



- 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.
 - THE DEVELOPMENT LIES IN THE HIGHWIRE FIRE DISTRICT.
 - 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 B, RESPECTIVELY OF THE LDC.
 - 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.
 - A CHAPTER 10 LANDSCAPE AND TREE CANOPY PLAN PER SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES, ON MARCH 15, 2015 AND SEVERAL POTENTIAL SINKHOLES WERE FOUND.
 - PRIOR TO CONSTRUCTION PLAN APPROVAL A GEOTECH REPORT WILL BE PERFORMED TO VERIFY ANY SINKHOLE LOCATIONS AND TO PROPOSE PROPER TREATMENT FOR DEVELOPMENT OF SINKHOLES AND FILLING OF ANY PONDS ON SITE. A COPY OF THE REPORT SHALL BE PROVIDED TO PDS STAFF/CASE MANAGER FOR INCORPORATION IN THE CASE FILE.

- MSD NOTES:**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED OFF-SITE IN PRIMROSE MEADOWS SECTION 2 DETENTION BASIN AS DEPICTED ON THE PLAN. THE CAPACITY OF EXISTING DETENTION BASIN MUST BE VERIFIED USING 24 HR. DESIGN STORM PRIOR TO CONSTRUCTION APPROVAL. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FOR DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. 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.
 - 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.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING. (2111103/302)
 - NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.
 - 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 BEST MANAGEMENT PRACTICES.

- PUBLIC WORKS AND KTC NOTES:**
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - VERGE AREAS 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 SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
 - 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.
 - 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 1% AND A MAXIMUM GRADE OF 10%.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADII, 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 THE DEVELOPMENT CODE.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS. THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
 - THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR THE EXTENSION OF GOSLING SHOALS WAY. SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.

SITE DATA

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-R
PROPOSED ZONING	R-4
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	268,828 ±S.F. (6.17± AC.)
NET LAND AREA	232,098 ±S.F. (5.33± AC.)
BUILDABLE LOTS	20
MINIMUM AVERAGE LOT SIZE ALLOWED	5,500 S.F.
AVERAGE BUILDABLE LOT SIZE PROPOSED	7,608 ± S.F.
NON-BUILDABLE LOTS	1
GROSS DENSITY	3.2± DU/AC.
NET DENSITY	3.7± DU/AC.
CONSERVATION AREA REQUIRED (30%)	80,648 ±S.F. (1.85± AC.)
CONSERVATION AREA PROVIDED (30.1%)	81,044 ±S.F. (1.86± AC.)
FULL-CREDIT AREA	0 ±S.F. (0.0± AC.)
HALF-CREDIT AREA	

BENCHMARK (1988 NAVD)
DISK IN CONCRETE ON RIGHT APPROXIMATELY 2.7 MILES ALONG THIXTON LANE FROM THE INTERSECTION OF THIXTON LANE AND BARDSTOWN ROAD.
ELEV. 655.57
ELEV. 665.57

NOTE: AVAILABLE DIGITAL/LOIC DATA DOES NOT REFLECT THE CURRENT SITE CONDITIONS FOR THIS PROPERTY. BASIN CONTOURS, DITCH AND RE-GRADING ALONG THE NORTH WEST SIDE OF THE CURVE OF ENGLISH MEADOWS DRIVE HAVE BEEN INSERTED FROM THE PRIMROSE MEADOWS CONSTRUCTION DRAWINGS TO MORE ACCURATELY REFLECT THE CURRENT CONDITIONS.

