

NOTES

- 1.) WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK 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 EASTWOOD FIRE DISTRICT.
- 3.) A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211100052 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.) CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 6.) ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- 7.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 8.) MOSQUITO CONTROL WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- 9.) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 10.) 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.
- 11.) DRAINAGE/STORMWATER DETENTION: NO DETENTION WILL BE PROVIDED ON SITE. SUBJECT TO MSD REGIONAL FACILITY FEES, DRAINAGE PATTERN DEPICTED BY 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.
- 12.) THERE SHALL BE NO INCREASE OF STORMWATER RUNOFF TO 17003 SHELBYVILLE ROAD AS A RESULT OF THIS PROJECT.
- 13.) KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. WORK WITHIN THE SHELBYVILLE ROAD RIGHT-OF-WAY WILL REQUIRE KYTC PERMIT AND BOND.
- 14.) VEGETATION REMOVAL TO IMPROVE SIGHT LINES AT THE ENTRANCE WILL BE REQUIRED AND REVEMED PRIOR TO BOND RELEASE.
- 15.) ALL DRIVEWAYS WILL BE AT LEAST 25' IN LENGTH FROM GARAGE DOOR TO THE BACK OF SIDEWALK.
- 16.) A KARST SURVEY WAS PERFORMED BY KELLY JONES ON FEBRUARY 24, 2017 AND NO KARST FEATURES WERE FOUND.

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.WH.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 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. BEGIN SITE GRADING.
4. CONSTRUCT SANITARY SEWERS.
5. CONSTRUCT STORM DRAINAGE AND INSTALL ASSOCIATED INLET PROTECTION.
6. CONSTRUCT ROADWAYS.
7. ESTABLISH VEGETATION.
8. REMOVE EPSC MEASURES ONCE DISTURBED AREA IS STABILIZED.

BENCH MARK (NGVD 29 DATUM)

BA50-01
74' WEST OF UTILITY POLE #1952-87600, 50' NORTHWEST OF A GAS VALVE 18.5' S&D OF THE CENTERLINE OF LONGRUN ROAD.
ELEV. 628.67

ADDITIONAL REQUESTS

1. WAIVER OF LDC 10.3.5.A.3 TO NOT PROVIDE THE 15' X 100' PARKWAY BUFFER FOR THE ENTRANCE ROAD.
2. WAIVER OF LDC 10.3.5 TO ALLOW A RIGHT-OF-WAY TO ENDOURCH 25' INTO A PARKWAY SETBACK.
3. WAIVER OF LDC 7.11.9.E.3.d & 5.8.1.B TO PROVIDE NO SIDEWALKS ALONG SHELBYVILLE ROAD.
4. VARIANCE FROM LDC TABLE 5.3.1 TO ALLOW A 20' FRONT YARD FOR ALL LOTS IN THE DEVELOPMENT.

