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. 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 HIGHVIEW 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 TO BE DIRECTED TOWARD 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. 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 FULL KARST SURVEY WAS PERFORMED BY ECS SOUTHEAST, LLP ON 4/14/22 AND KARST TOPOGRAPHY WAS FOUND. FEATURES ARE MARKED ON THE PLAN.
11. A GEOTECH ANALYSIS WILL BE REQUIRED DURING CONSTRUCTION PHASE.
12. STREET TREES SHALL BE PROVIDED IN COMPLIANCE WITH 10.2.8 OF THE LDC.
14. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF THE PLANNING COMMISSION.
15. THE LIMITS OF DISTURBANCE ARE BASED ON THE DEVELOPMENT PLAN. LIMITS CAN CHANGE DURING CONSTRUCTION DEPENDING UPON PROPOSED GRADING.

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 AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
   ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
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 (21111C0113E, 21111C0130E).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
7. A GEOTECHNICAL EVALUATION SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER PRIOR TO FILLING OF ANY EXISTING PONDS. THE APPROPRIATE DETAILS FOR REMEDIATION SHALL BE NOTED ON THE CONSTRUCTION PLANS.
8. THE APPLICANT SHALL PROVIDE AN EVALUATION OF THE SEWERSHED UPSTREAM OF THIS PROPERTY. SEWER ALIGNMENT AND EASEMENT LOCATIONS MAY BE MODIFIED FROM LOCATIONS DEPICTED ON THIS CONCEPTUAL PLAN AND SHALL BE PLACED AND SIZED TO ADEQUATELY SERVE THE WATERSHED. MSD AND THE APPLICANT SHALL EXECUTE AN AGREEMENT CONSISTENT WITH MSD'S EXCESS COST POLICY PRIOR TO CONSTRUCTION APPROVAL.
9. SEWER & DRAINAGE RIGHTS WILL BE GRANTED IN OPEN SPACE LOTS.
10. LOT 119: EASEMENT WILL BE DEDICATED FOR FUTURE SANITARY SEWER SERVICE TO EXISTING LOT 302 AND CEDAR CREEK WILL BE DEDICATED IN A STORM AND DRAINAGE EASEMENT.

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 ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
6. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
7. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
8. 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.

