF PLANNING COMMISSION DESIGNEE
PLANNING

RECEIVED
APR 11 2018
PLANNING & DESIGN SERVICES

GRAPHIC SCALE 1"=200'
0 100 200 400

CASE #17ZONE1081
PREVIOUS CASE #9-106-02VDRO/ 10-43-02
MSD SUB #1132

MINDEL SCOTT
SURVEYING ▲ PLANNING ▲ LANDSCAPE ARCHITECTURE
ENGINEERING ▲ ENVIRONMENTAL SCIENCES
502-485-1508 ▲ MindelScott.com

OWNER/DEVELOPER
21ST CENTURY PARKS, INC.
471 W. MAIN STREET SUITE 203
LOUISVILLE, KY 40202

GENERAL/PRELIMINARY SUBDIVISION PLAN
(PER 4.7.7 DEVELOPMENT TRANSFER)
OAKLAND HILLS
11333 BARDSTOWN CREEK ROAD
TAX BLOCK:62 LOT:102
D.B. 9695 PG. 850

Revisions
REVISED PER LD&T/HOUSE KEEPING COMMENTS
REVISED PER LD&T/MSD COMMENTS
REVISED PER LD&T/PLANNING COMMENTS
REVISED PER LD&T/MSD COMMENTS
PLANNING REVIEW RTN AGENCY COMMENTS

Vertical Scale: 1"=N/A
Horizontal Scale: 1"=200'
Date: 12/29/17
Job Number: 3434
Sheet 1 OF 1

M:\3434\Oakland Hills Lot #82\WORK_ADMIN\CIVIL\3-Oakland Hills Extension CDDP (FILED 3-26-18).dwg, 4/20/2018 12:55:19 PM, Canon iPF770 (2)