SITE DATA

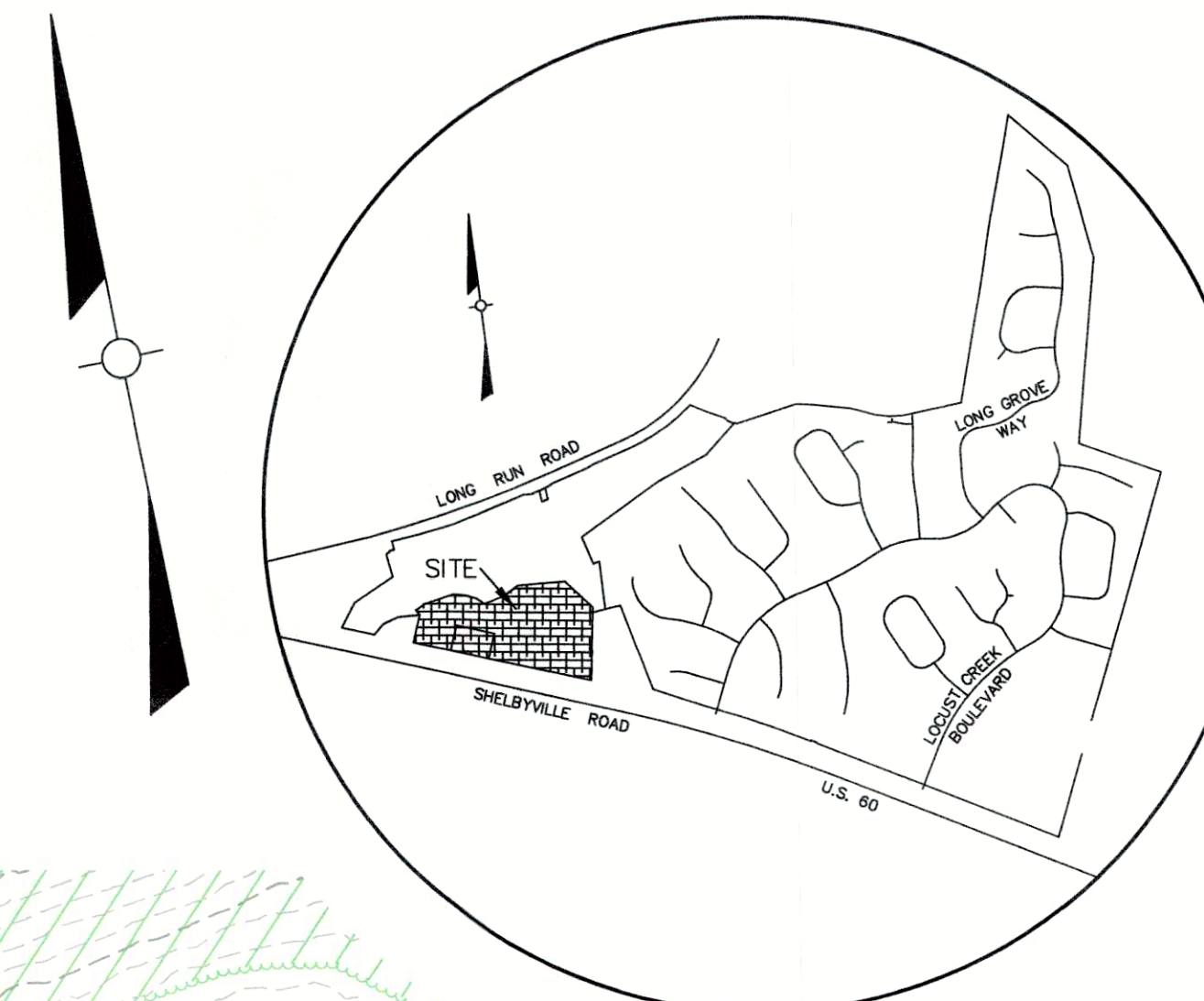
EXISTING ZONING: R-4 & R-5
EXISTING FORM DISTRICT: NEIGHBORHOOD
PROPOSED USE: VACANT
SINGLE-FAMILY RESIDENTIAL
GROSS SITE AREA: 38.93 ACRES
AREA IN R.O.W.: 3.04 ACRES
NET SITE AREA: 35.89 ACRES
BUILDABLE LOTS: 47 LOTS
FUTURE DEVELOPMENT LOTS: 1 LOT
OPEN SPACE LOTS: 3 LOT
GROSS DENSITY: 1.2 DU/AC
NET DENSITY: 1.3 DU/AC

YARD REQUIREMENTS

FRONT YARD (SEE VARIANCE REQUESTED FOR 20' YARD): 30'
SIDE YARD: 30'
SIDE YARD: 5'
REAR YARD: 25'

TREE CANOPY CALCULATIONS

EXISTING SITE AREA: 1,695,809 SF
EXISTING TREE CANOPY: 855,451 SF (50%)
EXISTING TREE CANOPY TO REMAIN: 608,060 SF (35%)
ADDITIONAL TREE CANOPY REQUIRED: 0 SF (0%)

