

NOTES:

- SANITARY SEWER WILL CONNECT TO THE DRGWTCO WASTEWATER TREATMENT PLANT BY PSC, SUBJECT TO FEES.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- ON-SITE DETENTION PROVIDED IN THE EXISTING BASIN. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS.
- 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 MGMT PRACTICES.
- 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.
- 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.
- PER CONDITION OF APPROVAL #4: A NOTE SHALL BE PLACED ON THE PRELIMINARY PLAN, CONSTRUCTION PLAN, AND THE RECORD PLAT THAT STATES "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 DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA."
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0 0080 E).
- 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.
- 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 PLANNING COMMISSION.
- ALL EXISTING STRUCTURES AND/OR EXISTING ENTRANCES SHALL BE REMOVED.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO 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 SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- AN ENCRICHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH 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 AT THE TIME OF THE BOND RELEASE.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1%, MAXIMUM GRADE SHALL BE 10%.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- AN ENCRICHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.

- ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADIIUSES, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- THE DEVELOPER WILL BE RESPONSIBLE FOR FINAL SURFACE OVERLAY AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.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.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
- ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT OF WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCRICHMENT PERMIT.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- ALL SWALES AND DITCHES MUST HAVE AT LEAST A 0.5% SLOPE.
- INDIVIDUAL DRIVE LOCATION TO BE DETERMINED DURING HOME PERMITTING PHASE. DRIVE WIDTHS PER LDC.
- EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM OF SIX-INCH SEWER. OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER, WITH A MINIMUM OF SIX-INCH SEWER.
- SANITARY SEWER SERVICE PROVIDED BY EXISTING LATERAL EXTENSION AS APPROVED BY MSD.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE LDMOPH IN ACCORDANCE WITH ORDINANCE 115.290.
- MOSQUITO ABATEMENT REQUIREMENTS ON ALL DRAINAGE DITCHES AND DETENTION BASINS.
- THE APPLICANT SHALL SUBMIT A LANDSCAPE PLAN FOR APPROVAL BY PLANNING COMMISSION STAFF SHOWING PLANTINGS AND/OR OTHER SCREENING AND BUFFERING MATERIALS TO COMPLY WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE SITE.
- LOT 1 WILL REMAIN AN "UNBUILDABLE" LOT UNTIL SUCH TIME AS THE EXISTING LONGVIEW ROAD RIGHT-OF-WAY IS RELEASED OR MODIFIED BY THE CITY OF JEFFERSONTOWN.