ADJACENT PROPERTY OWNERS

TAX BLOCK 4024 LOT 36 RICHARD M & BONNIE LYNN LABARRE 11500 CREEK BROOK DRIVE LOUISVILLE, KY 40229-2778	TAX BLOCK 4024 LOT 43 AMBER S POYNTER 9317 COMMUNITY COVE WAY LOUISVILLE, KY 40299-2779	TAX BLOCK 4024 LOT 48 MICHAEL K JOHNSON 9329 COMMUNITY COVE WAY LOUISVILLE, KY 40299-2779
TAX BLOCK 4024 LOT 37 CARY EDWARD EVANS 11501 CREEK BROOK DRIVE LOUISVILLE, KY 40229-2778	TAX BLOCK 4024 LOT 44 MELGAN AND MATTHEW DOUGLAS 9321 COMMUNITY COVE WAY LOUISVILLE, KY 40229-2779	TAX BLOCK 4024 LOT 65 GREGORY M NEVLAND 11103 PEBBLE TRACE LOUISVILLE, KY 40229-2787
TAX BLOCK 4024 LOT 40 DAVID L & MICHELLE R CLARK 9313 COMMUNITY COVE WAY LOUISVILLE, KY 40229-2779	TAX BLOCK 4024 LOT 45 ANTHONY BUSH & MICHELLE HANLEY 9323 COMMUNITY COVE WAY LOUISVILLE, KY 40229-2779	TAX BLOCK 4024 LOTS 1000,1001 & 1003 TAX BLOCK 92 LOT 99 PREMIER LAND DEV. CO 2709 BLACKSTON MILL RD CLARKSVILLE, IN 47129
TAX BLOCK 4024 LOT 41 BRAD & JEANINE PRESNELL 9313 COMMUNITY COVE WAY LOUISVILLE, KY 40229-2779	TAX BLOCK 4024 LOT 46 RONALD F & PAMELA A TEMPLE 9325 COMMUNITY COVE WAY LOUISVILLE, KY 40229-2779	
TAX BLOCK 4024 LOT 42 MICHAEL JR. & KATE L BOND 9315 COMMUNITY COVE WAY LOUISVILLE, KY 40229-2779	TAX BLOCK 4024 LOT 47 ASHLEY R LEWIS 9327 COMMUNITY COVE WAY LOUISVILLE, KY 40229-2779	

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC 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 BASIN 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. 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.

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.

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.

MAXIMUM LOT CALCULATION (7.11.10)

R4 LOT YIELD	BONUS	COUNT
		19
LOT BONUS		
CONSERVATION AREA (5%)	1	
TOP (10%)	2	
TOTAL MAXIMUM LOTS PERMITTED		22

TREE CANOPY DATA

GROSS SITE AREA	268,828 ±S.F.
EXISTING TREE CANOPY	24,844 ±S.F. (9.1%)
TOTAL TREE CANOPY REQUIRED	45,701 ±S.F. (17%)
TREE CANOPY TO BE PRESERVED	74,280 ±S.F. (28%)
TREE CANOPY TO BE PLANTED	0 ±S.F.

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION FROM MSD DIGITAL LOIC MAPPING. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

DIMENSIONAL STANDARDS

FRONT YARD WITH FRONT FACING GARAGE	MIN. 12'; MAX. 25'
STREET SIDE YARDS	MIN. 12'
REAR YARD	3'
LOT WIDTH	MIN. 15'
BUILDING HEIGHT	25'; 40' FOR CORNER LOT
FLOOR AREA RATIO:	MAX. 35'
<5,000 S.F. LOT AREA	3
5,000-6,000 S.F. LOT AREA	2
>6,000 S.F. LOT AREA	1

Mindel, Scott & Associates, Inc.
Planning - Engineering - Surveying - Landscape Architecture
Utility Consulting - Property Management
511 Jefferson Boulevard, Louisville, KY 40219
Phone: (502) 485-1500 Fax: (502) 485-1000 Email: mindel@msa-inc.com

MSA

OWNER/DEVELOPER
PREMIER LAND DEVELOPMENT CO.
2709 BLACKSTON MILL RD.
CLARKSVILLE, IN 47129

PRELIMINARY SUBDIVISION PLAN
CREEK VIEW III - CONSERVATION SUBDIVISION
11700 MARY MORLEY LN.
LOUISVILLE, KY 40229
TB: 92, LOT: 99
DB: 10565 PG: 646

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 02/6/17
Job Number: 2679
Sheet
1
of 1

RECEIVED
FEB 27 2017
DESIGN SERVICES

GRAPHIC SCALE 1"=100'
0 50 100 200

10 ZONE 1075