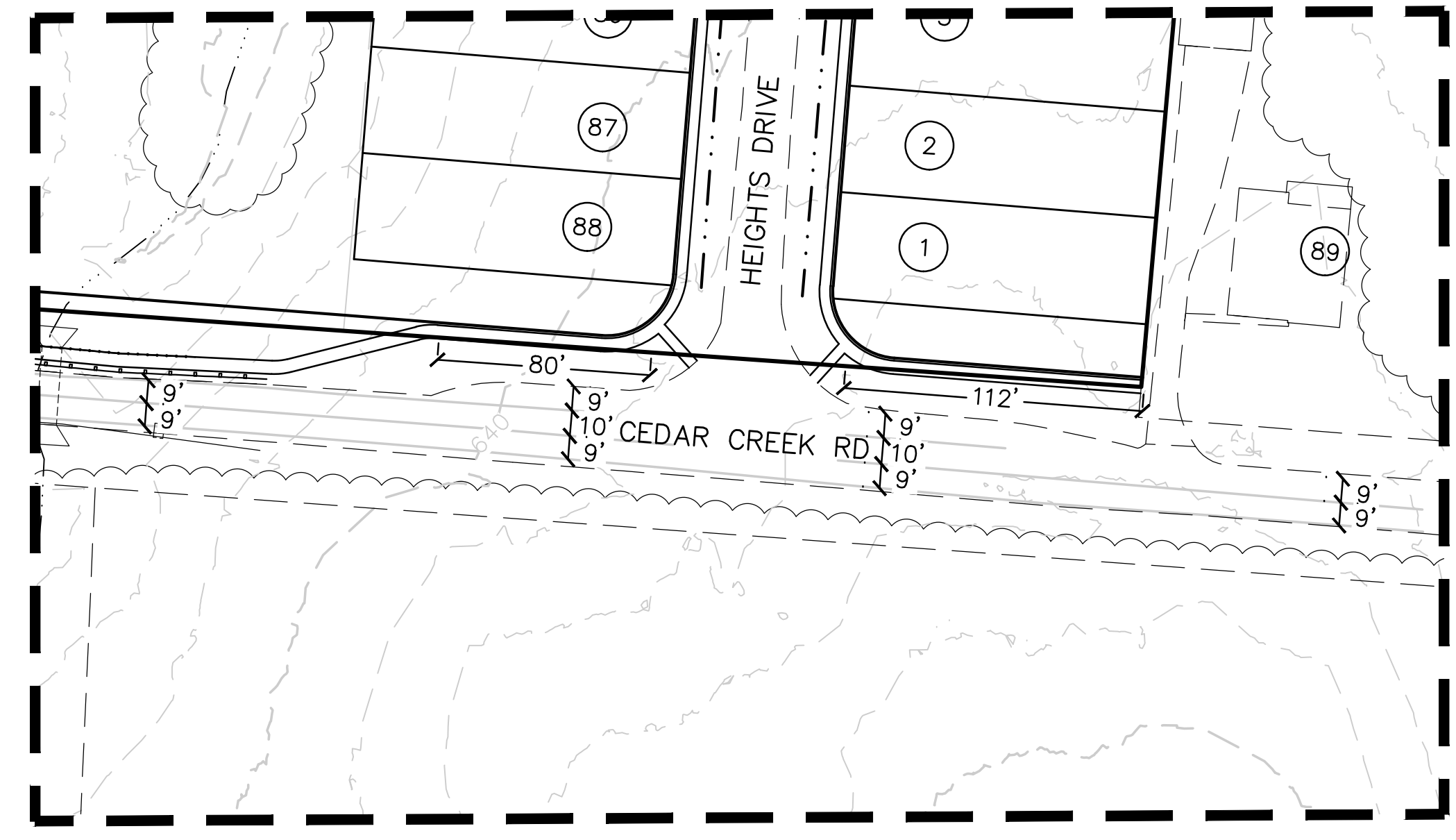
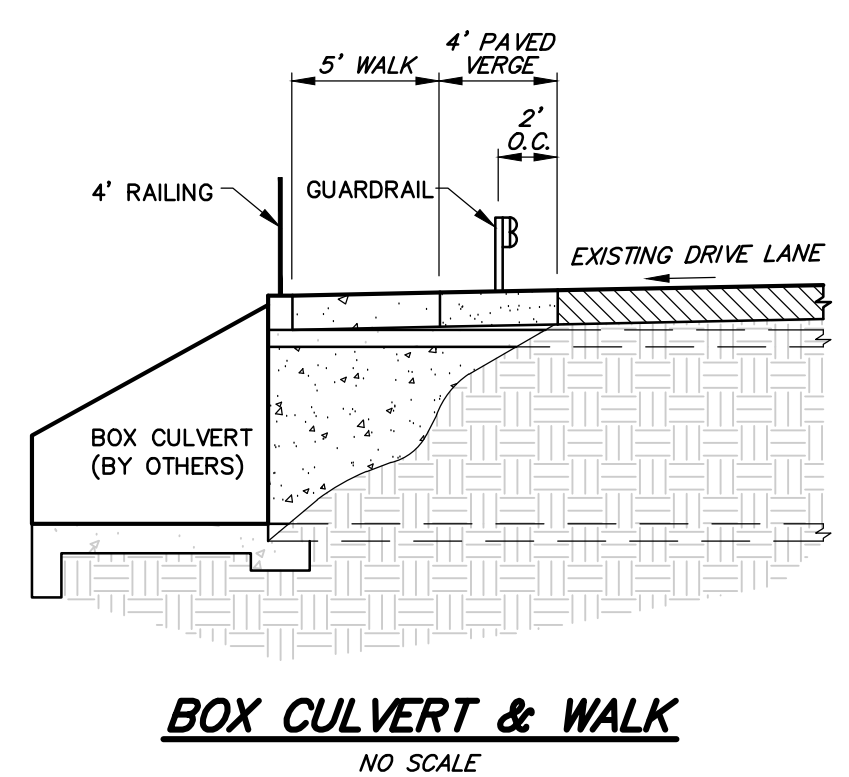
