

NOTES

GENERAL

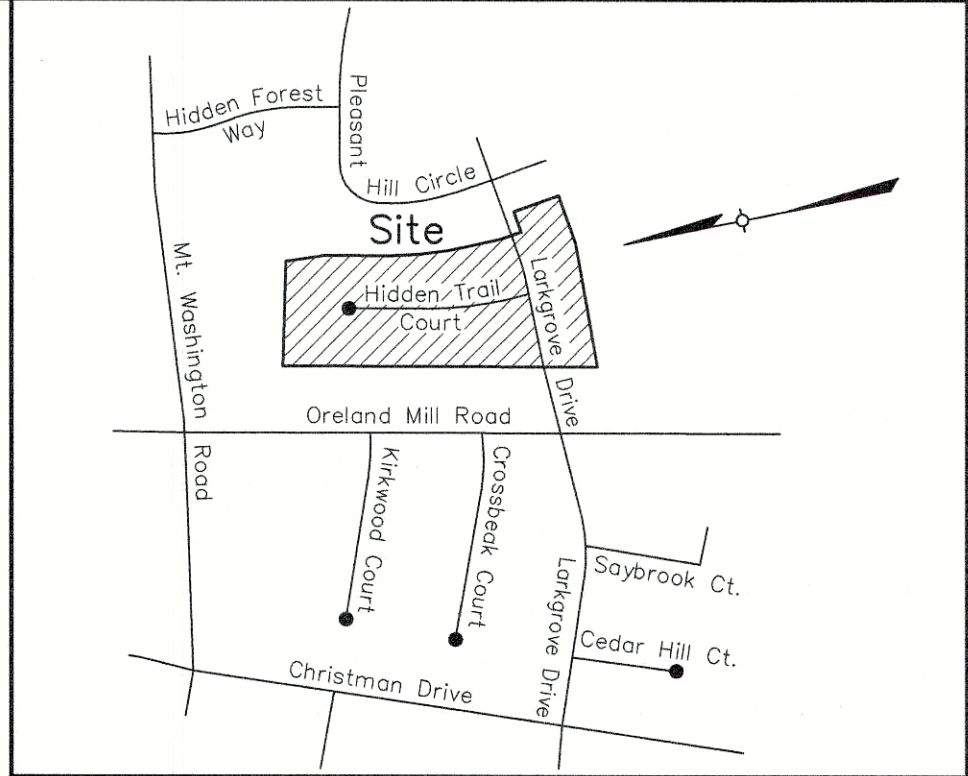
- No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
- Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
- A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and USDA Soil Conservation Service recommendations.
- All open space lots are non-buildable and will be recorded as open space and utility easements.
- Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Mailboxes will be centralized. Location to be coordinated with the Post Master prior to construction.

SEWER & DRAINAGE

- Runoff from this development must be conveyed to an adequate public outlet. On-site detention will be provided, if required.
- No portion of the site is located in a floodplain per FIRM map 21111 C 0129 E dated December 5, 2006.
- Sewers by MSD Extension and subject to all applicable fees.
- Extension of MSD storm water boundaries may be required.
- A "Request for Sanitary Sewer Capacity" was approved by MSD by letter dated March 25th, 2019.
- All proposed sewer and drain easements shall be 15' unless otherwise indicated.
- The Louisville Water Company will determine the width of their easement prior to construction plan approval.
- Sanitary sewer will connect to the Derek Guthrie Water Quality Treatment Center by Lateral Extension Agreement, subject to fees.
- Drainage/Storm Water Detention:
Additional detention for the entire site shall be provided in the basin as depicted on the Approved overall site plan (16SUBDIV1003). The capacity of the existing ditch along Mt. Washington Road shall be verified and any improvements, if required, made to provide adequate capacity. A model shall be run at both outlet locations to ensure there will be no rise in the elevation of Penn Run Creek as a result of this development. Post-development peak flows will not exceed pre-developed peak flows from development for the 2,10,25 and 100 year storms or the capacity of the down stream system, whichever is greater. The drainage pattern (depicted by flow arrows on the approved plan) 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.
- 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. Documentation of MSD's approval of the plan shall be submitted to the Planning Commission prior to grading and construction activities.
- 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.
- All necessary rights for storm & sanitary sewer purposes shall be retained on all open space lots and recorded on the record plat.
- KDOW approval required prior to MSD construction plan approval.
- Sewers may be subject to excess cost to provide gravity outlet of upstream properties.
- Any deviations from the general KYR10 permit, including stream buffer requirements, will require KDOW approval.

