

- 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 ERRECTED 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.
  - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - THE DEVELOPMENT LIES IN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT.
  - 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.
  - ALL LUMINAIRES SHALING 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 PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3 OF THE LDC.
  - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
  - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
  - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
  - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
  - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN, EIT, ON 8/26/2019 AND POTENTIAL KARST FEATURES WERE FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.

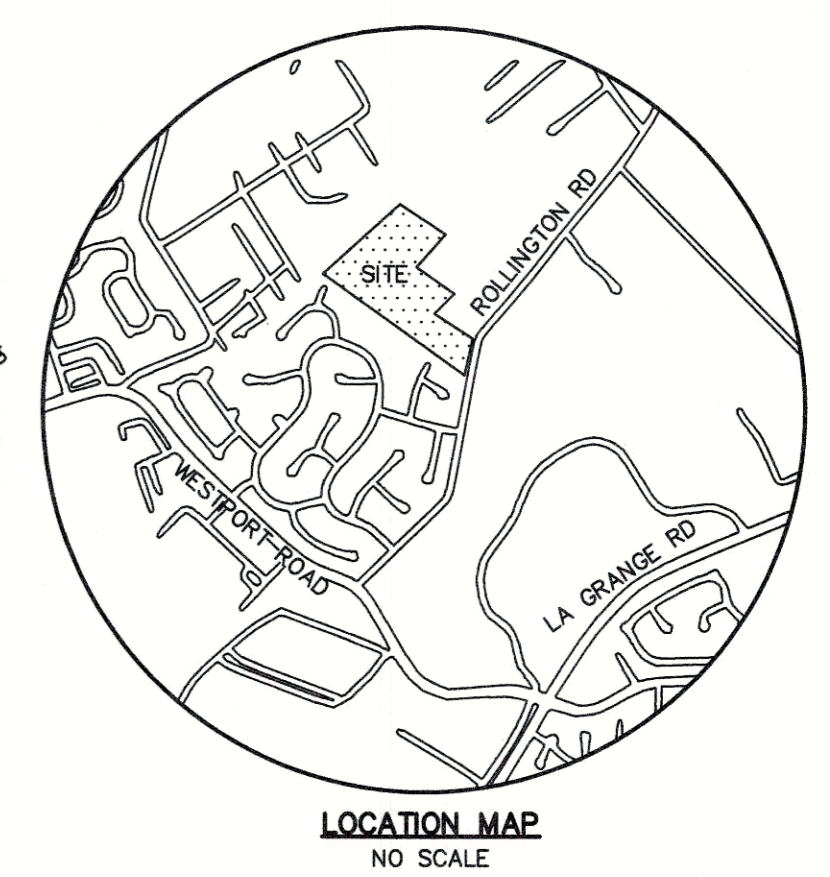
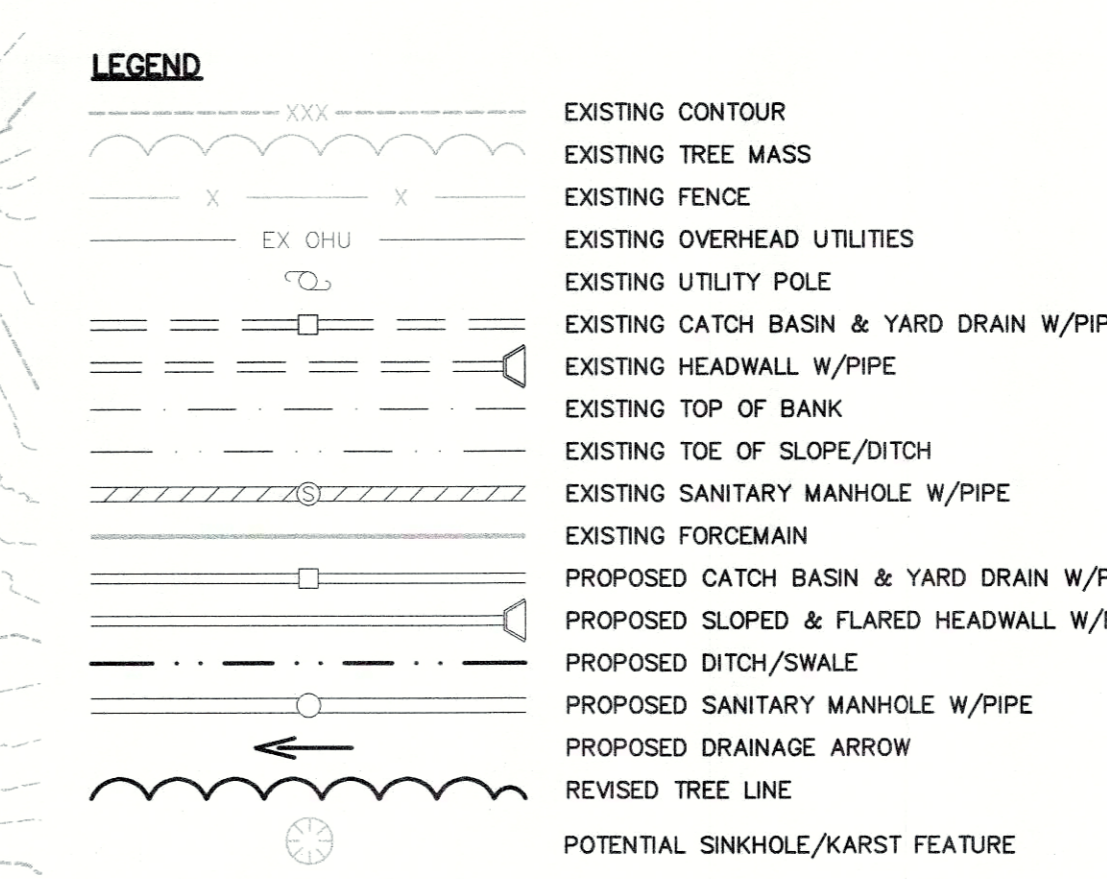
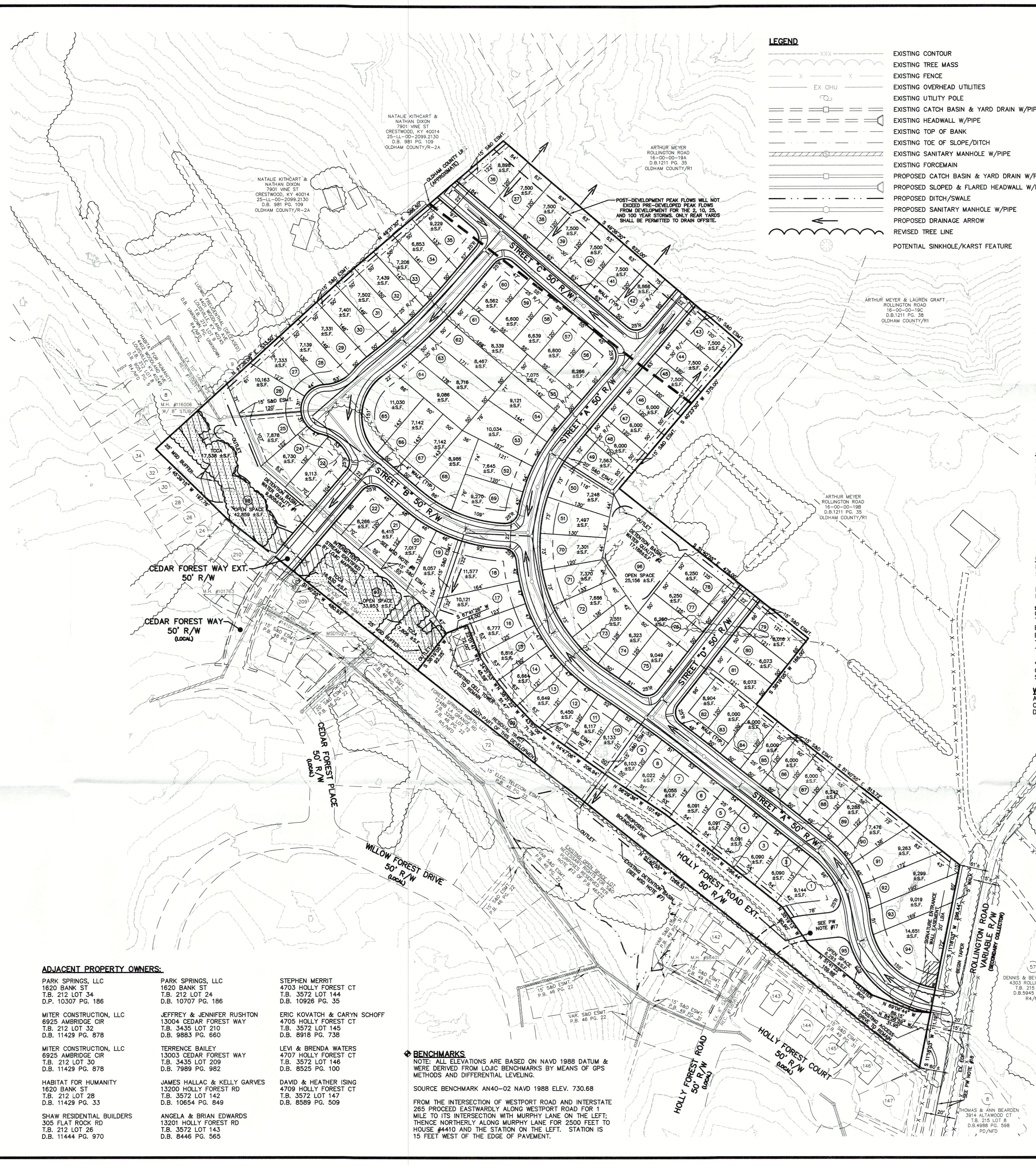
- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
  - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE HITE CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES, SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
  - DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED BOTH ONSITE AND OFFSITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPMENT PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS. 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.
  - EROSION AND SILT CONTROL: A SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
  - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110C 0203).
  - 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.
  - OFFSITE DETENTION BASIN TO BE ENLARGED TO ACCOMMODATE INCREASED RUNOFF. TO BE COORDINATED WITH ADJACENT PROPERTY OWNER.
  - THE APPLICANT SHALL PROVIDE AN EVALUATION OF THE SEWERED UPSTREAM OF THIS PROPERTY. PROPERTY ALIGNMENT AND EASEMENT LOCATIONS MAY BE MODIFIED FROM LOCATIONS DEPICTED ON THIS CONCEPTUAL PLAN AND SHALL BE PLACED AND SIZED TO ADEQUATELY SERVE THE WATERSHED. MSD AND THE APPLICANT SHALL EXECUTE AN AGREEMENT CONSISTENT WITH MSD'S EXCESS COST POLICY PRIOR TO CONSTRUCTION APPROVAL.
  - AN INTER LOCAL SEWER AGREEMENT SHALL BE EXECUTED BETWEEN OLDHAM COUNTY AND LOUISVILLE MSD PRIOR TO CONSTRUCTION OF ANY SEWERS LOCATED IN OLDHAM COUNTY.

