

**GENERAL 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. DETENTION FOR THIS SITE IS PROVIDED IN THE WET DETENTION BASIN WEST OF THE SUBDIVISION ENTRANCE BUILT WITH SECTION 1A OF NOTTING HILLS. ADDITIONAL WATER QUALITY MEASURES, IF REQUIRED, WILL BE PROVIDED WITHIN THIS SITE BY USE OF PROPRIETARY WATER QUALITY UNITS OR OTHER MEASURES IN ACCORDANCE WITH CHAPTER 18 OF THE MSD DESIGN MANUAL.
3. PROTECTION OF TREES TO BE PRESERVED: 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.
4. 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.
5. THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT. CONSTRUCTION PLAN SHALL BE REVIEWED AND APPROVED BY THE EASTWOOD FIRE DISTRICT.
6. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA MAP, (2111100052 E DATED DECEMBER 5, 2006).
7. 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.
8. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
9. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT EFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE.
10. ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
12. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
13. A KARST SURVEY WAS PERFORMED BY KELLI JONES ON DECEMBER 18, 2015 AND SEVERAL SINKHOLES WERE FOUND AS INDICATED ON THE PLAN.
14. TREE CANOPY PROTECTION AREAS FOR THIS PROJECT HAVE BEEN PROVIDED PER THE LANDSCAPE PLANS FOR SECTIONS 2 & 3 UNDER DOCKET # L-239-05 & CASE # 15LSCAPE1042.

**UTILITY NOTES**

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KELLIE B. BENTON (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. 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.

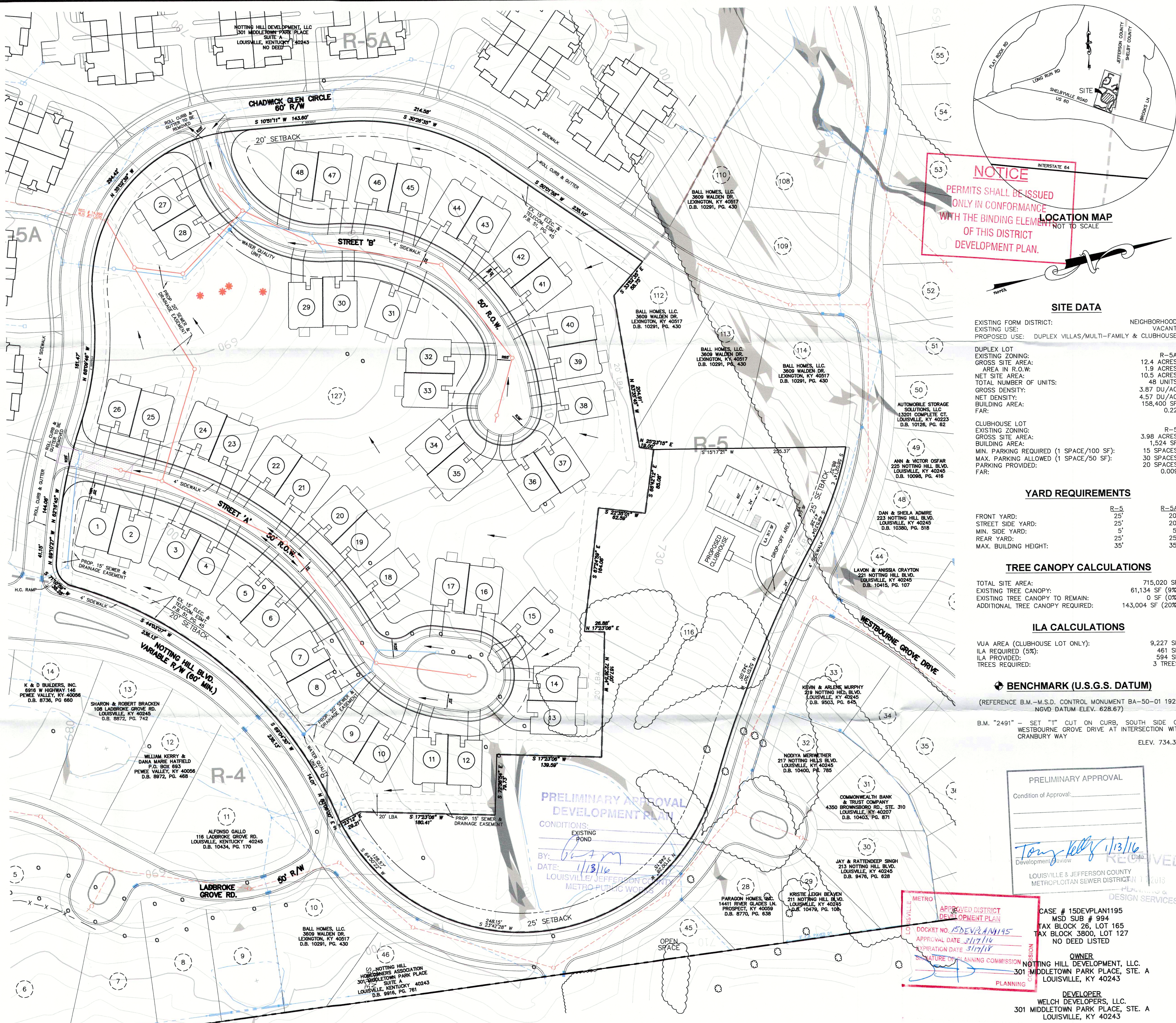
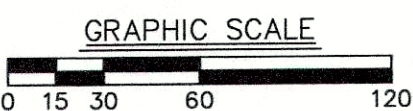
WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.

