

ADJACENT PROPERTY OWNERS

21st CENTURY PARKS ENDOWMENT
11606 HICKORY BEND HOLLOW
T.B. 379 LOT 928
DAVID & OLIVIA MINDEL
11501 HICKORY BEND HOLLOW
T.B. 379 LOT 49
STEPHEN RUDOLPH
11503 HICKORY BEND HOLLOW
T.B. 379 LOT 50
21st CENTURY PARKS ENDOWMENT
471 W MAIN ST STE 202
T.B. 379 LOT 57
21st CENTURY PARKS ENDOWMENT
471 W MAIN ST STE 202
T.B. 379 LOT 58
21st CENTURY PARKS ENDOWMENT
471 W MAIN ST STE 202
T.B. 379 LOT 59
21st CENTURY PARKS ENDOWMENT
471 W MAIN ST STE 202
T.B. 379 LOT 60

21st CENTURY PARKS ENDOWMENT
471 W MAIN ST STE 202
T.B. 379 LOT 61
KEVIN & HEATHER ROSEBERRY
11603 HICKORY BEND HOLLOW
T.B. 379 LOT 62
GERALD & LAURETTA MERCER
11603 HICKORY BEND HOLLOW
T.B. 379 LOT 63
MARK & TERRI HASS
11600 TRANQUILITY WAY
T.B. 379 LOT 68
21st CENTURY PARKS ENDOWMENT
471 W MAIN ST STE 202
T.B. 379 LOT 69
21st CENTURY PARKS ENDOWMENT
471 W MAIN ST STE 202
T.B. 379 LOT 70
KENNETH & CAROLYN BREWER
11605 TRANQUILITY WAY
T.B. 379 LOT 71
MICHELE & BRADLEY MATTINGLY
12510 OAKLAND HILLS TRAIL
T.B. 379 LOT 72

MSD NOTES

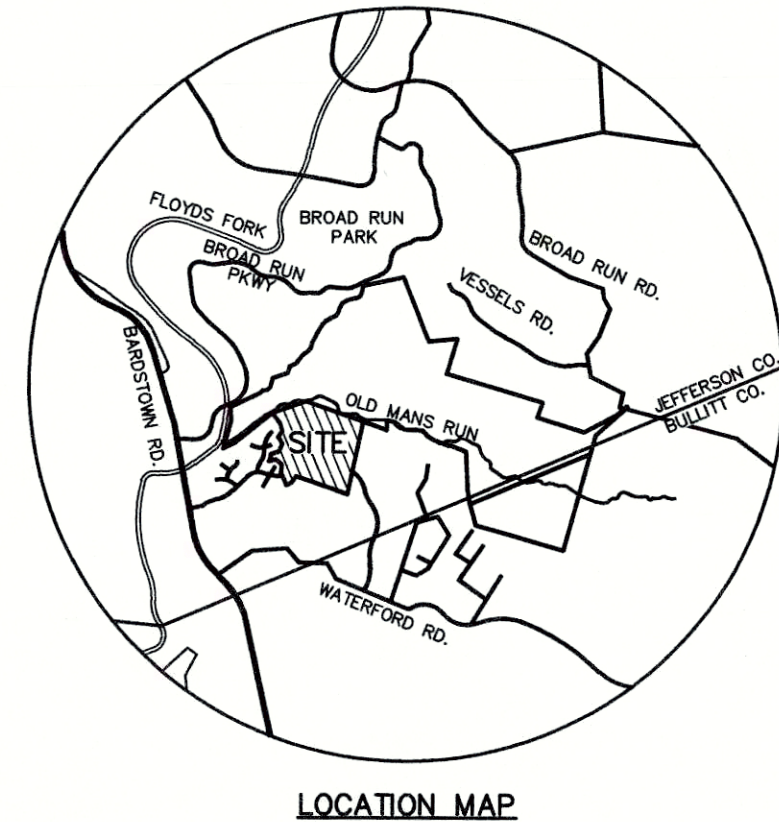
- CONSTRUCTION PLAN AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES, SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- 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.
- 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.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111C0132E, 2111C0119E & 2111C0133E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSW WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT EACH SECTION'S DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 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.
- AREAS ALONG OLD MAIN RUN ARE IDENTIFIED AS POTENTIAL WATER QUALITY AND DETENTION COMPENSATION AREAS.
- ALL NECESSARY RIGHTS FOR UTILITY PURPOSES SHALL BE RESERVED ON OPEN SPACE LOTS.
- ACE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- F SITE HAS THRU DRAINAGE AN EASEMENT PLAT SHALL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- MSD FLOODPLAIN PERMIT AND KDM APPROVAL REQUIRED PRIOR TO ANY WORK WITHIN THE FLOODPLAIN.
- IF REQUESTED AT THE TIME OF CONSTRUCTION AND SANITARY DRAININGS ARE BEING PERMITTED, JOINTLESS SANITARY PIPES MAY BE REQUIRED IN AREAS PRONE TO HIGH WATER TABLES TO PREVENT 1 & I.