**DETENTION CALCULATIONS**  
 $2.9/12 (0.56-0.23) (23.36) = 1.86 \text{ AC-FT}$   
 AVERAGE DEPTH = 3'

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
  - 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.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - VERGE AREA 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 ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - ALL GULCHES-SACS AND ROADWAY PAVEMENT WIDTHS, RADI, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
  - THE 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.
  - TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
  - ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY 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 STREET "D". END OF ROADWAY SIGNS SHALL BE INSTALLED FOR STREETS "A" & "C" AND SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
  - NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.
  - RIGHT-OF-WAY TO BE PROVIDED FOR FUTURE HOLLY FOREST ROAD EXTENSION. IF THE ADDITIONAL RIGHT-OF-WAY THROUGH RESIDUAL TRACT 99 IS GRANTED, CONSTRUCTION OF THE ROAD TO BE COORDINATED BETWEEN PUBLIC WORKS AND DEVELOPER AT THAT TIME.
  - PORTION OF ROLLINGTON ROAD ALONG SITES FRONTAGE UP TO THE PROPOSED ENTRANCE SHALL BE BROUGHT TO PUBLIC WORKS STANDARDS AND FOLLOW THE TYPICAL STREET SECTION AS CONSTRUCTED BY FOREST SPRINGS NORTH SUBDIVISION (09-028-99) ALONG ROLLINGTON ROAD. 20' TO BE PROVIDED IN TOTAL WIDTH FOR THIS SECTION.