15. ALL DRIVEWAYS WILL BE AT LEAST 25' FROM THE BACK OF SIDEWALK TO THE GARAGE DOOR.

**LEGEND**

- - - 730 - - - EXISTING MAJOR CONTOURS
- - - - - EXISTING SANITARY SEWERS
- - - - - EXISTING STORM SEWERS
- - - - - PROPOSED SANITARY SEWERS
- - - - - PROPOSED STORM SEWERS
- ▒ SLOPES BETWEEN 20 AND 30%
- ▒ SLOPES GREATER THAN 30%
- - - - - EXISTING TREE LINE
- ▒ TEMPORARY CONSTRUCTION ENTRANCE
- - - - - PROPOSED FLOW ARROW
- - - - - ZONING LINE
- \* APPROXIMATE SINKHOLE LOCATION



**NOTICE**  
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

**SITE DATA**

EXISTING FORM DISTRICT:	NEIGHBORHOOD	VACANT
EXISTING ZONING:	EXISTING USE:	VACANT
PROPOSED USE:	PROPOSED USE:	DUPLEX VILLAS/MULTI-FAMILY & CLUBHOUSE
DUPLEX LOT		R-5A
EXISTING ZONING:	GROSS SITE AREA:	12.4 ACRES
GROSS SITE AREA:	AREA IN R.O.W.:	1.9 ACRES
NET SITE AREA:	TOTAL NUMBER OF UNITS:	48 UNITS
TOTAL NUMBER OF UNITS:	GROSS DENSITY:	3.87 DU/AC
GROSS DENSITY:	NET DENSITY:	4.57 DU/AC
NET DENSITY:	BUILDING AREA:	158,400 SF
BUILDING AREA:	FAR:	0.22
FAR:		
CLUBHOUSE LOT		R-5
EXISTING ZONING:	GROSS SITE AREA:	3.98 ACRES
GROSS SITE AREA:	BUILDING AREA:	1,524 SF
BUILDING AREA:	MIN. PARKING REQUIRED (1 SPACE/100 SF):	15 SPACES
MIN. PARKING REQUIRED (1 SPACE/100 SF):	MAX. PARKING ALLOWED (1 SPACE/50 SF):	30 SPACES
MAX. PARKING ALLOWED (1 SPACE/50 SF):	PARKING PROVIDED:	20 SPACES
PARKING PROVIDED:	FAR:	0.009
FAR:		

