GENERAL NOTES

1. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA MAP, (21111C0021F, DATED 02/26/2021).
2. 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 THE PLANNING COMMISSION.
3. COMPATIBLE UTILITY LINES ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. STREET TREES ARE REQUIRED PER 5.8.3 AND 10.2.8 OF THE LAND DEVELOPMENT CODE AND SHALL BE PLANTED IN A MANNER THAT DOES NOT EFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE.
5. ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
7. ALL SIGNAGE WILL COMPLY WITH LDC CHAPTER 8 REQUIREMENTS AND WILL OBTAIN THE PROPER PERMITS.
8. SLOPES ON THE SITE DO NOT EXCEED 20% OR GREATER SLOPES.
9. LOUISVILLE METRO ENCROACHMENT PERMIT AND BOND ARE REQUIRED FOR ALL WORK DONE WITHIN METRO RIGHT OF WAY.
10. A SEPARATE LANDSCAPE PLAN AND APPLICATION WILL BE PROVIDED PRIOR TO OBTAINING A BUILDING PERMIT
11. CONSTRUCTION OF A NEW SINGLE FAMILY OR DUPLEX STRUCTURE ON A RESIDENTIAL LOT SHALL PROVIDE AT LEAST ONE TYPE A OR TWO TYPE B TREES ON THE LOT. PRESERVATION OF EXISTING TREES THAT MEET THE REQUIRED TREE TYPE SHALL FULFILL THIS REQUIREMENT. STREET TREES DO NOT FULFILL THIS REQUIREMENT (LDC 5.4.1.A.1).
12. AN IMPROVED MEANS OF PEDESTRIAN ACCESS TO THE PRINCIPAL STRUCTURE SHALL BE PROVIDED BETWEEN THE SIDEWALK AND THE PRINCIPAL STRUCTURE ENTRANCE THAT IS FACING THE STREET (LDC5.4.1.B.2).
13. ALL BUFFER AREAS SHALL REMAIN IN A VEGETATED, NATURAL STATE AND SHALL NOT BEMODIFIED IN ANY MANNER EXCEPT AS EXPRESSLY ALLOWED IN THIS SECTION. PLANT MATERIAL ADEQUATE FOR FILTERING SURFACE DRAINAGE SHALL BE MAINTAINED WITHIN ALL BUFFER AREAS (LDC4.8.6.A).

FIRE NOTES

1. THE SUBJECT PROPERTY IS LOCATED WITHIN THE FAIRDALE FIRE DISTRICT.
2. LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ) CONTACT INFORMATION: O. LONG (OLONG@FAIRDALEFIRE.ORG).
3. HYDRANTS: PRIOR TO THE COMBUSTIBLE PHASE OF CONSTRUCTION AN ADEQUATE WATER SUPPLY INCLUDING ACCESSIBLE HYDRANTS FOR FIREFIGHTING PURPOSES MUST BE MADE AVAILABLE, AND NO UTILITIES SHALL BE CONNECTED TO THE STRUCTURE UNTIL ADEQUATE SUPPLY IS PROVIDED (LMCO 94.81)
4. GATES: NO GATES SHALL BE INSTALLED WHICH LIMIT OR RESTRICT ACCESS TO A RESIDENTIAL AREA,EXCEPT AS APPROVED BY THE AHJ OF THE REFERENCED FIRE DISTRICT .
5. EMERGENCY RESPONDER RADIO COVERAGE: EMERGENCY RADIO SYSTEMS ARE REQUIRED TO MEET MINIMUM SIGNAL STRENGTH CRITERIA, TO BE CONFIRMED VIA THIRD PARTY TESTING, PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN SOME BUILDINGS.
6. REQUIREMENTS FOR SPECIFICATIONS OF FIRE DEPARTMENT CONNECTIONS (FDC), THREADS, SIZE, LOCATION, PLACEMENT OF THE KNOX BOX, OR FIREFIGHTER SAFETY BUILDING MARKING SIGNAGE MUST BE OBTAINED FROM THE AHJ OF THE REFERENCED FIRE DISTRICT.
7. PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

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.

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
3. STORMWATER: FINAL CONFIGURATION AND SIZE OF DETENTION PONDS, DRAINAGE PIPES, CHANNELS, AND PERMANENT WATER QUALITY FEATURES TO BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. DRAINAGE / STORMWATER DETENTION: DETENTION WILL BE PROVIDED AS SHOWN ON THIS PLAN. THE DRAINAGE OUTLET WILL BE DESIGNED TO LIMIT POST-DEVELOPED PEAK FLOWS TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
5. 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 MGMT. PRACTICES.
6. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL
7. PROPOSED HOME FORWARD SHALL BE GRADED TO DRAIN TO THE PROPOSED ROADWAY.
8. RUN OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF X 1.5 OR A REDUCTION OF THE 100 YEAR STORM BY 50% FROM THE PREDEVELOPED FLOW RATE.
9. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
10. IF THE FINAL SITE DESIGN HAS THROUGH DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
11. ANY PROPOSED LOTS ENCROACHING INTO THE REQUIRED 25' BUFFER AREAS SHALL BE SHOWN AND NOTED ON THE RECORD PLAT.