TOTAL SITE DATA

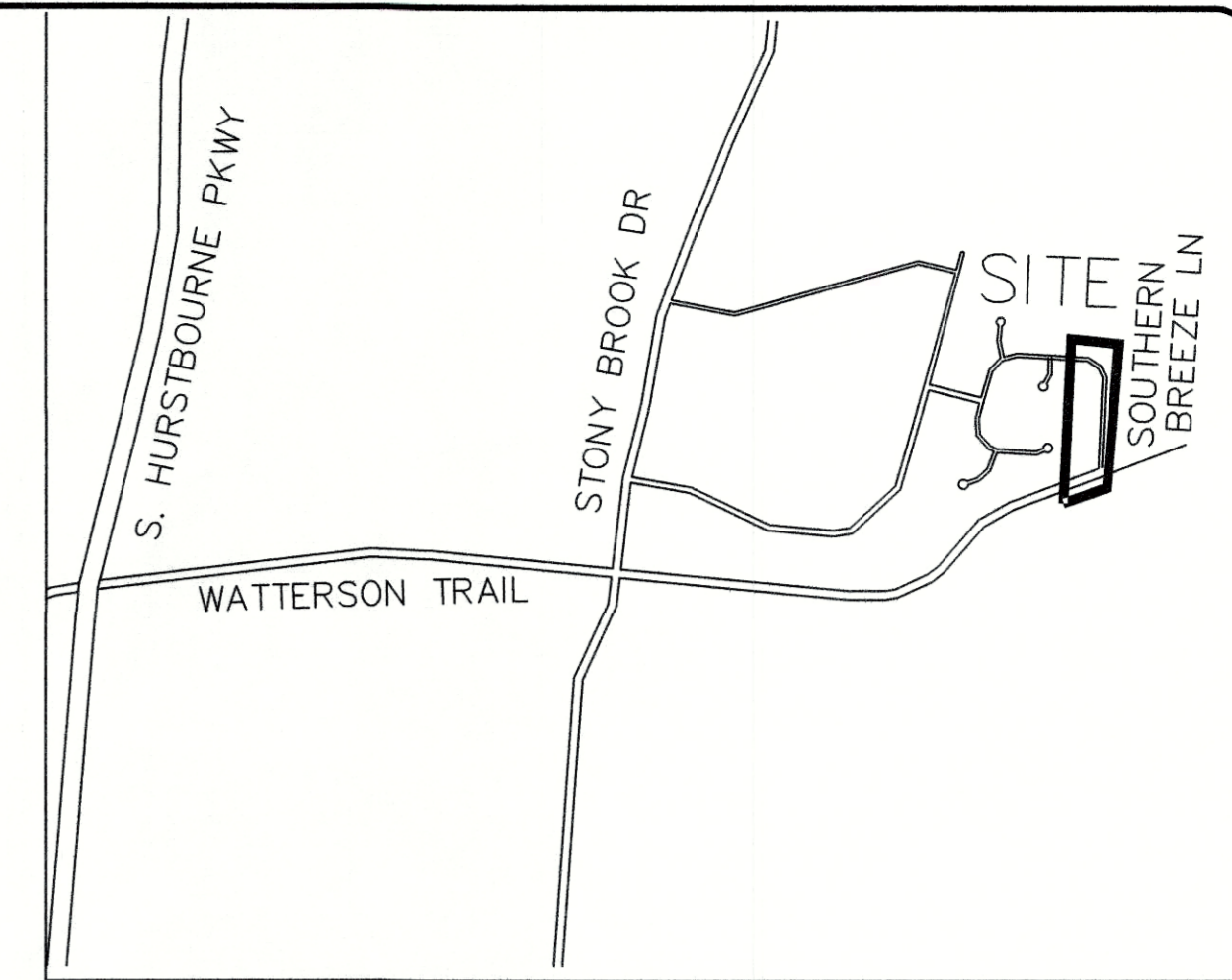
FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-4
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	3.25± AC.
ROW DEDICATED	SOUTHER BREEZE LANE SOUTHER BREEZE LANE 0.68± SF.
NET LAND AREA	2.57± AC.
NO. OF DWELLING UNITS	8*
GROSS DENSITY	2.46± DU/AC.
NET DENSITY	3.11± DU/AC.
MAX BUILDING HEIGHT	35'

MINIMUM YARD SETBACK REQUIREMENTS:

- 30' FRONT YARD SETBACK
- 5' SIDE YARD SETBACK (TOTAL OF BOTH 10')
- 25' REAR YARD SETBACK

TREE CANOPY DATA

SITE AREA (SECTION 2)	3.25± AC (141,744.24 S.F.)
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	28,549± S.F. (20.1%)
TREE CANOPY TO BE PLANTED	28,549± S.F. (20.1%)
PROPOSED STREET TREE CANOPY (10 TYPE "A" TREES @ 900 S.F. EACH)	9,000± S.F. (6.3%)
PROPOSED ADDITIONAL TREE CANOPY (15 TYPE "A" TREES @ 900 S.F. EACH)	13,500± S.F. (9.6%)
(14 TYPE "B" TREES @ 432 S.F. EACH)	6,048± S.F.

