

GENERAL NOTES:
1. 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.
2. 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.
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES ON THE SITE. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND REMAIN IN PLACE UNTIL ALL WORK PROVIDED FOR CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. LANDSCAPE AND TREE CANOPY PLAN: THE LANDSCAPE AND TREE CANOPY PLAN OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE HIGHWAY FIRE DISTRICT MINIMUM LOT SIZE 4,500± S.F.
6. IF PROPOSED, 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.
7. 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 (I.E. 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.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
9. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
10. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 9/1/21 AND KARST TOPOGRAPHY WAS FOUND. A GEOTECH ANALYSIS WILL BE REQUIRED DURING CONSTRUCTION PHASE.
11. STREET TREES SHALL BE PROVIDED IN COMPLIANCE WITH 10.2.2 OF THE LDC.

MSD NOTES:
1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND Jefferson COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER ON-SITE DETENTION SHALL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
3. 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.
4. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110013E, 2111100130C).
5. 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.
6. A GEOTECHNICAL EVALUATION SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER PRIOR TO FILLING OF ANY EXISTING PONDS. THE APPROPRIATE DETAILS FOR REMEDIATION SHALL BE NOTED ON THE CONSTRUCTION PLAN AND SHALL BE MODIFIED FROM LOCATIONS DERIVED ON THE CONCEPT 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.
PUBLIC WORKS AND KTC NOTES:
1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS 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.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. 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.
4. 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.
5. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
6. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
7. 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.
ADJACENT PROPERTY OWNERS:
JAMES BREWER 11212 PEBBLE TRACE T.B. 4024, LOT 81 D.B. 10698, PG. 458 FORM DIST.N. ZONE:R4
CHRISTOPHER RAY 11214 PEBBLE TRACE T.B. 4024, LOT 82 D.B. 10692, PG. 875 FORM DIST.N. ZONE:R4
MATTHEW SIMPSON 11216 PEBBLE TRACE T.B. 4024, LOT 83 D.B. 10691, PG. 235 FORM DIST.N. ZONE:R4
GLORIA BASHAM 11218 PEBBLE TRACE T.B. 4024, LOT 84 D.B. 11285, PG. 374 FORM DIST.N. ZONE:R4
JAMES STEPHENS 9405 MOSSY CREEK WAY T.B. 4024, LOT 85 D.B. 10711, PG. 42 FORM DIST.N. ZONE:R4
GILBERT STOVALL 9406 MOSSY CREEK WAY T.B. 4024, LOT 86 D.B. 11607, PG. 292 FORM DIST.N. ZONE:R4
KENNETH MAHONEY 11302 PEBBLE TRACE T.B. 4024, LOT 87 D.B. 10520, PG. 378 FORM DIST.N. ZONE:R4
JOSE ALVARADO 11304 PEBBLE TRACE T.B. 4024, LOT 88 D.B. 11790, PG. 927 FORM DIST.N. ZONE:R4
MELINDA RICHARDS 11306 PEBBLE TRACE T.B. 4024, LOT 89 D.B. 11914, PG. 505 FORM DIST.N. ZONE:R4
RICHARD BUTLER 11308 PEBBLE TRACE T.B. 4024, LOT 90 D.B. 10886, PG. 377 FORM DIST.N. ZONE:R4
JUSTIN CAMPBELL 11310 PEBBLE TRACE T.B. 4024, LOT 91 D.B. 11092, PG. 742 FORM DIST.N. ZONE:R4
LETHA REED 11312 PEBBLE TRACE T.B. 4024, LOT 111 D.B. 11200, PG. 745 FORM DIST.N. ZONE:R4
KREMLIN NAVARRO 11314 PEBBLE TRACE T.B. 4024, LOT 112 D.B. 11663, PG. 839 FORM DIST.N. ZONE:R4
DAVID PEARSON 11316 PEBBLE TRACE T.B. 4024, LOT 113 D.B. 11534, PG. 135 FORM DIST.N. ZONE:R4
KURT DAVIS 11318 PEBBLE TRACE T.B. 4024, LOT 114 D.B. 11128, PG. 271 FORM DIST.N. ZONE:R4
JEFFREY CONATSER 11320 PEBBLE TRACE T.B. 4024, LOT 115 D.B. 11121, PG. 126 FORM DIST.N. ZONE:R4
JOSEPH BAUMAN 11400 PEBBLE TRACE T.B. 4024, LOT 116 D.B. 11140, PG. 423 FORM DIST.N. ZONE:R4
KEVIN BLANDFORD 11402 PEBBLE TRACE T.B. 4024, LOT 117 D.B. 11287, PG. 835 FORM DIST.N. ZONE:R4
DUSTIN BRUCE MISTELSKA 11404 PEBBLE TRACE T.B. 4024, LOT 118 D.B. 11266, PG. 820 FORM DIST.N. ZONE:R4
JOHN MATTINGLY 11406 PEBBLE TRACE T.B. 4024, LOT 119 D.B. 11270, PG. 960 FORM DIST.N. ZONE:R4
PREMIER LAND DEVELOPMENT COMPANY, LLC PEBBLE TRACE T.B. 4024, LOT 1004

