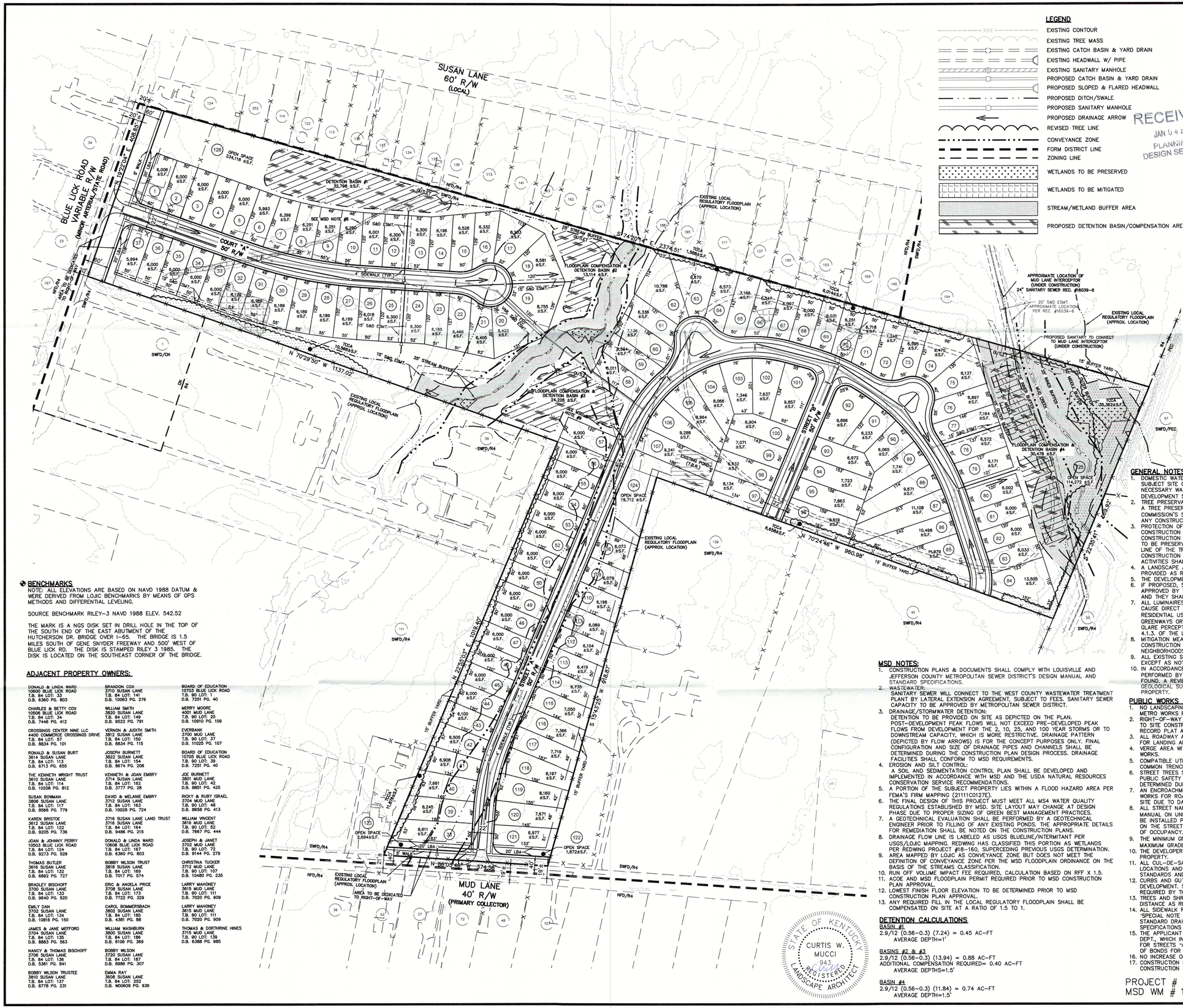
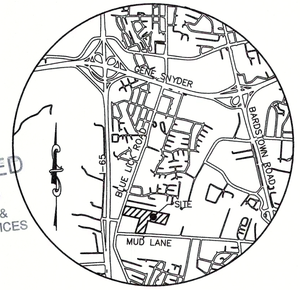


LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING CATCH BASIN & YARD DRAIN
- EXISTING HEADWALL W/ PIPE
- EXISTING SANITARY MANHOLE
- PROPOSED CATCH BASIN & YARD DRAIN
- PROPOSED SLOPED & FLARED HEADWALL
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE
- PROPOSED DRAINAGE ARROW
- REVISED TREE LINE
- CONVEYANCE ZONE
- FORM DISTRICT LINE
- ZONING LINE
- WETLANDS TO BE PRESERVED
- WETLANDS TO BE MITIGATED
- STREAM/WETLAND BUFFER AREA
- PROPOSED DETENTION BASIN/COMPENSATION AREA

RECEIVED
JAN 04 2019
PLANNING & DESIGN SERVICES



LOCATION MAP
NO SCALE

OWNERS

NORMA J. WOODEN
2211 FEDERAL HILL DRIVE
LOUISVILLE, KY 40299

JOHNNY & MARY WOODEN
13316 STEPPING STONE WAY
LOUISVILLE, KY 40299

CAROLYN & JOHN SHORTT
13522 OLIVER STATION COURT
LOUISVILLE, KY 40245

SITE DATA:

FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	R4
PROPOSED ZONING	R5
EXISTING LAND USE	SINGLE-FAMILY/VACANT
PROPOSED LAND USE	SINGLE-FAILY
GROSS LAND AREA	33.03± AC.
NET LAND AREA	28.10± AC.
BUILDABLE LOTS	121
NON-BUILDABLE LOTS	5
GROSS DENSITY	3.66 D.U./AC.
NET DENSITY	4.31 D.U./AC.
OPEN SPACE PROVIDED	372,668± S.F. (26%)

DIMENSIONAL STANDARDS

MINIMUM LOT SIZE	6,000± S.F.
FRONT/STREET SIDE YARDS	25'
SIDE YARD MIN.	5'
REAR YARD MIN.	25'
MINIMUM LOT WIDTH	50'
MAXIMUM BUILDING HEIGHT	35'

TREE CANOPY DATA:

GROSS SITE AREA	1,438,612± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	88,456± S.F. (6%)
EXISTING TREE CANOPY TO BE PRESERVED	72,064± S.F. (5%)
TREE CANOPY TO BE PROVIDED	201,272± S.F. (14%)
TOTAL TREE CANOPY REQUIRED	273,336± S.F. (19%)

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 OKOLONA 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 TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, 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 KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 9/17/18 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.

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. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. 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.
7. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADWAYS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
8. 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.
9. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
10. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
11. ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
12. 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.
13. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
14. 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.
15. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR STREETS "A" & "B" SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
16. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.
17. CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.

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 WEST COUNTY WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN.
POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO DOWNSTREAM CAPACITY, WHICH IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE 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.
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 (21111C0127E).
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. DRAINAGE FLOW LINE IS LABELED AS USGS BLUELINE/INTERMITANT PER USGS/LOJIC MAPPING. REDWING HAS CLASSIFIED THIS PORTION AS WETLANDS PER REDWING PROJECT #18-160, SUPERCEDING PREVIOUS USGS DETERMINATION.
9. AREA MAPPED BY LOJIC AS CONVEYANCE ZONE BUT DOES NOT MEET THE DEFINITION OF CONVEYANCE ZONE PER THE MSD FLOODPLAIN ORDINANCE ON THE BASIS OF THE STREAMS CLASSIFICATION.
10. RUN OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF X 1.5.
11. ACOE AND MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
12. LOWEST FINISH FLOOR ELEVATION TO BE DETERMINED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
13. ANY REQUIRED FILL IN THE LOCAL REGULATORY FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1.