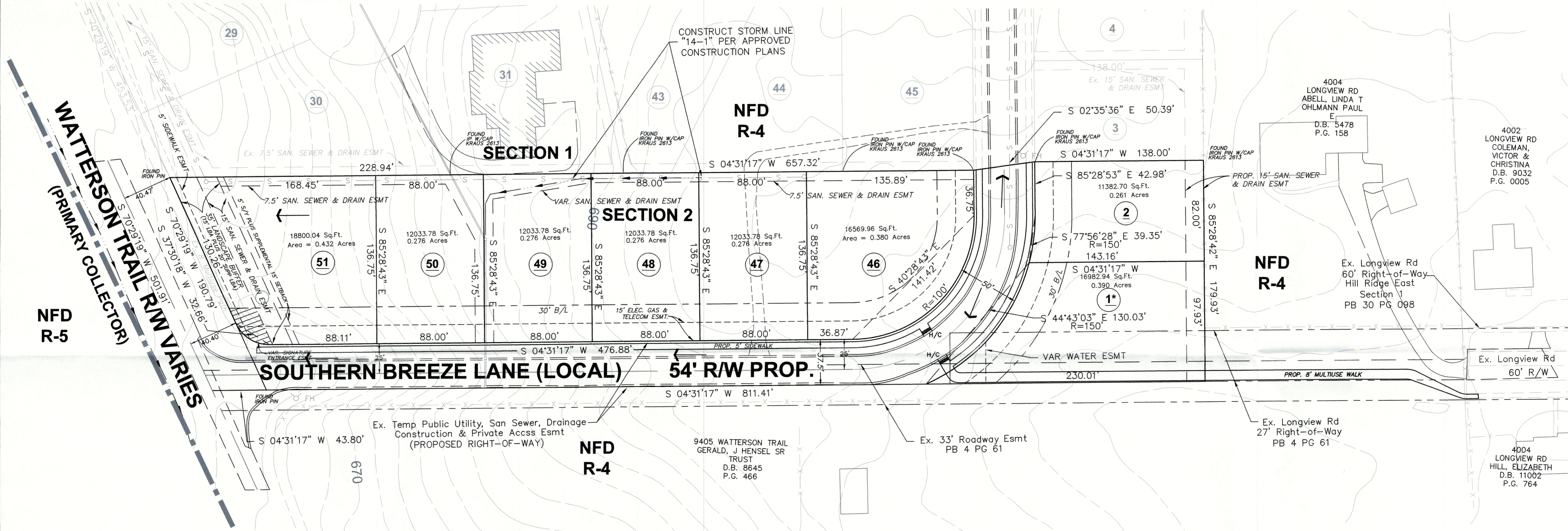


VICINITY MAP

NOT TO SCALE

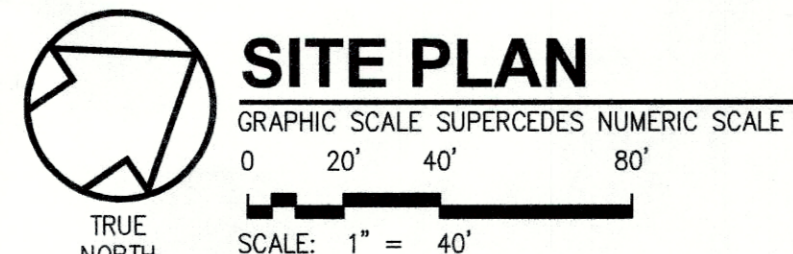
KARST GEOLOGICAL DISCOVERY:

THE SITE ALONG WITH HISTORICAL MAPS AND PLATS WERE REVIEWED AND INSPECTED BY ECS SOUTHEAST, LLP (GEOTECHNICAL ENGINEER) ON DECEMBER 5, 2019 AND FOUND THAT NO KARST EVIDENCE WAS WITNESSED ON THE SITE, MAKING THE SITE IN COMPLIANCE WITH LDC SECTION 4.9.3.



LEGEND

EXISTING CONTOUR	438	EXISTING SANITARY SEWERS	— S — S —
EXISTING UTILITY POLE	444.8	PROPOSED DITCH (CONCEPT)	— S — S —
EXISTING SEWER	+	PROPOSED SILT FENCE	— SF —
EXISTING SPOT ELEVATION	+	REQUIRED YARD	— R/Y —
EXISTING TREE CANOPY	~	DRAINAGE FLOW ARROW	→
PROPOSED TREE CANOPY	~	H/C RAMP W/TACTILE WARNING	— H/C —
PROPOSED STORM (CONCEPT)	— FH —	EXISTING ZONING BOUNDARY	— - - -
EXISTING FIRE HYDRANT	+	PROJECT BOUNDARY	— — — —
EXISTING ROAD SIGNAGE	+		
PROPOSED PEDESTRIAN CROSSING			



REVISIONS

Date	Description	By
12/19	Agency Comments	CC
1/20	Agency Comments	CC

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ENGINEER:

SOUTHERN BREEZE SUBDIVISION (SECTION 2)
 SUBDIVISION PLAN
 PROJECT ADDRESS: 9716, 9801, 9813 SOUTHERN BREEZE LANE LOUISVILLE, KY 40299
 T.L. 0945 LOT 0708, 0690, & 0686 D.B. 8310 P.C. 0612 & C.C. 0629 P.C. 0513

Drawn By:	AW	Checked By:	CTC
Scale:	1" = 40'	Drawing Date:	10/3/2019
Drawing Name:	2019-09-SUBD	Sheet:	SUBD

PREV CASE#10-12-05 & 9533 SUB#1167

CASE#19-RSUB-0009



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