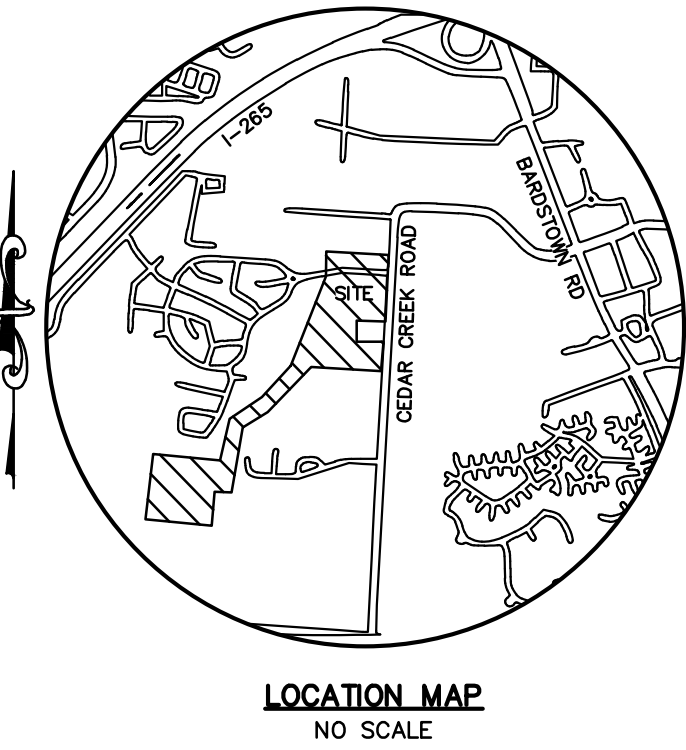