SITE DATA:
FORM DISTRICT RR
EXISTING ZONING SINGLE-FAMILY
PROPOSED ZONING SINGLE-FAMILY
EXISTING LAND USE GROSS LAND AREA 68,574 AC.
NET LAND AREA 57,164 AC.
BUILDABLE LOTS 283
NON-BUILDABLE LOTS 6
GROSS DENSITY 3.84 D.U./AC.
NET DENSITY (MAX ALLOWED 4.84) 4.60 D.U./AC.
OPEN SPACE REQUIRED 687,048± S.F. (2.3%)
TOTAL OPEN SPACE PROVIDED 587,174± S.F.

DIMENSIONAL STANDARDS (5.3-37)

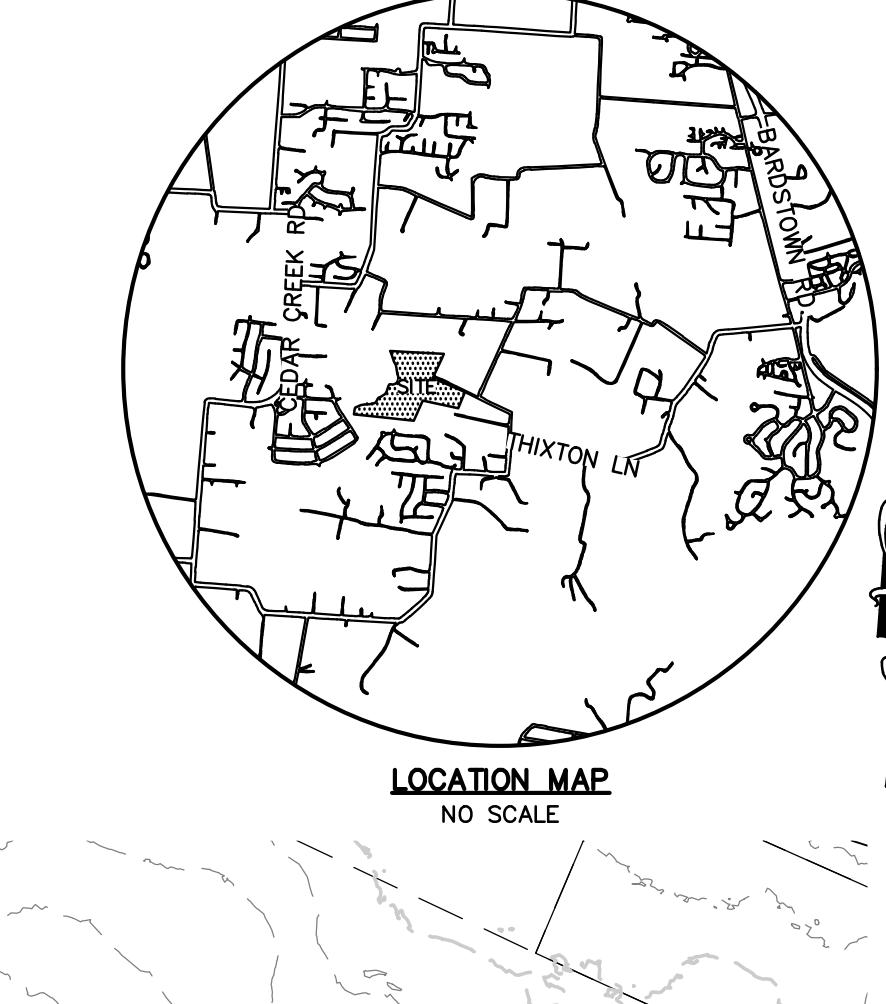
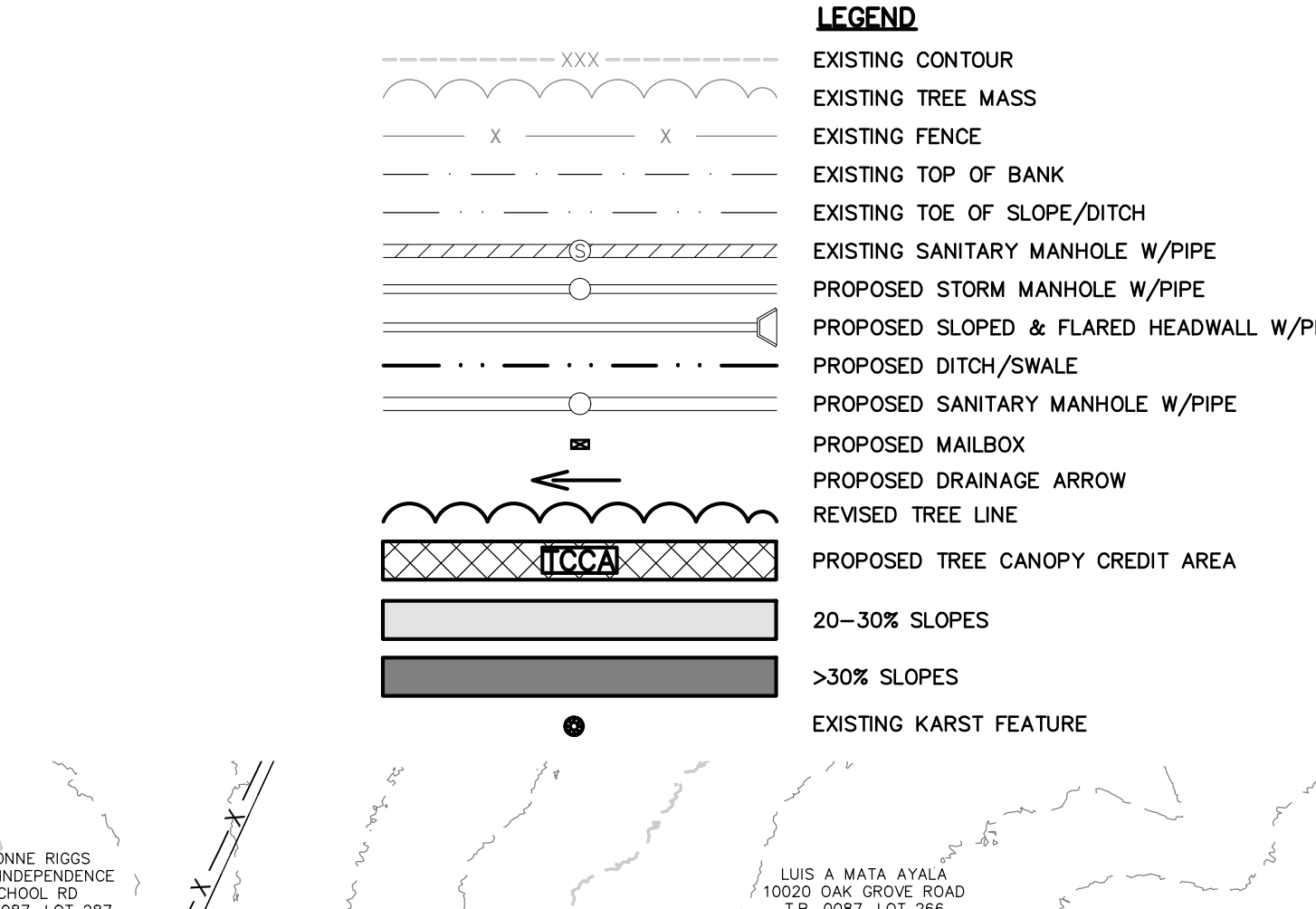
LINE	BEARING	DISTANCE
L1	S 07°54'17" W	144'
L2	N 19°36'21" E	50'
L3	N 53°55'19" E	44'
L4	N 68°15'48" E	136'
L5	N 79°56'11" E	112'
L6	N 89°59'07" E	60'
L7	N 85°17'02" E	94'
L8	N 80°34'20" E	92'
L9	N 72°30'04" E	31'
L10	S 59°01'52" W	23'
L11	N 41°43'03" E	39'
L12	N 31°50'38" E	33'
L13	N 28°41'08" E	74'
L14	S 48°34'27" W	42'
L15	S 65°53'42" W	55'
L16	S 59°07'41" W	119'
L17	S 48°39'17" W	21'
L18	N 37°54'28" E	35'
L19	N 29°12'38" E	52'
L20	N 16°48'18" E	169'
L21	S 37°14'22" W	52'
L22	S 87°03'00" E	42'
L23	N 81°53'47" W	45'
L24	S 81°03'14" W	44'
L25	N 49°02'38" E	43'
L26	S 34°43'22" W	45'
L27	N 23°02'44" E	43'
L28	S 02°33'00" W	56'
L29	N 09°05'32" W	48'
L30	S 12°18'59" E	117'
L31	N 07°49'17" W	106'
L32	S 13°03'33" E	102'
L33	S 26°58'53" E	111'
L34	S 17°14'20" E	105'
L35	S 20°14'33" E	114'
L36	S 28°11'42" E	137'

