

PRELIMINARY APPROVAL
 Condition of Approval:
 Date: 10/11/17
 Development Plan
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

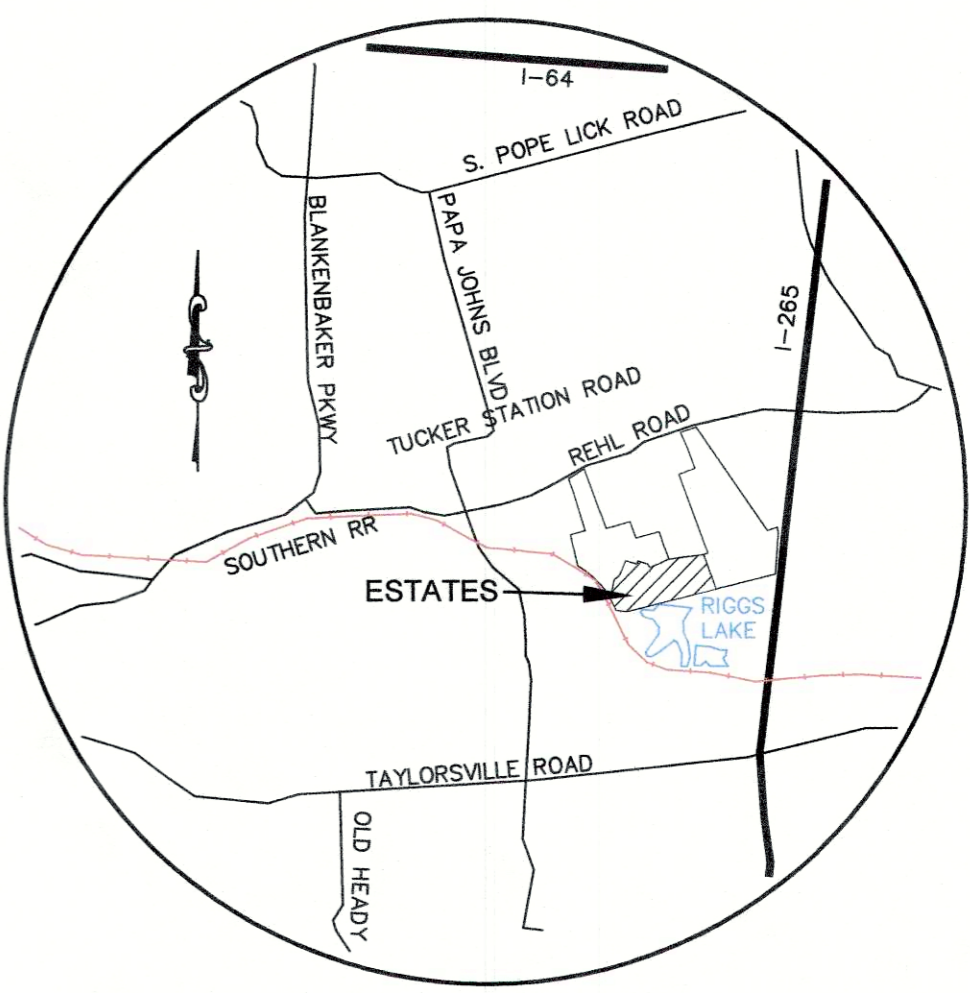
LEGEND

- PROP. STORM SEWER
- EX. STORM SEWER
- PROP. SANITARY SEWER
- EX. SANITARY SEWER
- EX. FORCE MAIN
- PROPOSED FLOW ARROW
- EXISTING TREE LINE
- SILT FENCE
- TEMPORARY CONSTRUCTION ENTRANCE
- AREA OF REVISION

UTILITY NOTES

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE: 811, WWW.KENTUCKY811.COM) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

