

GENERAL NOTES

- 1.) WASTEWATER: SANITARY SEWER WILL CONNECT TO THE HITE CREEK 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.) THE DEVELOPMENT LIES IN THE WORTHINGTON FIRE DISTRICT.
- 3.) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0020 E DATED DECEMBER 5, 2006).
- 4.) 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.
- 5.) ALL STRUCTURES, DRIVEWAYS, ETC. TO BE REMOVED UNLESS OTHERWISE NOTED.
- 6.) CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS AND/OR KTC PRIOR TO CONSTRUCTION APPROVAL.
- 7.) ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- 8.) A KARST SITE INSPECTION WAS PERFORMED BY KELLI JONES ON SEPTEMBER 26, 2014 AND NO KARST FEATURES WERE FOUND.
- 9.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 10.) A CONSTRUCTION CONTRACT 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.
- 11.) MOSQUITO CONTROL WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- 12.) WATER SERVICE TO BE PROVIDED BY THE LOUISVILLE WATER COMPANY.
- 13.) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 14.) 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. NOTE: DETENTION HAS BEEN PROVIDED FOR THIS DEVELOPMENT IN THE EXISTING WOODLANDS CREEK BASIN.

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.

SWPPP NOTES

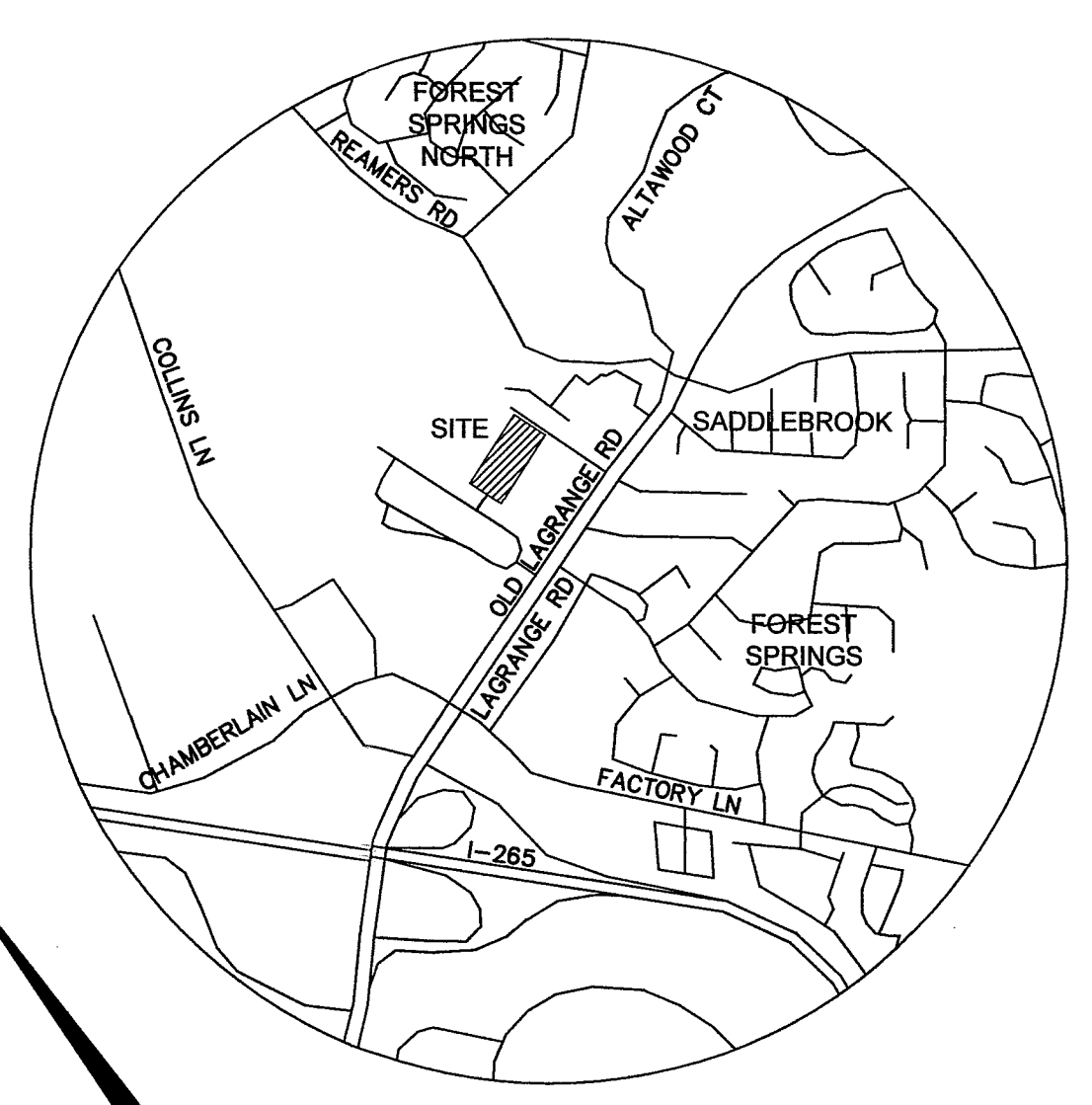
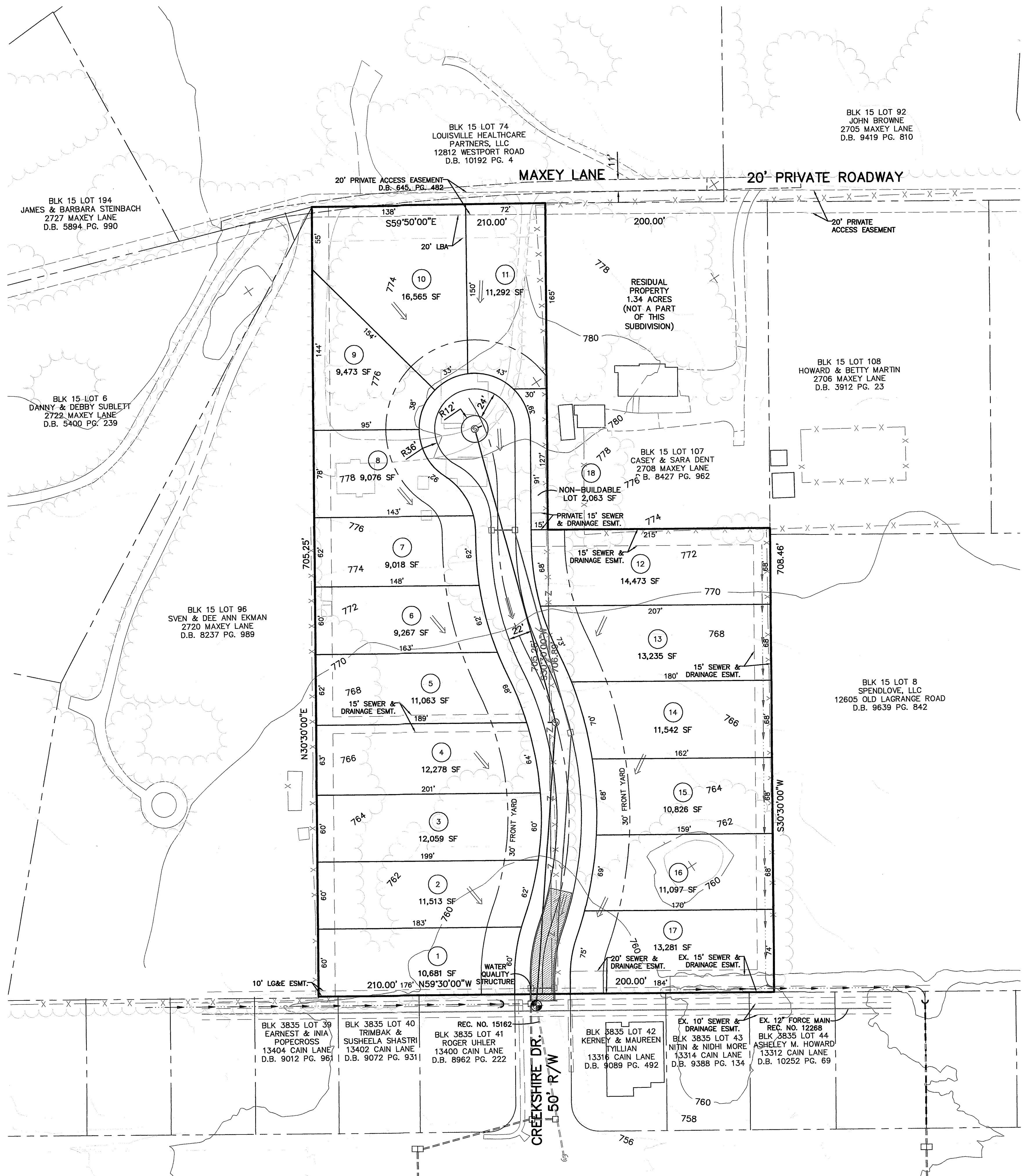
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER 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 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 SEEDED, 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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.