LEGEND

---	EXISTING CONTOUR
---	EXISTING TREE MASS
---	EXISTING FENCE
---	EXISTING FIRE HYDRANT
---	EXISTING GAS W/SIZE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING UTILITY POLE
---	EXISTING DOWN GUY
---	EXISTING CATCH BASIN & YARD DRAIN W/PIPE
---	EXISTING STORM MANHOLE W/PIPE
---	EXISTING HEADWALL W/PIPE
---	EXISTING TOP OF BANK
---	EXISTING TOE OF SLOPE/DITCH
---	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
---	PROPOSED SLOPED & FLARED HEADWALL W/PIPE
---	PROPOSED DITCH/SWALE
---	PROPOSED SANITARY MANHOLE W/PIPE
---	PROPOSED DRAINAGE ARROW
---	PROPOSED LIMITS OF DISTURBANCE
---	REVISED TREE LINE
---	POTENTIAL SINKHOLE/KARST FEATURE



SITE DATA:

FORM DISTRICT	NEIGHBORHOOD R
EXISTING ZONING	VACANT/AGRICULTURAL
PROPOSED LAND USE	SINGLE FAMILY
GROSS LAND AREA	40.85± AC
NET LAND AREA	36.90± AC
BUILDABLE LOTS	5
NON-BUILDABLE LOTS	5
GROSS DENSITY	2.15 D.U./AC
NET DENSITY	2.38 D.U./AC
CONSERVATION AREA REQUIRED	533,889± S.F. (30%)
CONSERVATION AREA PROVIDED	415,635± S.F.
FULL CREDIT	330,029± S.F.
TOTAL CONSERVATION AREA	753,664± AC (42%)
TOTAL OPEN SPACE	1,108,048± S.F. (62%)

DIMENSIONAL STANDARDS:

MINIMUM LOT SIZE	2,500± S.F.
FRONT/STREET SIDE YARDS	12'-25' (24' FOR GARAGE)
SIDE YARD MIN. (5' IF ADJACENT TO ALLEY)	3'
REAR YARD MIN. (5' IF ADJACENT TO ALLEY)	15'
MINIMUM LOT WIDTH	25' (40' IF CORNER LOT)
MAXIMUM BUILDING HEIGHT	35'

MAXIMUM LOTS PERMITTED:

STANDARD R-4 LAYOUT	68
OPEN SPACE CREDIT (20%)	+13.6
TREE CANOPY CREDIT (10%)	+6.8
TOTAL LOTS PERMITTED	88

WAIVER REQUEST:
A WAIVER OF 73.3.0.3 OF THE LDC IS REQUESTED TO ALLOW MORE THAN 15% OF A REQUIRED REAR YARD OF A BUILDABLE LOT TO BE OCCUPIED BY A DRINKING WATER TANK.

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: 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: 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.
- A LANDSCAPE AND TREE CANOPY PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY, TREE CANOPY CALCULATIONS BASED UPON TREE CANOPY DATA.
- THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
- PROPOSED SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL. THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 14.3.3 OF THE LDC.
- 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 PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 14.3.3 OF THE LDC.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS READING 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, E.L.T., ON 5/14/2019 AND KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY IDENTIFIED INDICATIONS OF SINKHOLES ON THE SUBJECT PROPERTY. CARE SHOULD BE TAKEN DURING EARTHWORK AND CONSTRUCTION TO NOTIFY THE GEOTECHNICAL CONSULTANT AND WHEN ANY SUSPECTED SINKHOLES OR OTHER KARST FORMATIONS ARE ENCOUNTERED.
- A CONSERVATION AREA MANAGEMENT PLAN SHALL BE SUBMITTED IN CONJUNCTION WITH STAFFS REVIEW OF THE RECORD SUBMISSION PLAT. THE MANAGEMENT PLAN SHALL BE IN COMPLIANCE WITH THE APPROVED CONSERVATION SUBDIVISION PLAN AND LAND DEVELOPMENT CODE, SECTION 7.11.6 LEGAL RESTRICTIONS, OWNERSHIP, AND THE CONSERVATION AREA MANAGEMENT PLAN SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING COMMISSION LEGAL COUNSEL.

