

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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. SOILS 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 FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.

EPSC CONCEPT PLAN

THE MAJORITY OF DISTURBED AREA WILL DRAIN TO A PROPOSED SEDIMENT BASIN ADJACENT TO OLD WATTERSON TRAIL. AREAS NOT DRAINING TO THE SEDIMENT BASIN WILL BE PROTECTED WITH PERIMETER CONTROLS.

LEGEND

- CONCEPTUAL STORM SEWER LAYOUT
- CONCEPTUAL SANITARY SEWER LAYOUT
- PROPOSED OUTLET CONTROL STRUCTURE
- EXISTING SANITARY SEWER LAYOUT
- HEADWALL
- PROPOSED SEDIMENT BASIN
- SILT FENCE
- TEMPORARY CONSTRUCTION ENTRANCE
- SLOPES BETWEEN 20 AND 30%
- SLOPES GREATER THAN 30%
- EXISTING TREE LINE
- REQUIRED YARD
- BUILDING PAD

BENCHMARK

NGVD 1929 - "X" CUT LOCATED 178'± SOUTH OF THE INTERSECTION OF LEBEAU COURT AND LONGVIEW ROAD AT THE TERMINUS OF LONGVIEW ROAD AT ITS CENTERLINE. ELEV. 702.47

YARD REQUIREMENTS

FRONT YARD	30'
STREET SIDE YARD	30'
SIDE YARD	5' EA.
REAR YARD	25'

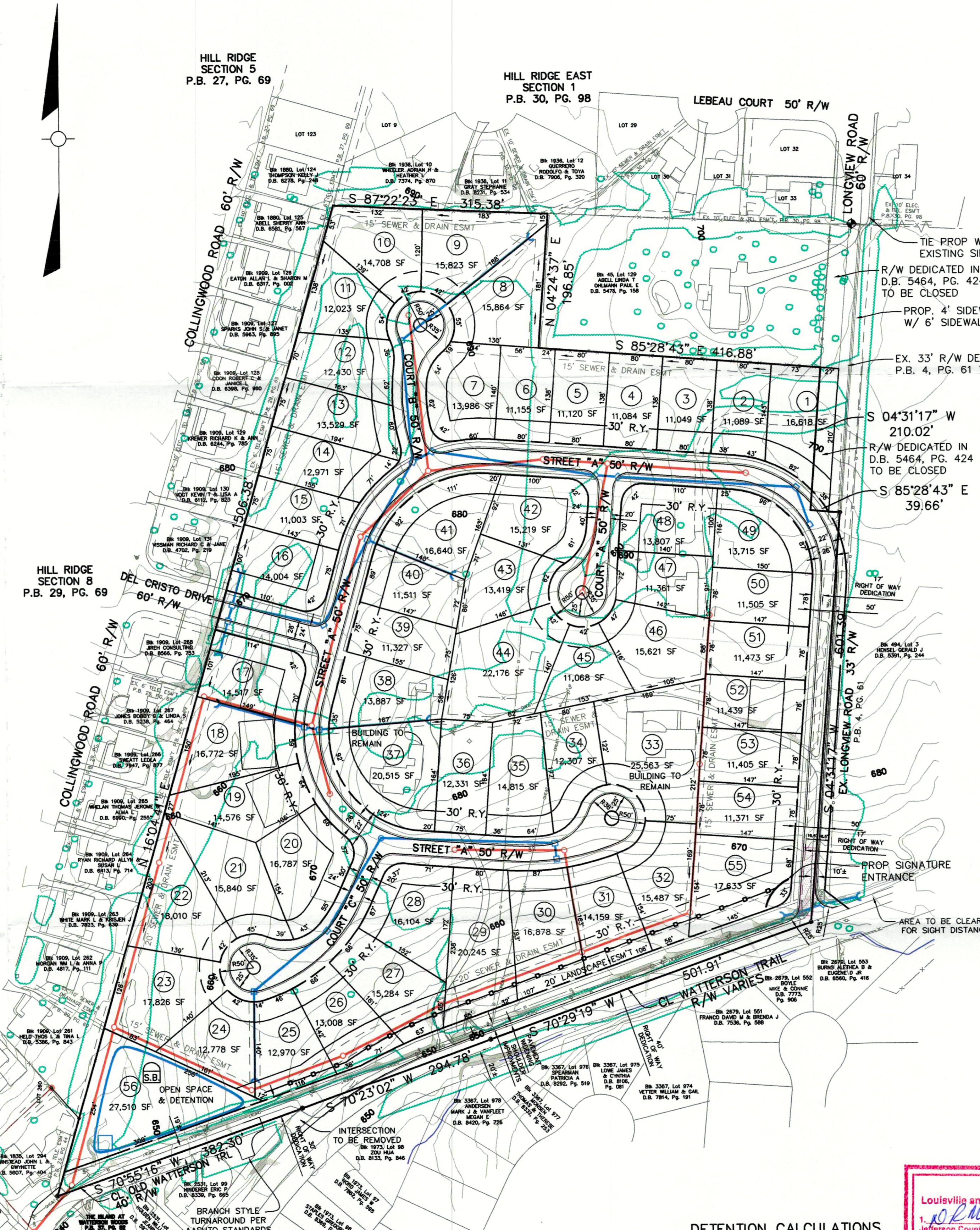
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	987,915 SF
EXISTING TREE CANOPY TO REMAIN	0 SF
PROPOSED STREET TREE CANOPY (SEE BELOW)	55,800 SF
(TREES @ 900 S.F. EACH)	
PROPOSED ADDITIONAL TREE CANOPY (SEE BELOW)	141,840 SF
(TREES @ 720 S.F. EACH)	
TOTAL TREE CANOPY PROVIDED	197,640 SF (20%)
REQUIRED TREE CANOPY	197,583 SF (20%)