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. TELEPHONE 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.

SITE DATA

FORM DISTRICT:	VILLAGE CENTER
ZONING:	R4
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	R5
GROSS SITE AREA:	344,320 SF 7.90 ACS
NET SITE AREA:	338,964 SF 7.78 ACS
BUILDABLE LOTS:	40 LOTS
OPEN SPACE LOTS:	2 LOTS
OPEN SPACE AREA:	43,906 SF 1.00 AC
MAXIMUM DENSITY:	7.26 DU/AC
GROSS DENSITY:	5.06 DU/AC
NET DENSITY:	5.14 DU/AC

TREE CANOPY CALCULATIONS

GROSS SITE AREA:	344,320 SF
EXISTING TREE CANOPY:	91,291 SF (26.5%)
TREE CANOPY PRESERVED (TCP):	41,330 SF (12%)

IMPERVIOUS AREA CALCULATIONS

EXISTING SITE AREA:	7.90 AC (344,320 SF)
EXISTING IMPERVIOUS AREA (prior to buildings demo):	0.4 ACS (17,439 SF)
PROPOSED IMPERVIOUS AREA:	1.17 ACS (50,897 SF)
NET INCREASE OF IMPERVIOUS:	+0.77ACS (33,458 SF)

LOT STANDARDS

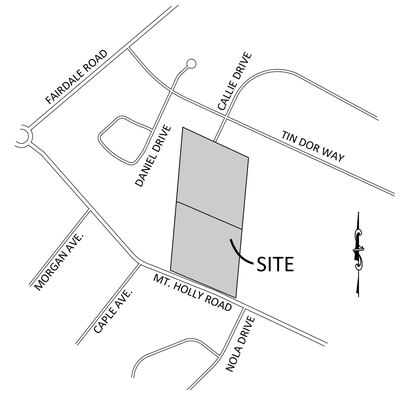
PROPOSED ZONING:	R5
MINIMUM LOT SIZE:	6,000 SF
MINIMUM LOT WIDTH:	35'
FRONT YARD WITH NON STREET FACING GARAGE:	15'
FRONT YARD WITH FRONT STREET FACING GARAGE:	25'
STREET SIDE YARD:	3'
MIN. SIDE YARD:	3'
REAR YARD:	5'
MAX. BUILDING HEIGHT:	45'