ADJACENT PROPERTY OWNERS

JAMES BREWER
11212 PEBBLE TRACE
T.B. 4024, LOT 81
D.B. 10698, PG. 458
FORM DIST:N ZONE:R4

CHRISTOPHER RAY
11214 PEBBLE TRACE
T.B. 4024, LOT 82
D.B. 10582, PG. 875
FORM DIST:N ZONE:R4

MATTHEW SIMPSON
11216 PEBBLE TRACE
T.B. 4024, LOT 83
D.B. 10691, PG. 235
FORM DIST:N ZONE:R4

GLORIA BASHAM
11218 PEBBLE TRACE
T.B. 4024, LOT 84
D.B. 11285, PG. 374
FORM DIST:N ZONE:R4

JAMES STEPHENS
9405 MOSSY CREEK WAY
T.B. 4024, LOT 85
D.B. 10711, PG. 42
FORM DIST:N ZONE:R4

GILBERT STOVALL
9406 MOSSY CREEK WAY
T.B. 4024, LOT 86
D.B. 11607, PG. 292
FORM DIST:N ZONE:R4

KENNETH MAHONEY
11302 PEBBLE TRACE
T.B. 4024, LOT 87
D.B. 10520, PG. 378
FORM DIST:N ZONE:R4

JOSE ALVARADO
11304 PEBBLE TRACE
T.B. 4024, LOT 88
D.B. 11790, PG. 927
FORM DIST:N ZONE:R4

MELINDA RICHARDS
11306 PEBBLE TRACE
T.B. 4024, LOT 89
D.B. 10914, PG. 506
FORM DIST:N ZONE:R4

RICHARD BUTLER
11308 PEBBLE TRACE
T.B. 4024, LOT 90
D.B. 10866, PG. 377
FORM DIST:N ZONE:R4

JUSTIN CAMPBELL
11310 PEBBLE TRACE
T.B. 4024, LOT 110
D.B. 11062, PG. 742
FORM DIST:N ZONE:R4

LETHA REED
11312 PEBBLE TRACE
T.B. 4024, LOT 111
D.B. 11200, PG. 745
FORM DIST:N ZONE:R4

KREMLIN NAVARRO
11314 PEBBLE TRACE
T.B. 4024, LOT 112
D.B. 11663, PG. 839
FORM DIST:N ZONE:R4

DAVID PEARSON
11316 PEBBLE TRACE
T.B. 4024, LOT 113
D.B. 11534, PG. 135
FORM DIST:N ZONE:R4

KURT DAVIS
11318 PEBBLE TRACE
T.B. 4024, LOT 114
D.B. 11128, PG. 271
FORM DIST:N ZONE:R4

JEFFREY CONATSER
11320 PEBBLE TRACE
T.B. 4024, LOT 115
D.B. 11121, PG. 126
FORM DIST:N ZONE:R4

JOSEPH BAUMAN
11400 PEBBLE TRACE
T.B. 4024, LOT 116
D.B. 11140, PG. 423
FORM DIST:N ZONE:R4

KEVIN BLANDFORD
11402 PEBBLE TRACE
T.B. 4024, LOT 117
D.B. 11287, PG. 835
FORM DIST:N ZONE:R4

DUSTIN BRUCE MISTELSKE
11404 PEBBLE TRACE
T.B. 4024, LOT 118
D.B. 11266, PG. 820
FORM DIST:N ZONE:R4

JOHN MATTINGLY
11406 PEBBLE TRACE
T.B. 4024, LOT 119
D.B. 11270, PG. 960
FORM DIST:N ZONE:R4

PREMIER LAND DEVELOPMENT COMPANY LLC
PEBBLE TRACE
TB. 4024, LOT 1004

SITE DATA:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	RR
PROPOSED ZONING	R4
EXISTING LAND USE	SINGLE-FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	68.57± AC.
NET LAND AREA	59.59± AC.
BUILDABLE LOTS	180
NON-BUILDABLE LOTS	5 (OPEN SPACE, LOTS 149, 182, 183, 184, 185)
GROSS DENSITY	2.62 D.U./AC.
NET DENSITY (MAX ALLOWED 4.84)	3.02 D.U./AC.
OPEN SPACE REQUIRED	373,507± S.F.
TOTAL OPEN SPACE PROVIDED	785,659± S.F. (26%)

DIMENSIONAL STANDARDS (5.3-37)

DIMENSIONAL STANDARDS (DETACHED UNITS)

MINIMUM LOT SIZE	4,500± S.F.
MINIMUM LOT WIDTH	50'
FRONT/STREET SIDE YARDS	20'
SIDE YARD	0' TO 6' BETWEEN STRUCTURES IF DETACHED
REAR YARD MIN.	25' (5' ADJACENT TO ALLEY)
MAX BUILDING HEIGHT	35'

TREE CANOPY DATA:

GROSS SITE AREA	2,986,909± S.F.
LAND USE	SINGLE-FAMILY
EXISTING TREE CANOPY	1,488,209± S.F. (50%)
EXISTING TREE CANOPY TO BE PRESERVED	505,928± S.F (34% OF EXISTING TREE CANOPY/ 17% OF GROSS SITE AREA)
TOTAL TREE CANOPY REQUIRED	1,194,764± S.F. (40%)
TREE CANOPY TO BE PLANTED	
180 TYPE A STREET TREES (1,200 S.F. CREDIT EACH)	216,000± S.F.
TOTAL TREE CANOPY PROVIDED**	1,227,856± S.F.(41%)

NOTE: TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.
**DOUBLE CREDIT IS GIVEN FOR TREE MASSES VIA GROUND CHECKING PER LDC 10.1.5.A.2

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 STA013--2001 NAVD 1988 ELEV. 674.14

FROM THE INTERSECTION OF OLD BARDSTOWN ROAD AND THIXTON LANE, TRAVEL ON THIXTON LANE FOR APPROXIMATELY 2.5 MILES TO THE STATION ON THE LEFT. STATION IS 6.6' EAST OF THE EDGE OF THE PAVEMENT OF THIXTON LANE AND 95.7' NORTH OF THE CENTERLINE OF TAYLOR RAE DRIVE.

MAXIMUM BALANCE TRANSFER LOT CALCULATION

MLP = MAXIMUM LOTS PERMITTED
TA = TOTAL LAND AREA (68.57)
SS = STEEP SLOPES AREA/SLOPES >20% (3.13 AC.)
IA = INFRASTRUCTURE AREA (11.41 AC.)