STREET TREE CALCULATIONS

STREET "A" ROAD FRONTAGE	3,100 LF
STREET TREES (1 PER 50 L.F.)	62 TREES
(TYPE "A" TREES @ 1 3/4 CALIPER)	
PROPOSED ADDITIONAL TREES (TYPE "A" TREES @ 1 3/4 CALIPER)	197 TREES

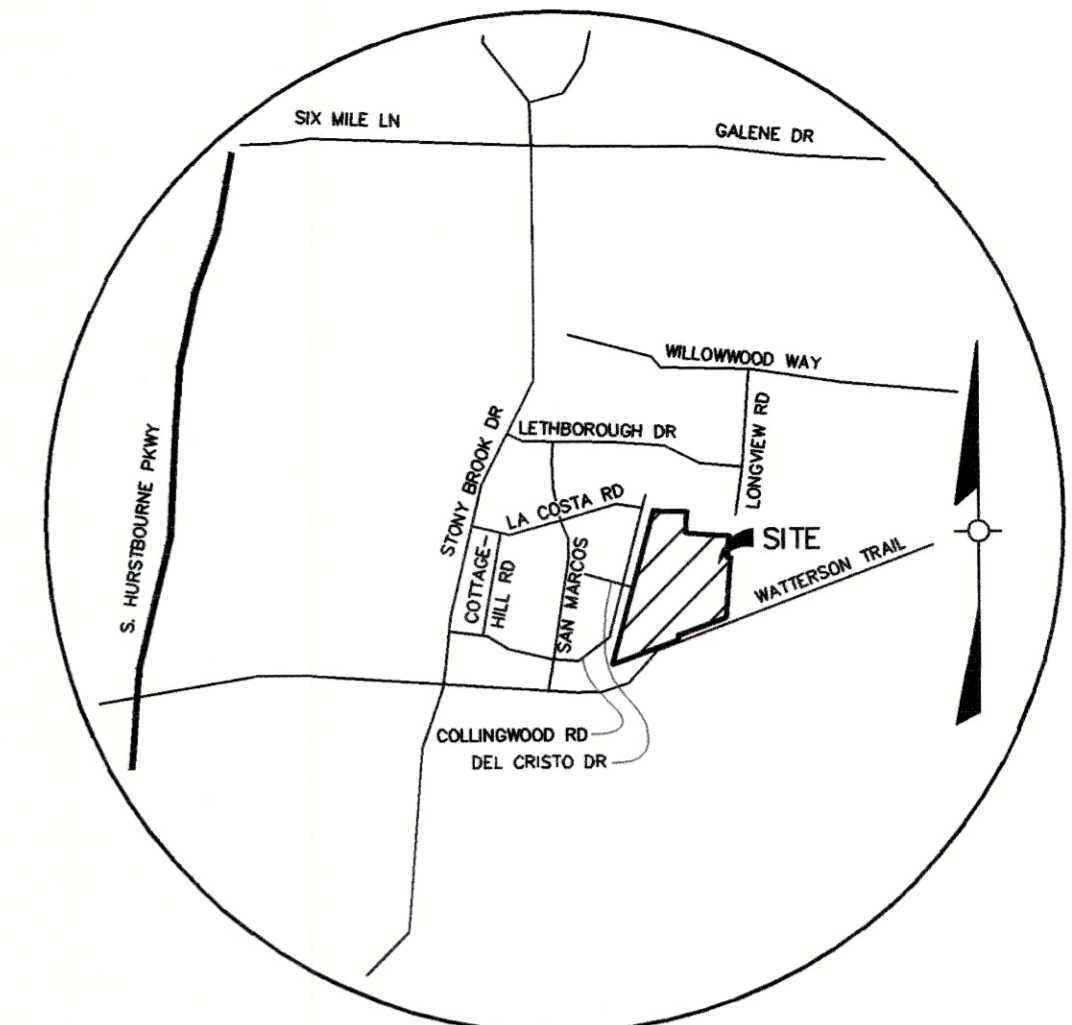
NOTES: ADDITIONAL TREES INCLUDE TREES PLANTED AS PART OF DEED RESTRICTIONS AND LANDSCAPE BUFFERING. PROPOSED TREES NOT SHOWN.