PROPERTY ADDRESSES:
603 AND 603R MOUNT HOLLY ROAD
LOUISVILLE, KY 40218

PARCEL NUMBERS:
105000670000
105000660000

OWNER
HABITAT FOR HUMANITY
OF METRO LOUISVILLE
1620 BANK ST
LOUISVILLE, KY 40203–1314

DEED BOOK / PAGE
12760/878



LOCATION MAP
NO SCALE

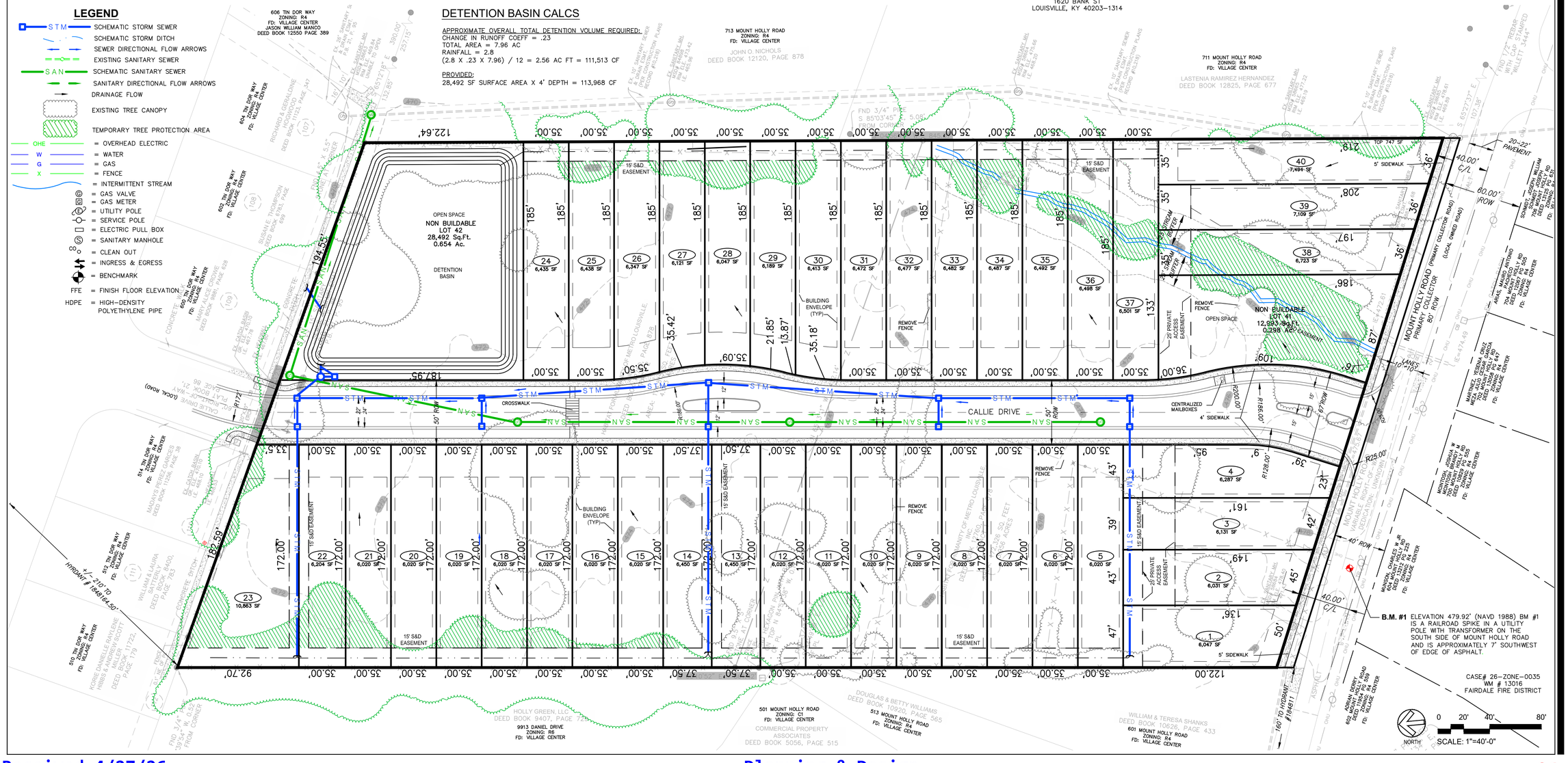
LEGEND

- STM — SCHEMATIC STORM SEWER
- SCHEMATIC STORM DITCH
- SEWER DIRECTIONAL FLOW ARROWS
- EXISTING SANITARY SEWER
- SAN — SCHEMATIC SANITARY SEWER
- SANITARY DIRECTIONAL FLOW ARROWS
- DRAINAGE FLOW
- EXISTING TREE CANOPY
- TEMPORARY TREE PROTECTION AREA
- OHE = OVERHEAD ELECTRIC
- W = WATER
- G = GAS
- X = FENCE
- = INTERMITTENT STREAM
- = GAS VALVE
- = GAS METER
- = UTILITY POLE
- = SERVICE POLE
- = ELECTRIC PULL BOX
- = SANITARY MANHOLE
- = CLEAN OUT
- = INGRESS & EGRESS
- = BENCHMARK
- FFE = FINISH FLOOR ELEVATION
- HDPE = HIGH–DENSITY POLYETHYLENE PIPE

DETENTION BASIN CALCS

APPROXIMATE OVERALL TOTAL DETENTION VOLUME REQUIRED:
CHANGE IN RUNOFF COEFF = .23
TOTAL AREA = 7.96 AC
RAINFALL = 2.8
(2.8 X .23 X 7.96) / 12 = 2.56 AC FT = 111,513 CF

PROVIDED:
28,492 SF SURFACE AREA X 4' DEPTH = 113,968 CF



COMMUNITY SOLUTIONS GROUP
A GAI Consultants, Inc. Service Group
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502.213.9620
CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT
603 Mt. Holly Road
LOUISVILLE, KY

CLIENT
Habitat for Humanity of Metro Louisville
1620 BANK STREET
LOUISVILLE, KY 40203

CONSULTANTS

REGISTRATION

ISSUED FOR:

PROJECT NUMBER	R250089
DATE:	04.27.2026
SCALE:	
DRAWN BY:	DJS
CHECKED BY:	DJS

DRAWING SCALE AND NORTH ARROW

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-1

Filename: Z:\2025\R250089.00 - MT HOLLY ROAD–HABITAT FOR\CAD\ACAD\SITE PLAN\R250089-00-00-000-SP.DWG
Last Modified by: DOUGLAS J. SCHULTZ
Last Plotted date: 4/27/2026 11:29 AM

Received 4/27/26
Planning & Design
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