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

$MLP = [(68.57 - 3.13 - 11.41) 4.84] + \frac{3.13 \times 4.84}{2}$

MLP = 270

LOTS <6,000 S.F. 7 LOTS PROPOSED
LOTS >9,000 S.F. 20 LOTS PROPOSED

DETENTION CALCULATIONS

DETENTION BASIN #1
2.9/12 (0.56-0.3) (30.2) = 1.90 AC-FT
DETENTION BASIN #2
2.9/12 (0.56-0.3) (8.2) = 0.52 AC-FT
DETENTION BASIN #3
2.9/12 (0.56-0.3) (10.1) = 0.63 AC-FT

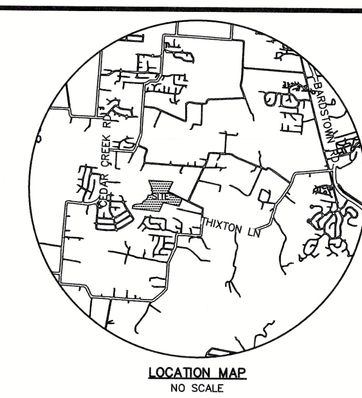
WAIVER REQUESTS

A WAIVER OF 7.3.30.E OF THE LDC IS REQUESTED TO ALLOW MORE THAN 1/SE OF A REAR YARD OF A BUILDING LOT TO BE OCCUPIED BY A DRAINAGE EASEMENT

A WAIVER OF 5.9.2.A.1.a.ii OF THE LDC IS REQUESTED TO NOT PROVIDE A STUB CONNECTION TO THE ADJOINING 3 VACANT PARCELS TO THE NORTH.

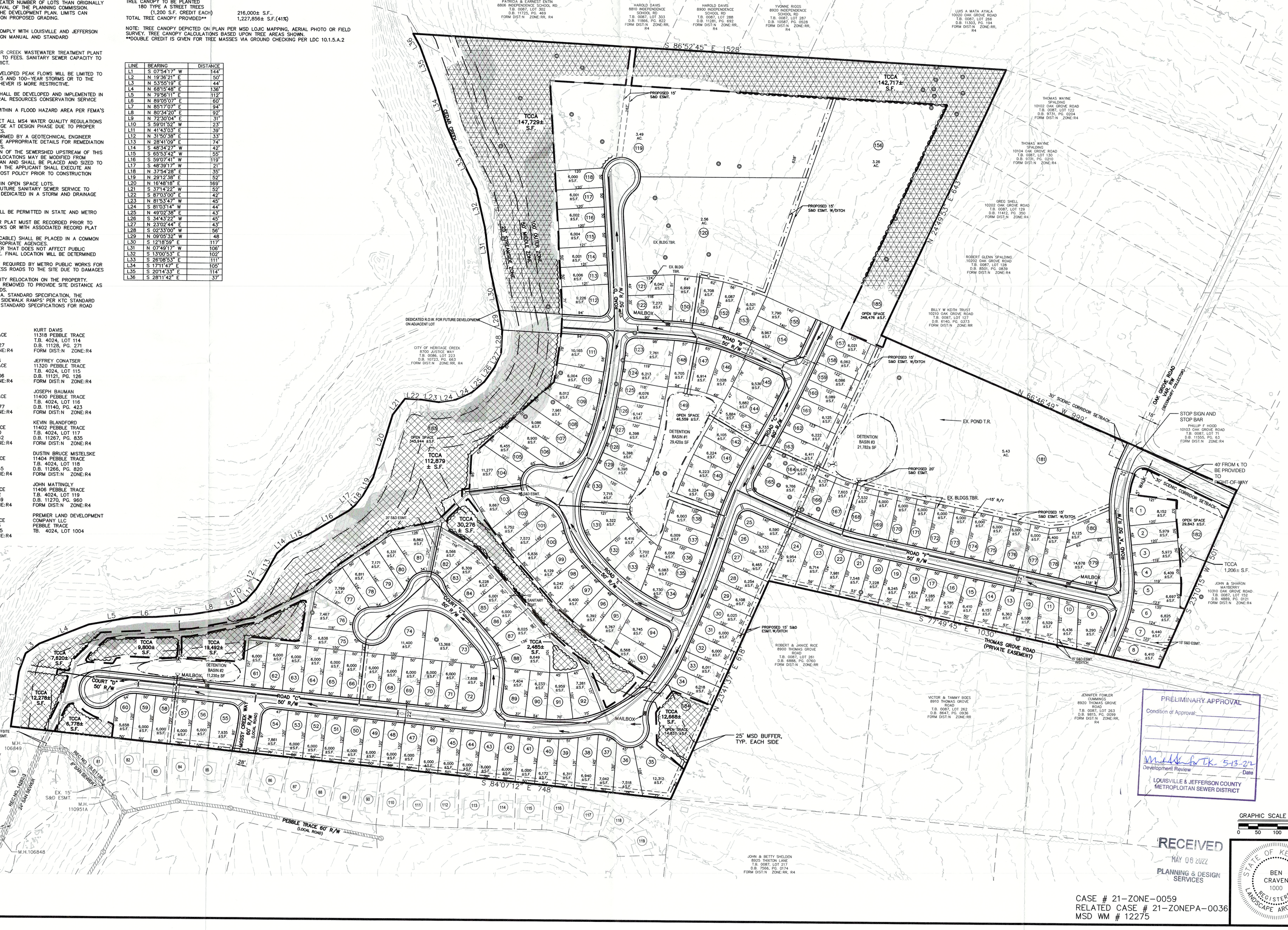
LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING TOP OF BANK
- EXISTING TOE OF SLOPE/DITCH
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED STORM MANHOLE W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED MAILBOX
- PROPOSED DRAINAGE ARROW
- REVISED TREE LINE
- PROPOSED TREE CANOPY CREDIT AREA (TCCA)
- PROPOSED WOODLAND PROTECTION AREA (WPA)
- 20-30% SLOPES
- >30% SLOPES
- EXISTING KARST FEATURE
- PROPOSED LIMITS OF DISTURBANCE