GENERAL NOTES

- 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.
- 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.
- 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 CEDAR CREEK FIRE DISTRICT.
- ALL LUMINAIRIES 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 (E. 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.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT DUST EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK BITTES ON 4/10/17 AND KARST TOPOGRAPHY WAS FOUND. (SEE MSD NOTE #7)
- 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
- IDENTIFIED SINKHOLE (LOCATED BY D.L.S. OR S.W. KARST TOPO SURVEY EXHIBIT)



OVERALL SITE DATA

FORM DISTRICT
EXISTING ZONING
EXISTING LAND USE
GROSS LAND AREA
NET LAND AREA
BUILDABLE LOTS
NON-BUILDABLE LOTS
GROSS DENSITY
NET DENSITY
*PRESERVED STEEP SLOPES AREA
TOTAL OPEN SPACE

NEIGHBORHOOD
R6 & RR
VACANT/AGRICULTURAL
SINGLE & MULTI-FAMILY RESIDENTIAL
462.19± AC.

SECTION 2 SITE DATA

EXISTING ZONING
PROPOSED LAND USE
GROSS LAND AREA
NET LAND AREA
BUILDABLE LOTS
NON-BUILDABLE LOTS
GROSS DENSITY
NET DENSITY
*PRESERVED STEEP SLOPES AREA
TOTAL OPEN SPACE

R4 & RR
SINGLE FAMILY RESIDENTIAL
75.78± AC.
69.16± AC.
125 LOTS
4
1.65 (DU/AC)
1.81 (DU/AC)
94.97± AC.
39.31± AC (1,712,250±S.F.)

MAXIMUM DEVELOPMENT TRANSFER LOT CALCULATION: APPROVED PER 18DEVPLAN1099

MPL = 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.)
MPL = [(TA - SS - IA) 4.84] + SS X 4.84

MPL = [(442.18 - 94.97 - 36.14) 4.84] + 94.97 X 4.84
MPL = 1,734

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

DIMENSIONAL STANDARDS

FRONT/STREET SIDE YARDS
SIDE YARDS
REAR YARD
MAXIMUM BUILDING HEIGHT
LOTS <5,000 S.F. (MAX 25% OR 31 LOTS)
LOTS 5,000 S.F. (MIN 20% OR 25 LOTS)
MAXIMUM BUILDING HEIGHT
LOTS <5,000 S.F. (MAX 25% OR 31 LOTS)
LOTS 5,000 S.F. (MIN 20% OR 25 LOTS)
MAXIMUM BUILDING HEIGHT
LOTS <5,000 S.F. (MAX 25% OR 31 LOTS)
LOTS 5,000 S.F. (MIN 20% OR 25 LOTS)
MAXIMUM BUILDING HEIGHT

SECTION 2 TREE CANOPY DATA

GROSS SITE AREA
CLASS 5
EXISTING TREE CANOPY
EXISTING TREE CANOPY TO BE PRESERVED
TOTAL TREE CANOPY REQUIRED
TOTAL TREE CANOPY TO BE PROVIDED
*TREE CANOPY DEPICTED ON PLAN PER MSD LDMC MAPPING, AERIAL PHOTO OR FIELD SURVEY.