SITE DATA

EX. ZONE	R-4
EX. FORM DISTRICT	NEIGHBORHOOD
GROSS AREA	*23.49 ACS
AREA IN RIGHT-OF-WAY	4.60 ACS
NET AREA	18.89 ACS
TOTAL NUMBER OF LOTS	56 LOTS
RESIDENTIAL LOTS	55 LOTS
OPEN SPACE LOTS	1 LOTS
GROSS DENSITY	2.34 DU/AC
NET DENSITY	2.91 DU/AC
OPEN SPACE	0.7 ACS
PERCENTAGE OF OPEN SPACE	3.0 %

NOTE: * DENOTES TOTAL SITE AREA INCLUDING R/W TO BE VACATED.



LOCATION MAP
NO SCALE

WAIVER REQUEST

- 1.) 5.9.2.A1 NO DIRECT PEDESTRIAN OR VEHICULAR CONNECTIONS TO EXISTING STUB STREETS.

GENERAL NOTES

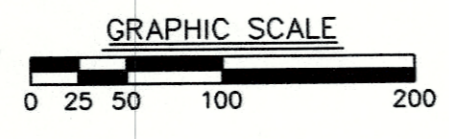
- 1.) WASTEWATER: SANITARY SEWER WILL CONNECT TO THE HILL RIDGE PRIVATE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER PATTERN DEPICTED FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 2.) DRAINAGE / STORM WATER DETENTION: POST-DEVELOPED PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2.10 & 100 YEAR STORMS. 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.) 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.
- 5.) 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.
- 6.) THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT. CONSTRUCTION PLAN SHALL BE REVIEWED AND APPROVED BY THE JEFFERSONTOWN FIRE DISTRICT. A STATEMENT ON THE ADEQUACY OF ACCESS TO THE PROPERTIES SHALL BE OBTAINED FROM THE FIRE DISTRICT.
- 7.) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211100180 D DATED FEBRUARY 2, 1994).
- 8.) THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% MAXIMUM GRADE SHALL BE 10%.
- 9.) 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.
- 10.) SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND-DEVELOPMENT CODE.
- 11.) ALL ROADWAY INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY THE JEFFERSON COUNTY DEPARTMENT OF PUBLIC WORKS.
- 12.) LOT 56 IS OPEN SPACE LOT INDICATED ON THE PLAN.
- 13.) THERE WILL BE NO DIRECT ACCESS TO WATTERSON TRAIL FROM ANY LOT IN THIS SUBDIVISION.
- 14.) ALL PAVEMENT RADII AT INTERSECTIONS WILL BE 25'.
- 15.) VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- 16.) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 17.) STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT EFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE.
- 18.) ALL STREET NAME SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD) REQUIREMENTS AND INSTALLED PRIOR TO OCCUPANCY OF THE FIRST RESIDENCE ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE.