LOCATION MAP
NO SCALE

LINE	BEARING	DISTANCE
L1	S 07°54'17" W	144'
L2	N 19°36'21" E	50'
L3	N 53°55'19" E	44'
L4	N 68°15'48" E	136'
L5	N 79°56'11" E	112'
L6	N 89°05'07" E	60'
L7	N 85°17'07" E	94'
L8	N 80°34'20" E	92'
L9	N 72°30'04" E	31'
L10	S 59°01'52" W	23'
L11	N 41°43'03" E	39'
L12	N 31°50'38" E	33'
L13	N 28°41'09" E	74'
L14	S 48°34'27" W	42'
L15	S 65°53'42" W	55'
L16	S 59°07'41" W	119'
L17	S 48°39'17" W	21'
L18	N 37°54'28" E	35'
L19	N 29°12'38" E	52'
L20	N 16°48'18" E	169'
L21	S 37°14'22" W	52'
L22	S 81°03'00" E	42'
L23	N 81°53'47" W	45'
L24	S 81°03'14" W	44'
L25	N 49°02'38" E	43'
L26	S 34°43'22" W	45'
L27	N 23°02'44" E	43'
L28	S 02°33'00" W	56'
L29	N 09°05'32" W	48
L30	S 12°18'59" E	117'
L31	N 07°49'17" W	106'
L32	S 13°00'53" E	102'
L33	S 26°08'53" E	111'
L34	S 17°11'47" E	105'
L35	S 20°14'33" E	114'
L36	S 28°11'42" E	37'



GRAPHIC SCALE 1"=100'
0 50 100 200

PRELIMINARY APPROVAL
Condition of Approval:
Development Review
Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
MAY 06 2022
PLANNING & DESIGN SERVICES

CASE # 21-ZONE-0059
RELATED CASE # 21-ZONEPA-0036
MSD WM # 12275

STATE OF KENTUCKY
BEN CRAVEN
1000
REGISTERED LANDSCAPE ARCHITECT

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

OWNER
THE ESTATE OF
DORIS ANN PARKER
1702 EASTBRIDGE CT
LOUISVILLE, KY 40223

DEVELOPER
JOHN SCHUTTE
C/O JS ACQUISITIONS, LLC
9707 SHELBYVILLE ROAD
LOUISVILLE, KY 40223

DETAILED DEVELOPMENT & PRELIMINARY PLAN

OAK GROVE ROAD SUBDIVISION

10212 & 10302 OAK GROVE RD
LOUISVILLE, KY 40291
T.B. 87, LOT 34; T.B. 87, LOT 158
D.B. W00606, PG 64; D.B. 9836, PG 277

Revisions	
3/30/22	MSD REV. LAYOUT
3/30/22	PDS REVIEW COMMENTS
4/27/22	MSD REVIEW COMMENTS
5/4/22	PDS REVIEW COMMENTS
5/6/22	KARST SURVEY

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 3/21/22
Job Number: 3694

Sheet
1
of 1

21-ZONE-0059