**YARD REQUIREMENTS**

FRONT YARD:	R-5	R-5A
STREET SIDE YARD:	25'	20'
MIN. SIDE YARD:	5'	5'
REAR YARD:	25'	25'
MAX. BUILDING HEIGHT:	35'	35'

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA:	715,020 SF
EXISTING TREE CANOPY:	61,134 SF (9%)
EXISTING TREE CANOPY TO REMAIN:	0 SF (0%)
ADDITIONAL TREE CANOPY REQUIRED:	143,004 SF (20%)

**ILA CALCULATIONS**

VUA AREA (CLUBHOUSE LOT ONLY):	9,227 SF
ILA REQUIRED (5%):	461 SF
ILA PROVIDED:	594 SF
TREES REQUIRED:	3 TREES

**BENCHMARK (U.S.G.S. DATUM)**

(REFERENCE B.M.—M.S.D. CONTROL MONUMENT BA-50-01 1929 NGVD DATUM ELEV. 628.67)

B.M. "2491" - SET "T" CUT ON CURB, SOUTH SIDE OF WESTBOURNE GROVE DRIVE AT INTERSECTION WITH CRANBURY WAY. ELEV. 734.39

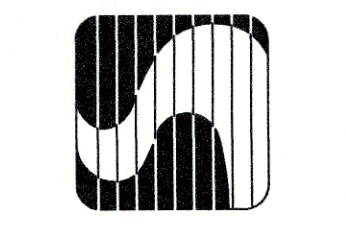
**PRELIMINARY APPROVAL**

Condition of Approval:  
  
 Approved by: *Tony Kelly* 1/13/16  
 Development Review  
 METROPLITAN SEWER DISTRICT # 1  
 DESIGN SERVICES

**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 15DEVPLAN1195  
 APPROVAL DATE 3/17/16  
 EXPIRATION DATE 3/17/18  
 SIGNATURE OF PLANNING COMMISSION  
 PLANNING

CASE # 15DEVPLAN1195  
 MSD SUB # 994  
 TAX BLOCK 26, LOT 165  
 TAX BLOCK 3800, LOT 127  
 NO DEED LISTED  
 OWNER  
 NOTTING HILL DEVELOPMENT, LLC.  
 301 MIDDLETOWN PARK PLACE, STE. A  
 LOUISVILLE, KY 40243  
 DEVELOPER  
 WELCH DEVELOPERS, LLC.  
 301 MIDDLETOWN PARK PLACE, STE. A  
 LOUISVILLE, KY 40243

**SABAK, WILSON & LINGO, INC**  
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
 THE HENRY CLAY  
 608 S. THIRD STREET,  
 LOUISVILLE, KENTUCKY 40202  
 (502) 584 - 6271



STATE OF KENTUCKY  
 DAVID W. SIPES  
 13268  
 LICENSED PROFESSIONAL ENGINEER  
 1/10/16

NO.	REVISION	DATE	AGENCY COMMENTS	AGENCY COMMENTS
1		12/27/15		
2		01/17/16		

REVISOR COMMENTS  
 AGENT COMMENTS

SHEET TITLE:  
 REVISED DEVELOPMENT PLAN &  
 REVISED PRELIMINARY SUBDIVISION PLAN  
 PROJECT TITLE:  
 NOTTING HILLS SECTION 4  
 DUPLEX VILLAS & CLUBHOUSE  
 226 NOTTING HILL BOULEVARD & CHADWICK GLEN CIRCLE, LOUISVILLE, KY 40203

JOB NO.: 2345-4  
 SCALE: 1" = 60'  
 DATE: 11/30/15  
 DRAWING NO.:  
**DDP**  
 SHEET 1 OF 1

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