- 19.) ALL STREETS SHALL HAVE CURB AND GUTTER.
- 20.) ANY LAND DISTURBING ACTIVITY ON SLOPES GREATER THAN 20 PERCENT MUST BE DONE IN COMPLIANCE WITH SECTION 4.7 OF THE LAND DEVELOPMENT CODE.
- 21.) EASEMENTS FOR STORM DRAINAGE AND SANITARY SEWER FACILITIES WILL BE PROVIDED ALONG PROPERTY LINES, AS NECESSARY, ON CONSTRUCTION PLANS.
- 22.) ALL STRUCTURES, DRIVEWAYS, ETC. TO BE REMOVED UNLESS OTHERWISE NOTED.
- 23.) ALL UTILITIES THAT REQUIRE RELOCATION SHALL BE AT DEVELOPERS EXPENSE.
- 24.) WATTERSON TRAIL TO BE WIDENED TO 12' FROM CENTERLINE WITH 8' SHOULDERS ACROSS FRONTAGE.
- 25.) THE DEVELOPER SHALL BE RESPONSIBLE FOR A FULL WIDTH PAVEMENT OVERLAY AND ASSOCIATED STRIPING UPON COMPLETION OF THE REQUIRED WIDENING OF WATTERSON TRAIL.
- 26.) CITY OF JEFFERSONTOWN APPROVAL REQUIRED.
- 27.) CAPACITY OF DOWNSTREAM SYSTEM TO BE VERIFIED.
- 28.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS & NEIGHBORHOODS.

DETENTION CALCULATIONS

A = 22.7 AC.
C PRE = 0.31
C POST = 0.56
R = 2.9
INCREASED RUNOFF = CRA/12
= (0.56-0.31)(2.9)(22.7)/12
= 1.4 AC/FT

APPROVED
Louisville and Jefferson County Planning Commission
1. *[Signature]* 7/12/05
Jefferson County Public Works & Transportation/
Louisville Inspections, Permits & Licenses
2. *[Signature]* 7/12/05
Metropolitan Sewer District
3. *[Signature]* 7/12/05
Jefferson County Planning & Development Services
4. *[Signature]* 7/12/05
Louisville & Jefferson County Planning Commission
Checked if conditional approval
See back of plan for conditions of approval
Expiration date 7/12/2006

Scale: 1"=100'
Date: 05/04/05
Rev: 06/15/05



SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
315 WEST MARKET STREET, LOUISVILLE, KENTUCKY 40202 (502) 584 - 6271

DOCKET# 10-12-05
TAX BLOCK 45, LOTS 131, 688, 690 & 708
PRELIMINARY SUBDIVISION PLAN
SOUTHERN BREEZE SUBDIVISION
9301, 9401, & 9403 WATTERSON TRAIL
JEFFERSONTOWN, KENTUCKY 40299

OWNERS
Bik 45, Lots 690 & 708
LEIGH PHILLIP W & MARTHA R
4518 PORTICO CT
LOUISVILLE KY 40299
D.B. 8510, Pg. 812

DEVELOPER
LEIGH PHILLIP W & MARTHA R
4518 PORTICO CT
LOUISVILLE KY 40299
D.B. 8510, Pg. 812

Bik 45, Lot 131
PIKE JOSEPH P & MARY R
9301 WATTERSON TRAIL
JEFFERSONTOWN KY 40299
D.B. 4650, Pg. 091

Bik 45, Lot 688
BURCKLE ROBERT A & LAURA
9401 WATTERSON TRAIL
JEFFERSONTOWN KY 40299
D.B. 4976, Pg. 366

FILE: 2433
1
Sheets in Set: 1

RECEIVED
JUL 19 2005
PLANNING & DESIGN SERVICES