- NOTES**
- 1.) WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER PATTERN DERIVED 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. APPROXIMATE DETENTION VOLUME REQUIRED:
 $(2.9/12) \times (0.50-0.24) \times 23.1 \text{ AC} = 1.45 \text{ AC-FT.}$
 - 3.) THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT. CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE JEFFERSONTOWN FIRE DISTRICT.
 - 4.) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0065 E DATED DECEMBER 5, 2008).
 - 5.) 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.
 - 6.) CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 - 7.) ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
 - 8.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - 9.) MOSQUITO CONTROL WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
 - 10.) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - 11.) 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.
 - 12.) ALL STREET NAME SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND SHALL BE INSTALLED PRIOR TO OCCUPANCY OF THE FIRST RESIDENT ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF BOND RELEASE.
 - 13.) ALL CUL-DE-SACS AND BULBS WILL CONFORM TO LOUISVILLE METRO PUBLIC WORKS STANDARDS.
 - 14.) PROPOSED LATERAL EXTENSION SHALL BE SIZED FOR ENTIRE SEWERSHED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - 15.) DAM BREACH ANALYSIS MAY BE REQUIRED TO SET LOWEST FINISHED FLOORS OF ADJACENT DOWNSTREAM LOTS.
 - 16.) A KARST SURVEY WAS PERFORMED BY KELLI JONES ON FEBRUARY 24, 2017 AND NO KARST FEATURES WERE FOUND.
 - 17.) LOTS 106 - 111 WILL NOT BE DEVELOPED UNTIL AN INTERCEPTOR SEWER HAS BEEN EXTENDED TO THE PROPERTY AT WHICH TIME THE EXISTING PUMP STATION WILL BE DECOMMISSIONED.



SITE DATA

EXISTING ZONING:	R-4
EXISTING ZONING DISTRICT:	NEIGHBORHOOD VACANT
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
GROSS SITE AREA:	26.12 ACRES
AREA IN R.O.W.:	4.02 ACRES
NET SITE AREA:	22.1 ACRES
BUILDABLE LOTS:	55 LOTS
OPEN SPACE LOTS:	2 LOTS
GROSS DENSITY:	2.1 DU/AC
NET DENSITY:	2.5 DU/AC

YARD REQUIREMENTS

FRONT YARD:	30'
STREET SIDE YARD:	30'
SIDE YARD:	5'
REAR YARD:	25'

TREE CANOPY CALCULATIONS

EXISTING SITE AREA:	1,137,876 SF
EXISTING TREE CANOPY:	160,381 SF (14%)
EXISTING TREE CANOPY TO REMAIN:	0 SF (0%)
TOTAL TREE CANOPY REQUIRED:	227,576 SF (20%)

SWPPP 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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S 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 SEEDDED 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 SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD 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 NO 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.