CLUBHOUSE LANDSCAPE DATA

CLUBHOUSE
L.A. REQUIRED (7.5% X V.U.A.)
L.A. PROVIDED

PUBLIC WORKS AND ITC 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.
- 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 TRENCH AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- AN EROSION/CONTROL 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 UNLESS APPROVED BY DIRECTOR OF PUBLIC WORKS.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RAIL, 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 5.8 OF THE LAND DEVELOPMENT CODE.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMPERS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION. THE "SPECIAL NOTE FOR DETECTABLE MARKING RAMPERS" PER ITC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
- ACCESS FROM STREET "D" (F.K.A. STREET "O" ON #09-106-02 PLAN) TO BROAD RUN PARKWAY SHALL REMAIN A GATED EMERGENCY ACCESS ONLY UNLESS OPENING THE ACCESS IS APPROVED BY METRO COUNCIL AFTER A PUBLIC HEARING AT PLANNING COMMISSION.
- 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", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "AB", "AC", "AD", "AE", "AF", "AG", "AH", "AI", "AJ", "AK", "AL", "AM", "AN", "AO", "AP", "AQ", "AR", "AS", "AT", "AU", "AV", "AW", "AX", "AY", "AZ", "BA", "BB", "BC", "BD", "BE", "BF", "BG", "BH", "BI", "BJ", "BK", "BL", "BM", "BN", "BO", "BP", "BQ", "BR", "BS", "BT", "BU", "BV", "BW", "BX", "BY", "BZ", "CA", "CB", "CC", "CD", "CE", "CF", "CG", "CH", "CI", "CJ", "CK", "CL", "CM", "CN", "CO", "CP", "CQ", "CR", "CS", "CT", "CU", "CV", "CW", "CX", "CY", "CZ", "DA", "DB", "DC", "DD", "DE", "DF", "DG", "DH", "DI", "DJ", "DK", "DL", "DM", "DN", "DO", "DP", "DQ", "DR", "DS", "DT", "DU", "DV", "DW", "DX", "DY", "DZ", "EA", "EB", "EC", "ED", "EE", "EF", "EG", "EH", "EI", "EJ", "EK", "EL", "EM", "EN", "EO", "EP", "EQ", "ER", "ES", "ET", "EU", "EV", "EW", "EX", "EY", "EZ", "FA", "FB", "FC", "FD", "FE", "FF", "FG", "FH", "FI", "FJ", "FK", "FL", "FM", "FN", "FO", "FP", "FQ", "FR", "FS", "FT", "FU", "FV", "FW", "FX", "FY", "FZ", "GA", "GB", "GC", "GD", "GE", "GF", "GG", "GH", "GI", "GJ", "GK", "GL", "GM", "GN", "GO", "GP", "GQ", "GR", "GS", "GT", "GU", "GV", "GW", "GX", "GY", "GZ", "HA", "HB", "HC", "HD", "HE", "HF", "HG", "HH", "HI", "HJ", "HK", "HL", "HM", "HN", "HO", "HP", "HQ", "HR", "HS", "HT", "HU", "HV", "HW", "HX", "HY", "HZ", "IA", "IB", "IC", "ID", "IE", "IF", "IG", "IH", "II", "IJ", "IK", "IL", "IM", "IN", "IO", "IP", "IQ", "IR", "IS", "IT", "IU", "IV", "IW", "IX", "IY", "IZ", "JA", "JB", "JC", "JD", "JE", "JF", "JG", "JH", "JI", "JJ", "JK", "JL", "JM", "JN", "JO", "JP", "JQ", "JR", "JS", "JT", "JU", "JV", "JW", "JX", "JY", "JZ", "KA", "KB", "KC", "KD", "KE", "KF", "KG", "KH", "KI", "KJ", "KL", "KM", "KN", "KO", "KP", "KQ", "KR", "KS", "KT", "KU", "KV", "KW", "KX", "KY", "KZ", "LA", "LB", "LC", "LD", "LE", "LF", "LG", "LH", "LI", "LJ", "LK", "LL", "LM", "LN", "LO", "LP", "LQ", "LR", "LS", "LT", "LU", "LV", "LW", "LX", "LY", "LZ", "MA", "MB", "MC", "MD", "ME", "MF", "MG", "MH", "MI", "MJ", "MK", "ML", "MM", "MN", "MO", "MP", "MQ", "MR", "MS", "MT", "MU", "MV", "MW", "MX", "MY", "MZ", "NA", "NB", "NC", "ND", "NE", "NF", "NG", "NH", "NI", "NJ", "NK", "NL", "NM", "NN", "NO", "NP", "NQ", "NR", "NS", "NT", "NU", "NV", "NW", "NX", "NY", "NZ", "OA", "OB", "OC", "OD", "OE", "OF", "OG", "OH", "OI", "OJ", "OK", "OL", "OM", "ON", "OO", "OP", "OQ", "OR", "OS", "OT", "OU", "OV", "OW", "OX", "OY", "OZ", "PA", "PB", "PC", "PD", "PE", "PF", "PG", "PH", "PI", "PJ", "PK", "PL", "PM", "PN", "PO", "PP", "PQ", "PR", "PS", "PT", "PU", "PV", "PW", "PX", "PY", "PZ", "QA", "QB", "QC", "QD", "QE", "QF", "QG", "QH", "QI", "QJ", "QK", "QL", "QM", "QN", "QO", "QP", "QQ", "QR", "QS", "QT", "QU", "QV", "QW", "QX", "QY", "QZ", "RA", "RB", "RC", "RD", "RE", "RF", "RG", "RH", "RI", "RJ", "RK", "RL", "RM", "RN", "RO", "RP", "RQ", "RR", "RS", "RT", "RU", "RV", "RW", "RX", "RY", "RZ", "SA", "SB", "SC", "SD", "SE", "SF", "SG", "SH", "SI", "SJ", "SK", "SL", "SM", "SN", "SO", "SP", "SQ", "SR", "SS", "ST", "SU", "SV", "SW", "SX", "SY", "SZ", "TA", "TB", "TC", "TD", "TE", "TF", "TG", "TH", "TI", "TJ", "TK", "TL", "TM", "TN", "TO", "TP", "TQ", "TR", "TS", "TT", "TU", "TV", "TW", "TX", "TY", "TZ", "UA", "UB", "UC", "UD", "UE", "UF", "UG", "UH", "UI", "UJ", "UK", "UL", "UM", "UN", "UO", "UP", "UQ", "UR", "US", "UT", "UU", "UV", "UW", "UX", "UY", "UZ", "VA", "VB", "VC", "VD", "VE", "VF", "VG", "VH", "VI", "VJ", "VK", "VL", "VM", "VN", "VO", "VP", "VQ", "VR", "VS", "VT", "VU", "VV", "VW", "VX", "VY", "VZ", "WA", "WB", "WC", "WD", "WE", "WF", "WG", "WH", "WI", "WJ", "WK", "WL", "WM", "WN", "WO", "WP", "WQ", "WR", "WS", "WT", "WU", "WV", "WW", "WX", "WY", "WZ", "XA", "XB", "XC", "XD", "XE", "XF", "XG", "XH", "XI", "XJ", "XK", "XL", "XM", "XN", "XO", "XP", "XQ", "XR", "XS", "XT", "XU", "XV", "XW", "XX", "XY", "XZ", "YA", "YB", "YC", "YD", "YE", "YF", "YG", "YH", "YI", "YJ", "YK", "YL", "YM", "YN", "YO", "YP", "YQ", "YR", "YS", "YT", "YU", "YV", "YW", "YX", "YZ", "ZA", "ZB", "ZC", "ZD", "ZE", "ZF", "ZG", "ZH", "ZI", "ZJ", "ZK", "ZL", "ZM", "ZN", "ZO", "ZP", "ZQ", "ZR", "ZS", "ZT", "ZU", "ZV", "ZW", "ZX", "ZY", "ZZ".