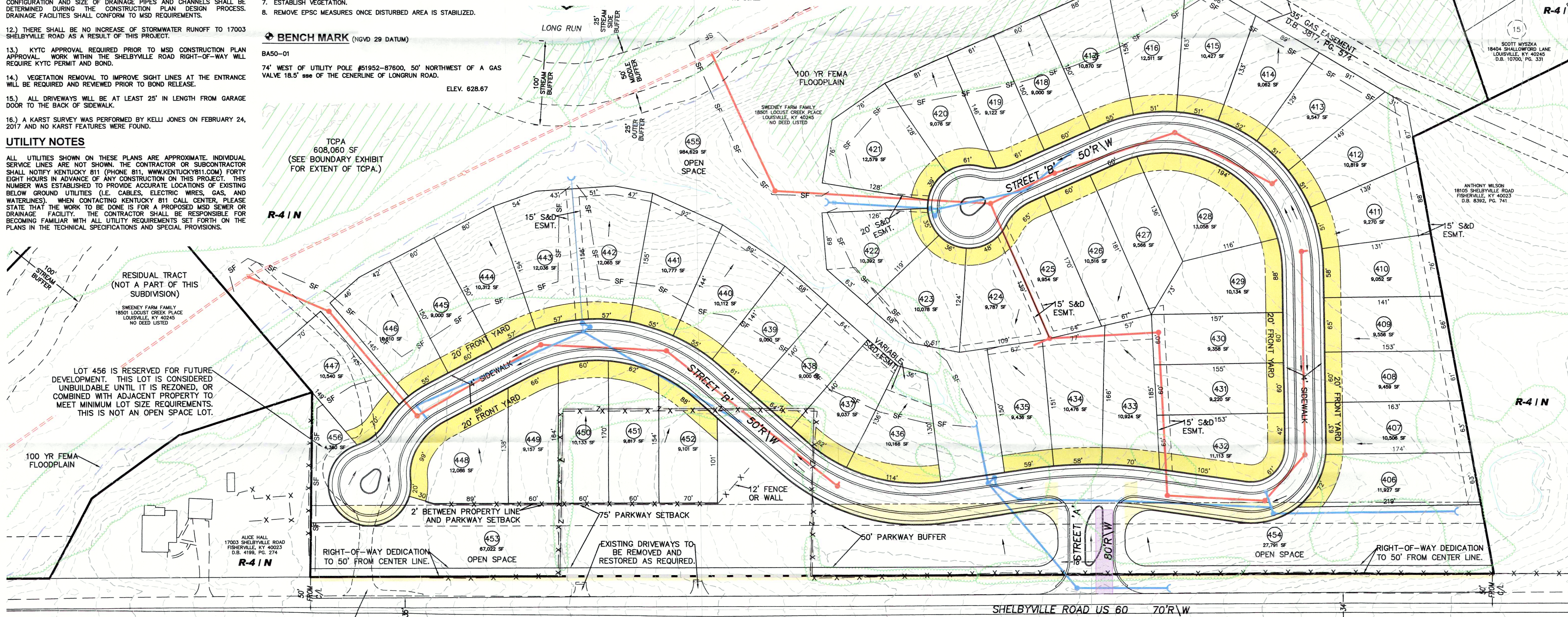


BOUNDARY EXHIBIT

NO SCALE

LOCATION MAP

NO SCALE



LEGEND

- PROP. STORM SEWER
- EX. STORM SEWER
- PROP. SANITARY SEWER
- EX. SANITARY SEWER
- FEMA 100 YEAR FLOODPLAIN
- PROPOSED FLOW ARROW
- EXISTING ZONING LINE
- TREE CANOPY PROTECTION AREA (TCPA)
- EXISTING TREE LINE
- SILT FENCE
- TEMPORARY CONSTRUCTION ENTRANCE
- AREA OF VARIANCE
- AREA OF WAIVER

RECEIVED
MAR 06 2017
DESIGN SERVICES

LOCUST CREEK
NATURAL BEAUTY,
NATURALLY AT HOME.

GRAPHIC SCALE
0 30 60 120

OWNER/DEVELOPER
CREEK PARTNERS L.L.C.
1510 PNC PLAZA
500 WEST JEFFERSON STREET
LOUISVILLE, KY 40202
D.B. 8356, PG. 910

OWNERS
MAURICE SWEENEY &
SWEENEY FARM FAMILY, LP
18501 LOCUST CREEK PLACE
LOUISVILLE, KY 40245
D.B. 5875, PG. 716
D.B. 7193, PG. 784
D.B. 7193, PG. 777

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
19875
PROFESSIONAL LANDSCAPE ARCHITECT

DATE: 03/06/17

NO. REVISION: 1
REVISED PER AGENCY COMMENTS

SHEET TITLE: REVISED PRELIMINARY SUBDIVISION PLAN
PROJECT TITLE: THE PARK AT LOCUST CREEK
17015 & 18001 SHELBYVILLE ROAD, LOUISVILLE, KY 40023

JOB NO.: 1881-12
SCALE: 1"=60'
DATE: 01/30/17
DRAWING NO.: PSP
SHEET 1 OF 1