- ADJACENT PROPERTY OWNERS:**
- |   |  |   |  |   |
|---|--|---|--|---|
| PARK SPRINGS, LLC<br>1620 BANK ST<br>T.B. 212 LOT 34<br>D.B. 10307 PG. 186                | MITER CONSTRUCTION, LLC<br>6925 AMBRIDGE CIR<br>T.B. 212 LOT 32<br>D.B. 11429 PG. 878          | MITER CONSTRUCTION, LLC<br>6925 AMBRIDGE CIR<br>T.B. 212 LOT 30<br>D.B. 11429 PG. 878         | HABITAT FOR HUMANITY<br>1620 BANK ST<br>T.B. 212 LOT 28<br>D.B. 11429 PG. 33           | SHAW RESIDENTIAL BUILDERS<br>305 FLAT ROCK RD<br>T.B. 212 LOT 26<br>D.B. 11444 PG. 970          |
| STEPHEN MERRIT<br>4703 HOLLY FOREST CT<br>T.B. 3572 LOT 144<br>D.B. 10926 PG. 35          | JEFFREY & JENNIFER RUSHTON<br>13004 CEDAR FOREST WAY<br>T.B. 8918 LOT 145<br>D.B. 9883 PG. 660 | ERIC KOVATCH & CARYN SCHOFF<br>4705 HOLLY FOREST CT<br>T.B. 3572 LOT 146<br>D.B. 8918 PG. 739 | LEVI & BRENDA WATERS<br>4707 HOLLY FOREST CT<br>T.B. 3572 LOT 146<br>D.B. 8525 PG. 100 | JAMES HALLAC & KELLY GARVES<br>13201 HOLLY FOREST RD<br>T.B. 3572 LOT 142<br>D.B. 10654 PG. 949 |
| ANGELA & BRIAN EDWARDS<br>13201 HOLLY FOREST RD<br>T.B. 3572 LOT 143<br>D.B. 8446 PG. 565 |  |   |  |   |

**BENCHMARKS**  
 NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOGIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.  
 SOURCE BENCHMARK AN40-02 NAVD 1988 ELEV. 730.68  
 FROM THE INTERSECTION OF WESTPORT ROAD AND INTERSTATE 265 PROCEED EASTWARDLY ALONG WESTPORT ROAD FOR 1 MILE TO ITS INTERSECTION WITH MURPHY LANE ON THE LEFT; THENCE NORTHERLY ALONG MURPHY LANE FOR 2500 FEET TO HOUSE #4410 AND THE STATION ON THE LEFT. STATION IS 15 FEET WEST OF THE EDGE OF PAVEMENT.



**OVERALL SITE DATA:**

EXISTING LAND USE	VACANT/CELL TOWER SUBDIVISION
*GROSS LAND AREA	23.36± AC.
RESIDUAL TRACT (CELL TOWER)	2.13± AC.
NET LAND AREA	18.75± AC.
BUILDABLE LOTS	94
NON-BUILDABLE LOTS	4
GROSS DENSITY	4.02 D.U./AC.
NET DENSITY	5.01 D.U./AC.
TOTAL OPEN SPACE PROVIDED	108,261± S.F. (11%)
*DOES NOT INCLUDE RESIDUAL TRACT/CELL TOWER	

**JEFFERSON COUNTY SITE DATA:**

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R5
*GROSS LAND AREA	20.85± AC.
NET LAND AREA	16.98± AC.
BUILDABLE LOTS	10
NON-BUILDABLE LOTS	4
GROSS DENSITY	4.03 D.U./AC.
NET DENSITY	4.95 D.U./AC.
*DOES NOT INCLUDE RESIDUAL TRACT/CELL TOWER	

**JEFFERSON COUNTY DIMENSIONAL STANDARDS**

FRONT/STREET SIDE YARDS	MIN. 25'
SIDE YARDS	5'
REAR YARD	25'
MINIMUM LOT SIZE	6,000 S.F.