DETENTION CALCULATIONS

BASIN #1
2.9/12 (0.56–0.3) (7.24) = 0.45 AC–FT
AVERAGE DEPTH=1'

BASINS #2 & #3
2.9/12 (0.56–0.3) (13.94) = 0.88 AC–FT
ADDITIONAL COMPENSATION REQUIRED= 0.40 AC–FT
AVERAGE DEPTHS=1.5'

BASIN #4
2.9/12 (0.56–0.3) (11.84) = 0.74 AC–FT
AVERAGE DEPTH=1.5'

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 RILEY–3 NAVD 1988 ELEV. 542.52

THE MARK IS A NGS DISK SET IN DRILL HOLE IN THE TOP OF THE SOUTH END OF THE EAST ABUTMENT OF THE HUTCHERSON DR. BRIDGE OVER I–65. THE BRIDGE IS 1.5 MILES SOUTH OF GENE SNYDER FREEWAY AND 500' WEST OF BLUE LICK RD. THE DISK IS STAMPED RILEY 3 1985. THE DISK IS LOCATED ON THE SOUTHEAST CORNER OF THE BRIDGE.

ADJACENT PROPERTY OWNERS:

DONALD & LINDA WARD
10600 BLUE LICK ROAD
T.B. 84 LOT: 33
D.B. 6360 PG. 803

CHARLES & BETTY COX
10506 BLUE LICK ROAD
T.B. 84 LOT: 34
D.B. 7446 PG. 412

CROSSINGS CENTER NINE LLC
4400 COMMERCE CROSSINGS DRIVE
T.B. 84 LOT: 57
D.B. 8834 PG. 101

RONALD & SUSAN BURT
3614 SUSAN LANE
T.B. 84 LOT: 113
D.B. 6713 PG. 655

THE KENNETH WRIGHT TRUST
3610 SUSAN LANE
T.B. 84 LOT: 114
D.B. 10208 PG. 812

SUSAN BOWMAN
3806 SUSAN LANE
T.B. 84 LOT: 117
D.B. 8566 PG. 779

KAREN BRISTOE
3612 SUSAN LANE
T.B. 84 LOT: 122
D.B. 9205 PG. 736

JOAN & JOHNNY PERRY
10503 BLUE LICK ROAD
T.B. 84 LOT: 124
D.B. 9273 PG. 529

THOMAS BUTLER
3616 SUSAN LANE
T.B. 84 LOT: 132
D.B. 6892 PG. 727

BRADLEY BISCHOFF
3700 SUSAN LANE
T.B. 84 LOT: 133
D.B. 9640 PG. 520

EMILY DAN
3702 SUSAN LANE
T.B. 84 LOT: 134
D.B. 10816 PG. 150

JAMES & JANE METFORD
3704 SUSAN LANE
T.B. 84 LOT: 135
D.B. 8883 PG. 563

NANCY & THOMAS BISCHOFF
3706 SUSAN LANE
T.B. 84 LOT: 136
D.B. 5361 PG. 841

BOBBY WILSON TRUSTEE
3810 SUSAN LANE
T.B. 84 LOT: 137
D.B. 8778 PG. 231

BRANDON COX
3710 SUSAN LANE
T.B. 84 LOT: 141
D.B. 10063 PG. 276

WILLIAM SMITH
3820 SUSAN LANE
T.B. 84 LOT: 149
D.B. 9522 PG. 791

VERNON & JUDITH SMITH
3812 SUSAN LANE
T.B. 84 LOT: 150
D.B. 8834 PG. 115

JOSEPH BURNETT
3822 SUSAN LANE
T.B. 84 LOT: 154
D.B. 8674 PG. 208

KENNETH & JOAN EMBRY
3714 SUSAN LANE
T.B. 84 LOT: 162
D.B. 3777 PG. 28

DAVID & MELANIE EMBRY
3712 SUSAN LANE
T.B. 84 LOT: 163
D.B. 10028 PG. 724

3716 SUSAN LANE LAND TRUST