TREE CANOPY DATA:

GROSS SITE AREA	1,779,632± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	537,008± S.F. (30%)
EXISTING TREE CANOPY TO BE PRESERVED	462,662± S.F. (26%)
REQUIRED TREE CANOPY	26,694± S.F. (15%)
TREE CANOPY TO BE PLANTED	0± S.F.
TOTAL TREE CANOPY PROVIDED	462,662± S.F. (26%)

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

DETENTION CALCULATIONS:
2.9/712 (0.56-0.30) (25.30) = 1.63 AC-FT

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 CEDAR 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 ON SITE 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 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.
- 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.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111C0097E & 2111C0096E).
- 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.
- ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5:1.
- SITE IS SUBJECT TO REGIONAL FACILITY FEES IN LIEU OF ONSITE DETENTION. FEE TO BE PAID TO MSD PRIOR TO CONSTRUCTION PLAN APPROVAL.

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.
- 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 SUBROUTING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- 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.
- PORTION OF HEIGHTS DRIVE TO BE DEDICATED TO RIGHT-OF-WAY AS SHOWN ON THE PLAN. CURRENT PROPOSAL IS FOR A 60' RIGHT-OF-WAY BUT IF CURB AND GUTTER ARE TO BE PROVIDED, ONLY 50' RIGHT-OF-WAY WILL BE DEDICATED.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH 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 AT THE TIME OF THE BOND RELEASE/PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM GRADE SHALL BE 10%.
- OUTLET—DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADIIUSES, SIDEWALK LOCATIONS, AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- HEIGHTS DRIVE AND THE BRIDGE CROSSING CEDAR CREEK MUST BE TESTED AND PROVEN TO BE BUILT TO PUBLIC WORKS STANDARDS IN ORDER TO BE ACCEPTED AS STANDARDS.
- BRIDGE DESIGN AND RECONSTRUCTION TO BE COMPLETED BY OTHERS. COSTS ASSOCIATED WITH DESIGN AND EXPANSION OF CULVERT TO ACCOMMODATE VERGE AND SIDEWALK TO BE FUNDED BY CONTRIBUTION FROM DEVELOPER.

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 GP586-37RESECT NAVD 1988 ELEV. 662.48
TO REACH: TRAVEL 1,100' NORTH ALONG BARSTOWN ROAD FROM THE INTERSECTION OF BARSTOWN ROAD AND BRENTLINGER LANE TO BARTLEY ROAD; THENCE CO 1,700' WEST ALONG BARTLEY ROAD TO THE STATION ON THE RIGHT OPPOSITE HOUSE #8418. STATION IS 14' NORTH OF THE CENTERLINE OF BARTLEY ROAD AND LEVEL WITH THE PAVEMENT.

PRELIMINARY CONSERVATION SUBDIVISION PLAN
CEDAR CREEK SPRINGS
CONSERVATION SUBDIVISION
7910 CEDAR CREEK ROAD & 7600 HEIGHTS DRIVE
LOUISVILLE, KENTUCKY 40291
TAX BLOCK 647, LOT 222 & PART OF 221
D.B. 6524, P.C. 268, D.B. 7376, P.G. 991

DEVELOPER:
CEDAR HEIGHTS MOBILE HOME PARK, LLC
9500 BARN ROAD
LOUISVILLE, KY 40291

OWNER:
ROBERT & JUDY ALLEN
9498 BARN ROAD
LOUISVILLE, KY 40291

ARCHITECT:
MINDEL SCOTT
ENGINEERING & PLANNING
5151 Jefferson Blvd., Louisville, KY 40219
502-485-1536

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 7/15/19
Job Number: 3615
Sheet: 1 of 1

CASE #19-MSUB-0007
RELATED CASES: 19SUBDIV1009 & 10-22-98
MSD WM # 11995

GRAPHIC SCALE 1"=100'