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 STAD13-2001 NAVD 1988 ELEV. 674.14
FROM THE INTERSECTION OF OLD BARDSTOWN ROAD AND THIXTON LANE, TRAVEL ON THIXTON LANE FOR APPROXIMATELY 2.5 MILES TO THE STATION ON THE LEFT. STATION IS 6.6' EAST OF THE EDGE OF THE PAVEMENT OF THIXTON LANE AND 95.7' NORTH OF THE CENTERLINE OF TAYLOR RAE DRIVE.

MAXIMUM BALANCE TRANSFER LOT CALCULATION
MLP = MAXIMUM LOTS PERMITTED
TA = TOTAL LAND AREA (68,574)
SS = STREET SLOPE AREA/SLOPES >20% (3.13 AC.)
IA = INFRASTRUCTURE AREA (11.41 AC.)
MLP = [(TA - SS - IA) 4.84] + SS X 4.84
MLP = [(68,574 - 3.13 - 11.41) 4.84] + 3.13 X 4.84
MLP = 270
LOTS <6,000 S.F. 7 LOTS PROPOSED
LOTS ≥6,000 S.F. 20 LOTS PROPOSED

DETENTION CALCULATIONS:
DETENTION BASIN #1 16.6 x 29.1/2 ("POST C"-"PRE C") ("ACRES") = 0.80 AC-FT
DETENTION BASIN #2 13.15 x 2.9/12 ("POST C"-"PRE C") ("ACRES") = 0.64 AC-FT

WAIVER REQUESTS:
A WAIVER OF 3.3% OF THE LDC IS REQUESTED TO ALLOW MORE THAN 15% OF A REAR YARD OF A BUILDING LOT TO BE OCCUPIED BY A DRAINAGE EASEMENT
A WAIVER OF 5.9, 2.1, 1.1 OF THE LDC IS REQUESTED TO NOT PROVIDE A STUB CONNECTION TO THE ADJOINING PROPERTY TO THE WEST AND THE 3 VACANT PARCELS TO THE NORTH.



DEVELOPER: JOHN SCHULTE
C/O J.S. ACQUISITIONS, LLC
9707 SHELBYVILLE ROAD
LOUISVILLE, KY 40223

OWNER: THE PARKER LIVING TRUST
10302 OAK GROVE RD
LOUISVILLE, KY 40291

OWNER: THE ESTATE OF DORIS ANN PARKER
1702 EASTBRIDGE CT
LOUISVILLE, KY 40223

DEVELOPER & PRELIMINARY PLAN: OAK GROVE ROAD SUBDIVISION
10212 & 10302 OAK GROVE ROAD
LOUISVILLE, KY 40291
T.B. 87, LOT 34; T.B. 87, LOT 158
D.B. W00606, PG 64; D.B. 9836, PG 277

GRAPHIC SCALE: 1"=100'
0 50 100 200

Vertical Scale: N/A
Horizontal Scale: 1"=100'

Date: 3/29/21
Job Number: 3694

Sheet **1** of 1

CASE # 21-ZONE-0059
RELATED CASE # 21-ZONEPA-0036
MSD WM # 12275

BEN CRAVEN
REGISTERED LANDSCAPE ARCHITECT
1000