3716 SUSAN LANE
T.B. 84 LOT: 164
D.B. 9486 PG. 215

DONALD & LINDA WARD
10608 BLUE LICK ROAD
T.B. 84 LOT: 167
D.B. 6360 PG. 803

BOBBY WILSON TRUST
3818 SUSAN LANE
T.B. 84 LOT: 169
D.B. 7017 PG. 574

ERIC & ANGELA PRICE
3708 SUSAN LANE
T.B. 84 LOT: 172
D.B. 7722 PG. 329

CAROL BOMMERSBACH
3800 SUSAN LANE
T.B. 84 LOT: 185
D.B. 4381 PG. 88

WILLIAM WASHBURN
3800 SUSAN LANE
T.B. 84 LOT: 186
D.B. 6106 PG. 369

BOBBY WILSON
3720 SUSAN LANE
T.B. 84 LOT: 187
D.B. 8986 PG. 307

EMMA RAY
3608 SUSAN LANE
T.B. 84 LOT: 252
D.B. W06609 PG. 936

BOARD OF EDUCATION
10703 BLUE LICK ROAD
T.B. 90 LOT: 1
D.B. 7251 PG. 40

MERRY MOORE
4001 MUD LANE
T.B. 90 LOT: 20
D.B. 10910 PG. 109

EVERBANK
3700 MUD LANE
T.B. 90 LOT: 37
D.B. 11005 PG. 107

BOARD OF EDUCATION
10705 BLUE LICK ROAD
T.B. 90 LOT: 39
D.B. 7251 PG. 40

JOE BURNETT
3801 MUD LANE
T.B. 90 LOT: 42
D.B. 8851 PG. 425

RICKY & RUBY ISRAEL
3704 MUD LANE
T.B. 90 LOT: 45
D.B. 8658 PG. 413

WILLIAM VINCENT
3616 MUD LANE
T.B. 90 LOT: 52
D.B. 7667 PG. 444

JOSEPH & JANET
3702 MUD LANE
T.B. 90 LOT: 72
D.B. 9144 PG. 279

CHRISTINA TUCKER
3712 MUD LANE
T.B. 90 LOT: 107
D.B. 10480 PG. 235

LARRY MAHONEY
3615 MUD LANE
T.B. 90 LOT: 111
D.B. 7020 PG. 909

LARRY MAHONEY
3615 MUD LANE
T.B. 90 LOT: 111
D.B. 7020 PG. 909

THOMAS & DORTHINE HINES
3715 MUD LANE
T.B. 90 LOT: 139
D.B. 6388 PG. 985

STATE OF KENTUCKY
CURTIS W. MUCCI
943
REGISTERED
LANDSCAPE ARCHITECT

PROJECT # 18ZONE1069
MSD WM # 11862

GRAPHIC SCALE 1"=100'
0 50 100 200

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

DEVELOPER
PULTE HOMES
10035 FOREST GREEN BOULEVARD
LOUISVILLE, KY 40223

GENERAL DISTRICT DEVELOPMENT AND PRELIMINARY SUBDIVISION PLAN
BLUE LICK ROAD SUBDIVISION
10505 BLUE LICK ROAD & 3617 MUD LANE
LOUISVILLE, KENTUCKY 40229
TAX BLOCK 90, LOT 3 & 138
D.B. 3133 PG. 193 & D.B. 7814 PG. 845

Revisions	
12/3/18	PER AGENCY COMMENTS
12/20/18	PER MSD COMMENTS
1/4/19	PER MSD COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=100'

Date: 10/22/18

Job Number: 3554

Sheet 1 of 1

18 ZONE 1069

M:\3554\BLUE LICK SUBDIVISION\DWG\PLANNING\3554-PREPLAN-19-1-3.dwg, 1/4/2019 11:33:56 AM, HP Pagewide 5000-Arch.pc3