**OLDHAM COUNTY SITE DATA:**

EXISTING ZONING	R1
PROPOSED ZONING	R-2A
*GROSS LAND AREA	2.51± AC.
NET LAND AREA	1.77± AC.
BUILDABLE LOTS	10
NON-BUILDABLE LOTS	0
GROSS DENSITY	3.98 D.U./AC.
NET DENSITY	5.65 D.U./AC.

**OLDHAM COUNTY DIMENSIONAL STANDARDS**

FRONT/STREET SIDE YARDS	MIN. 30'
SIDE YARDS	7'
(16' TOTAL FOR BOTH IF NOT A STREET SIDE)	
REAR YARD	25'
MINIMUM LOT SIZE	7,500 S.F.

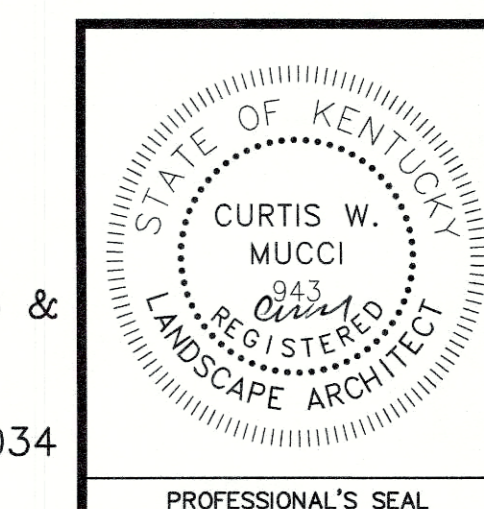
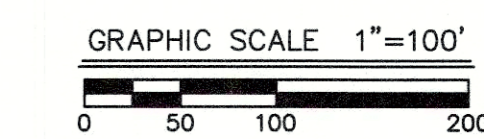
**JEFFERSON COUNTY TREE CANOPY DATA:**

GROSS SITE AREA	908,024± S.F.
TREE CANOPY CATEGORY	CLASS 2
EXISTING TREE CANOPY	493,023± S.F. (48%)
EXISTING TREE CANOPY TO BE PRESERVED	42,174± S.F. (5%)
TOTAL TREE CANOPY REQUIRED/PLANTED	148,511± S.F. (16%)
TOTAL TREE CANOPY PROVIDED	190,685± S.F. (21%)

**\*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.**

**WAIVER REQUEST:**  
 A WAIVER OF 7.3.30.E OF THE LDC IS REQUESTED TO ALLOW MORE THAN 15% OF A REQUIRED REAR YARD OF A BUILDABLE LOT TO BE OCCUPIED BY A DRAINAGE EASEMENT.

RECEIVED  
 SEP 30 2019  
 PLANNING & DESIGN SERVICES



CASE# 19-ZONE-0045 & 19-MSUB-0011  
 RELATED CASE# 19-ZONEPA-0034  
 MSD WM# 12028

**MINDEL SCOTT**  
 SURVEYING & PLANNING & LANDSCAPE ARCHITECTURE  
 5151 Jefferson Blvd., Louisville, KY 40219  
 502-465-1508 • MindelScott.com

DEVELOPER  
 DEER VALLEY SUBDIVISION LLC  
 3624 WATHENS CROSSING  
 OWENSBORO, KY 42301

OWNER  
 ARTHUR G. MEYER  
 P.O. BOX 34290  
 LOUISVILLE, KY 40232

JEFFERSON COUNTY  
 PRELIMINARY SUBDIVISION & REZONING PLAN  
**ROLLINGTON RIDGE SUBDIVISION**  
 4308 ROLLINGTON ROAD  
 LOUISVILLE, KENTUCKY 40245  
 TAX BLOCK 9, LOT 38 &  
 16-00-00-19A/16-00-00-19B  
 DEED BOOK 5397, PAGE 617

Revisions	Vertical Scale: N/A
9/29/2019 PER AGENCY COMMENTS	Horizontal Scale: 1"=100'
	Date: 8/26/19
	Job Number: 3621
	Sheet: 1
	of 1

9- ZONE - 0045