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 BMPs (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 SEED 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-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 #19-RSUB-0001

RELATED CASES

#18DEVPLAN1099/17ZONE1081

9-106-02VDRO, 10-43-02

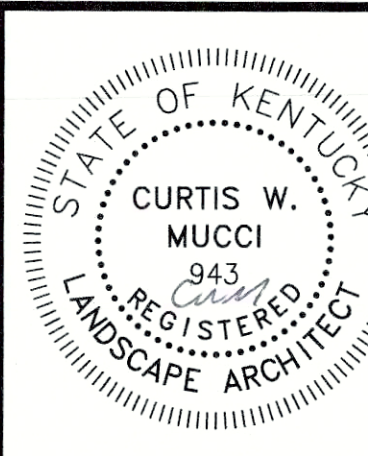
MSD SUB #1132

AUG 19 2019

PLANNING & DESIGN SERVICES

GRAPHIC SCALE 1"=100'

0 50 100 200



MINDEL SCOTT
SURVEYING & PLANNING & LANDSCAPE ARCHITECTURE
11005 WATERFORD ROAD
SUITE 202
LOUISVILLE, KY 40245
502-485-1550 • mindel@msc.com

DEVELOPER
ELITE BUILT HOMES
16218 SHELBYVILLE ROAD
LOUISVILLE, KY 40245

OWNER
**21st CENTURY PARKS
ENDOWMENT, INC.**
471 W. MAIN STREET SUITE 203
LOUISVILLE, KY 40202

REVISED PRELIMINARY SUBDIVISION PLAN
(PER 4.7.7 DEVELOPMENT - TRANSFER)
OAKLAND HILLS - SECTION 2
11333 BARDSTOWN CREEK ROAD
TAX BLOCK: 62 LOT: 102
D.B. 9895 PG. 850

Vertical Scale: N/A

Horizontal Scale: 1"=100'

Date: 6/21/19

Job Number: 3434

Sheet
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of 1

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