STREETS & SIDEWALKS

- All roads within the development shall have curb and gutters. Cul-de-sacs shall have a pavement width of 20 feet with a radius of 35 foot at Cul-de-sac. All other roads shall be 24 feet in width with a 35 foot radius at intersections.
- Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
- Street grades shall not be less than 1% (Min.) or 10% (max.).
- Verges shall be provided as required by Metro Public Works.
- All streets, intersections, loop roads, cul-de-sacs, bulbs, traffic circles and rights-of-way shall be in accordance with the Development Code and Metro Public Works' standards and approved at the time of construction.
- All street name signs shall conform with the MUTCD requirements and shall be installed prior to the recording of the applicable subdivision plat or prior to obtaining the first certificate of occupancy and shall be in place at time of bond release.
- The location and type of plantings within the street right-of-way will be evaluated for roadway safety and sight distance requirements by Metro Public Works which reserves the right to remove them without the property owner's approval.
- Should any existing drainage structures and/or utilities located within offsite rights-of-way become necessary to be altered, extended or relocated, such shall be at the owner's/developer's expense.
- A Bond and Encroachment Permit will be required by Metro Works for roadway repairs within the site due to damage caused by construction traffic activities.
- All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.



LOCATION MAP
NOT TO SCALE

OVERALL SITE DATA

OVERALL SITE AREA	= 59.9± Ac.
(NOT INCLUDING AREA TO BE DEDICATED TO R/W ALONG MT. WASHINGTON RD.)	
NET SITE AREA	= 51.3± Ac.
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
GROSS DENSITY	= 3.19 DU/Ac.

PROJECT DATA - SECTION 2

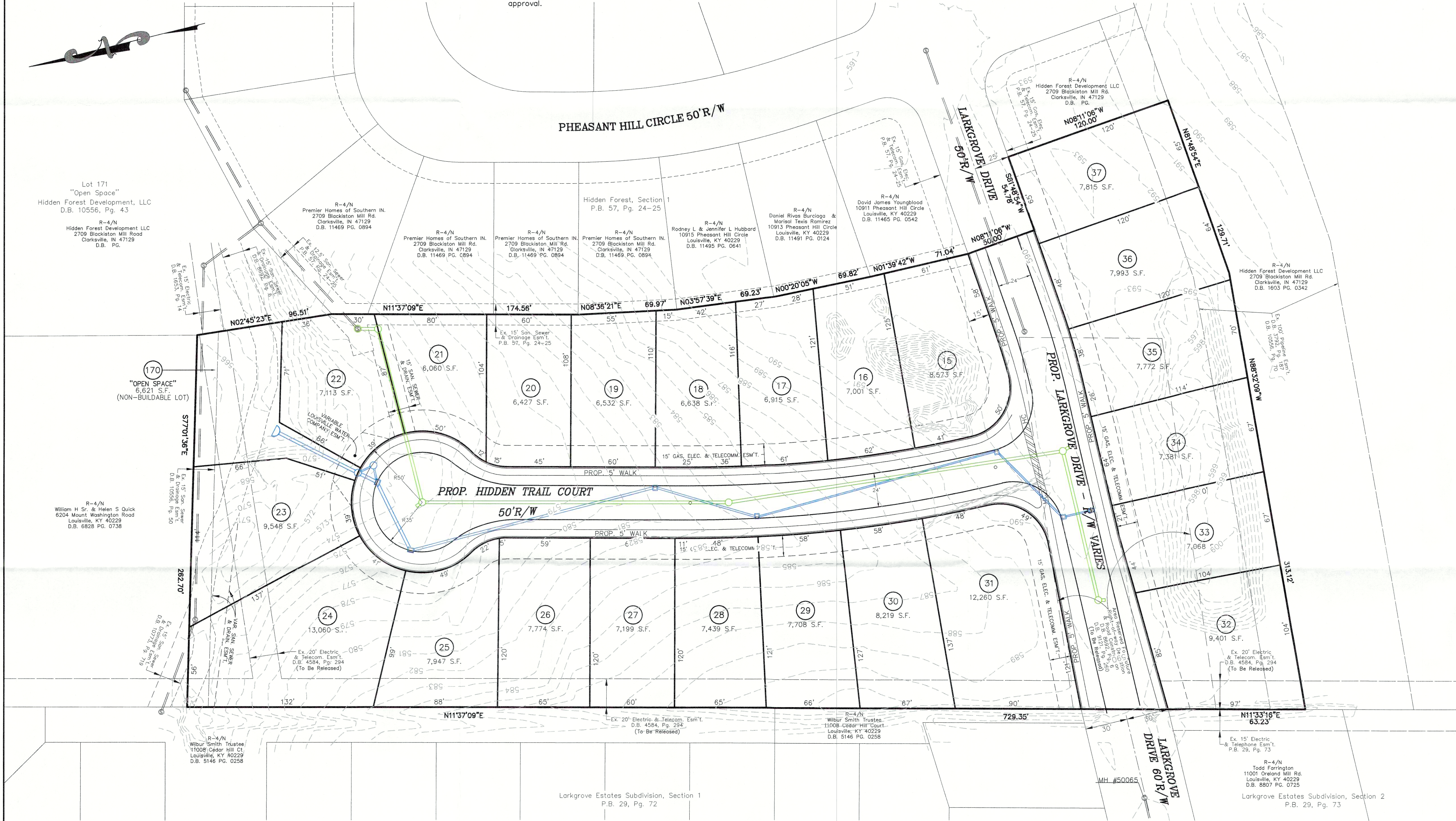
TOTAL SITE AREA	= 5.4± Ac. (235,885 SF)
TOTAL AREA OF ROW	= 1.0± Ac. (45,399 SF)
NET SITE AREA	= 4.4± Ac. (190,486 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 23 LOTS
TOTAL AREA OF LOTS	= 4.2± Ac. (183,843 SF)
TOTAL # OF OPEN SPACE LOTS	= 1
OPEN SPACE PROVIDED	= 5,748 SF