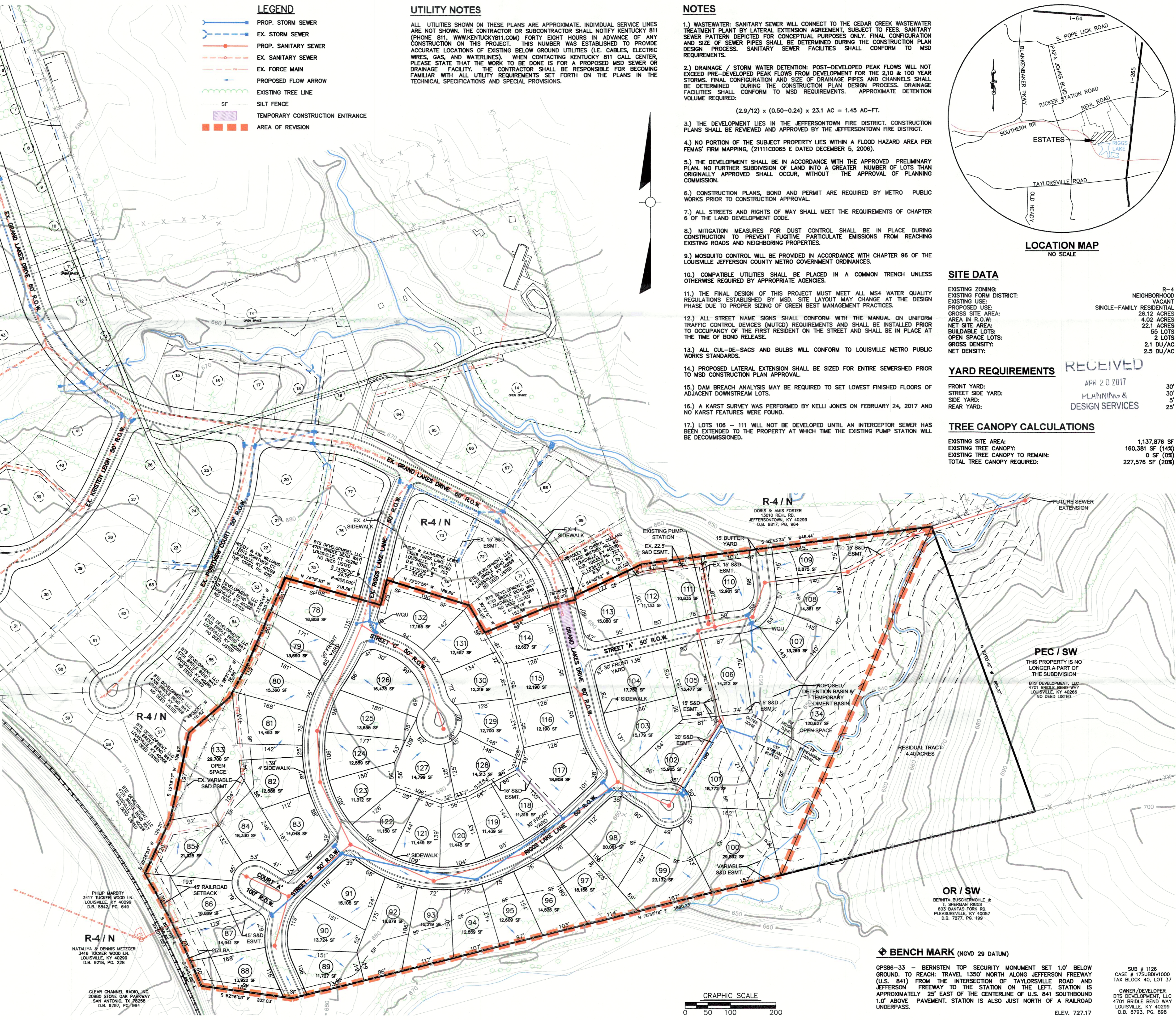
EPSC PHASING

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL PERIMETER SILT FENCING AND DITCH CHECKS.
3. CONSTRUCT DETENTION BASIN TO BE UTILIZED AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
4. BEGIN SITE GRADING.
5. CONSTRUCT SANITARY SEWERS.
6. CONSTRUCT STORM DRAINAGE AND INSTALL ASSOCIATED INLET PROTECTION.
7. CONSTRUCT ROADWAYS.
8. ESTABLISH VEGETATION.
9. REMOVE EPSC MEASURES ONCE DISTURBED AREA IS STABILIZED.

R-4 / N
 PHILIP MARRY
 3417 TUCKER WOOD LN.
 LOUISVILLE, KY 40299
 D.B. 8842, PG. 649

R-4 / N
 NATALYA & DENNIS METZGER
 3416 TUCKER WOOD LN.
 LOUISVILLE, KY 40299
 D.B. 9218, PG. 229

R-4 / N
 CLEAR CHANNEL RADIO, INC.
 20880 STONE OAK PARKWAY
 SAN ANTONIO, TX 78258
 D.B. 6797, PG. 964



SABAK, WILSON & LINGO, INC.
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 THE HENRY CLAY
 608 S. THIRD STREET,
 LOUISVILLE, KENTUCKY 40202
 (502) 584 - 6271

STATE OF KENTUCKY
 JOSEPH S. MARSHALL
 19.875
 LICENSED PROFESSIONAL ENGINEER

SHEET TITLE: REVISED PRELIMINARY SUBDIVISION PLAN
 PROJECT TITLE: GRAND LAKES ESTATES
 12814 REHL ROAD, JEFFERSONTOWN, KY 40299

JOB NO. 2383
 SCALE: 1"=100'
 DATE: 04/20/17
 DRAWING NO. PSP
 SHEET 1 OF 1

OWNER/DEVELOPER
 B7S DEVELOPMENT, LLC
 4701 BRODIE BEND WAY
 LOUISVILLE, KY 40299
 D.B. 8793, PG. 898

SUB # 1126
 CASE # 17SUB01000
 TAX BLOCK 40, LOT 37

GPS86-33 - BERNSTEIN TOP SECURITY MONUMENT SET 1.0' BELOW GROUND, TO REACH: TRAVEL 1350' NORTH ALONG JEFFERSON FREEWAY (U.S. 841) FROM THE INTERSECTION OF TAYLORSVILLE ROAD AND JEFFERSON FREEWAY TO THE STATION ON THE LEFT. STATION IS APPROXIMATELY 25' EAST OF THE CENTERLINE OF U.S. 841 SOUTHBOUND 1.0' ABOVE PAVEMENT. STATION IS ALSO JUST NORTH OF A RAILROAD UNDERPASS.

ELEV. 727.17

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