LOCATION MAP
NOT TO SCALE

SITE DATA

GROSS SITE AREA:	5.30 ACRES
AREA IN R.O.W.:	0.73 ACRES
NET SITE AREA:	4.57 ACRES
EXISTING ZONING:	R-4
EXISTING FORM DISTRICT:	NEIGHBORHOOD
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
LOTS:	18 LOTS
BUILDABLE LOTS:	17 LOTS
NON-BUILDABLE LOT:	1 LOT
GROSS DENSITY:	3.21 DU/AC
NET DENSITY:	3.72 DU/AC

YARD REQUIREMENTS

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

TREE CANOPY CALCULATIONS

TOTAL SITE AREA:	230,773 SF
EXISTING TREE CANOPY:	110,839 SF (48%)
EXISTING TREE CANOPY TO REMAIN:	0 SF (0%)
REQUIRED TREE CANOPY:	57,694 SF (25%)

STORMWATER QUALITY CALCULATION

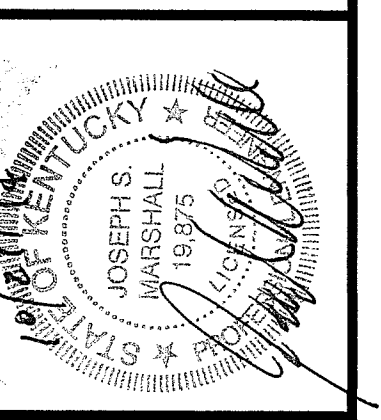
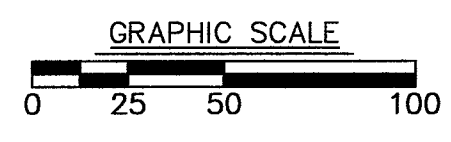
$(1/12)(REWq)[0.05+0.009(\%IMPERVIOUS)]$ (SITE AREA) = WQv
 SITE AREA: 230,773 % IMPERVIOUS: 40 REWq: 0.60
 $WQv = (1/12)(0.60)[0.05+0.009(40)]$ (230,773 SF) = 4,731 CF

BENCHMARK (NGVD 1988 DATUM)

BENCH MARK LOCATED ON MANHOLE # 112588 AT THE END OF THE STUB FOR CREEKSHIRE DRIVE.
ELEV. 664.30

LEGEND

- 760 — EXISTING MAJOR CONTOURS
- - - - - EXISTING MINOR CONTOURS
- - - - - EXISTING SANITARY SEWERS
- - - - - EXISTING STORM SEWERS
- - - - - PROPOSED SANITARY SEWERS
- - - - - PROPOSED STORM SEWERS
- - - - - PROPOSED DIRECTION OF FLOW
- - - - - TEMPORARY CONSTRUCTION ENTRANCE



DATE	
NO.	
REVISION	

SHEET TITLE: MAJOR PRELIMINARY SUBDIVISION PLAN
 PROJECT TITLE: WOODLANDS CREEK EXTENSION
 2708 & 2712 MAXEY LANE
 LOUISVILLE, KY 40245

CASE # 14SUBDIV1010
 MSD SUB # 1155
 DEVELOPER: PULTE GROUP
 10035 FOREST GREEN BOULEVARD
 LOUISVILLE, KY 40223

OWNERS: CASEY & SARA DENT
 2708 MAXEY LANE
 LOUISVILLE, KY 40245
 DEED BOOK 8427, PAGE 962
 TAX BLOCK 15, LOT 107

RUBY & CALVIN VOGT
 2712 MAXEY LANE
 LOUISVILLE, KY 40245
 DEED BOOK 4947, PAGE 508
 TAX BLOCK 15, LOT 7

JOB NO. 2905
 SCALE: 1" = 60'
 DATE: 10/21/14
 DRAWING NO. PSP

SHEET 1 OF 1