MINIMUM YARD REQUIREMENTS

FRONT & STREET SIDE YARD	= 30 FT.
SIDE YARD	= 5 FT. (EACH SIDE)
REAR YARD	= 25 FT.

TREE CANOPY CALCULATIONS (SECTION 2)

TOTAL SITE AREA	= 235,885 SF
TOTAL TREE CANOPY AREA REQUIRED	= 20% (47,177 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (47,520 SF)

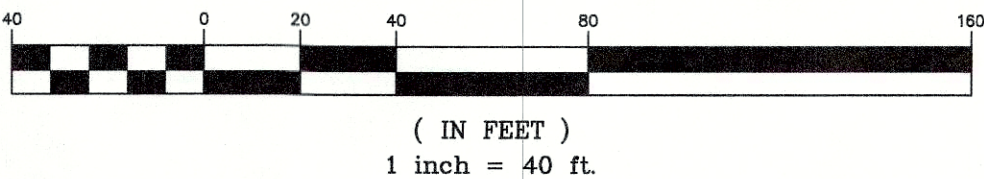


LEGEND

- PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/7/19	REVISED PER AGENCY COMMENTS	JH

GRAPHIC SCALE



OWNER/DEVELOPER:
HIDDEN FOREST DEVELOPMENT, LLC
2709 BLACKISTON MILL ROAD
CLARKSVILLE, INDIANA 47129
SITE ADDRESS:
LARKGROVE DRIVE
LOUISVILLE, KY 40229
TAX BLOCK: 0091, LOT 0093
D.B. 11455, PG. 0223

PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC.
503 WASHBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-9374
FAX: (502) 426-9375
CASE: 19-RSUB-0007
RELATED CASE: 16SUBDIV1003
RELATED CASE: 15SUBDIV1014
JOB: 18207
MSD WM #11266
DATE: 09/16/2019

MUNICIPALITY - LOUISVILLE
COUNCIL DISTRICT - 13
FIRE PROTECTION DISTRICT - OKOLONA

RECEIVED
OCT 03 2019
PLANNING &
DESIGN SERVICES

HIDDEN FOREST
SECTION 2
CONSERVATION SUBDIVISION

19-RSUB-0007