

GENERAL NOTES

- 1.) WASTEWATER: SANITARY SEWER IS AVAILABLE BY LATERAL EXTENSION AGREEMENT SUBJECT TO FEES. SANITARY SEWER PATTERN DERIVED 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.) THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
- 3.) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100114E & 2111100131E DATED DECEMBER 5, 2006).
- 4.) 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.
- 5.) CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 6.) ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- 7.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 8.) MOSQUITO CONTROL WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- 9.) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 10.) 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.
- 11.) KARST FEATURES INCLUDING SINKHOLES ARE PRESENT ON-SITE. A GEOTECHNICAL ANALYSIS IS REQUIRED PRIOR TO FILLING EXISTING SINKHOLES.
- 12.) STORMWATER RUNOFF SHALL BE LIMITED TO THE PRE-DEVELOPED FLOWRATE AND VOLUME FOR STORMWATER OUTLETS NOT DIRECTLY CONNECTED TO FLOYDS FORK FOR THE 2, 10, AND 100 YEAR STORM.
- 13.) STORMWATER FACILITY FEES FOR SITE AREAS THAT DRAIN DIRECTLY TO FLOYD'S FORK WILL BE USED TO OFFSET DIVERSION COSTS.
- 14.) KENTUCKY DIVISION OF WATER APPROVAL IS REQUIRED.
- 15.) TREE CANOPY PROTECTION AREAS (TCPA'S) IDENTIFIED ON THIS PLAN REPRESENT PORTIONS OF THE SITE THE DEVELOPER HAS AGREED TO PRESERVE. THESE ARE PERMANENT PRESERVATION AREAS. ALL CLEARING, GRADING, AND FILL ACTIVITY IN THESE AREAS MUST BE IN KEEPING WITH THE RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL. NO FURTHER CLEARING, GRADING, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITY SHALL TAKE PLACE BEYOND PRUNING TO IMPROVE THE GENERAL HEALTH OF THE TREE OR TO REMOVE DEAD OR DECLINING TREES THAT MAY POSE A PUBLIC HEALTH AND SAFETY THREAT.

SWPP 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. 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 NOT 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.

EROSION PREVENTION PLAN

ALL STORM WATER RUNOFF FROM DISTURBED AREAS WILL BE DIRECTED TO DITCH CHECKS OR SILT FENCE PERIMETER CONTROLS UNTIL STORM SEWERS ARE INSTALLED. AFTER STORM SEWER INSTALLATION, ALL STORM WATERS SHALL BE PROTECTED WITH STONE BAGS, SILT SACKS OR OTHER MSD APPROVED INLET CONTROLS. SILT FENCE SHALL BE UTILIZED AS PERIMETER CONTROLS AROUND SENSITIVE AREAS DURING CONSTRUCTION. ALL WATERSHED AREAS MAY BE PROTECTED WITH SILT FENCE AND/OR DITCH CHECKS BASED ON FINAL GRADING.

UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-752-6007) 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 THE "B.U.D." CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED M.S.D. SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS, AND SPECIAL PROVISIONS.

APPROVED

Metro Planning Commission

1. *[Signature]* **10-11-17**
Louisville Metro Public Works date

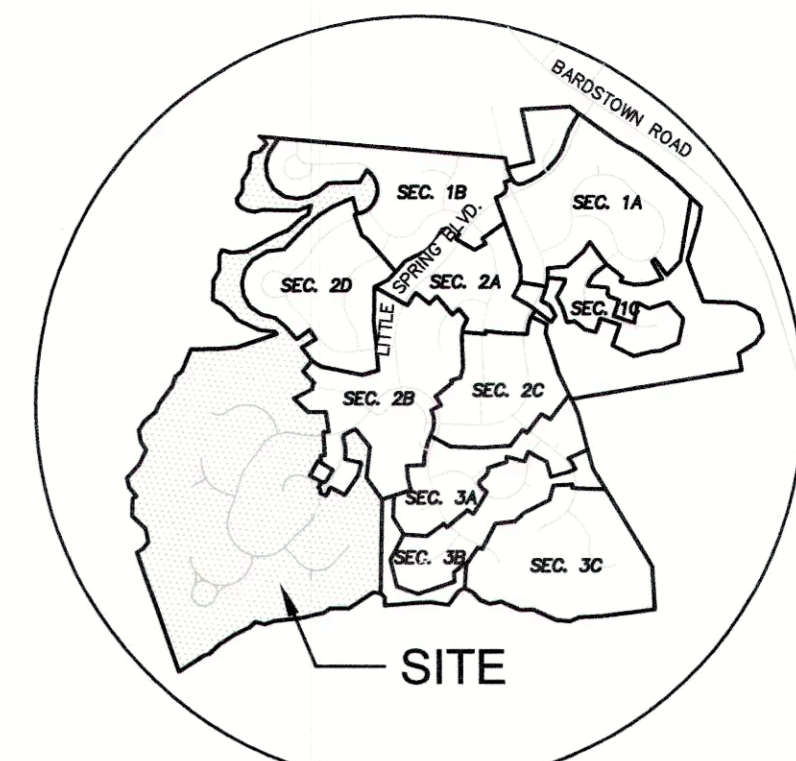
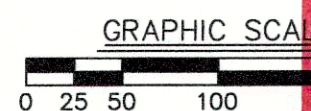
2. *[Signature]* **10-11-17**
Metropolitan Sewer District date

3. *[Signature]* **10-10-17**
Louisville Metro Planning & Design Services date

4. _____ for
Louisville Metro Planning Commission date

Expiration date _____

Checked if conditional approval
See back of plan for conditions of approval



LOCATION MAP
NO SCALE

SITE DATA

FORM DISTRICT:	R-4	NEIGHBORHOOD:	R-4 & R-5A*
ZONING:	VACANT	USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL	GROSS SITE AREA:	83.71 ACS
GROSS SITE AREA:	7.44 ACS	NET SITE AREA:	76.27 ACS
NET SITE AREA:	76.27 ACS	BUILDABLE LOTS:	96 LOTS
BUILDABLE LOTS:	96 LOTS	OPEN SPACE LOTS:	5 LOTS
OPEN SPACE LOTS:	5 LOTS	GROSS DENSITY:	1.15 DU/AC
GROSS DENSITY:	1.15 DU/AC	NET DENSITY:	1.26 DU/AC
NET DENSITY:	1.26 DU/AC	OPEN SPACE AREA:	42.32 ACS

TREE CANOPY CALCULATIONS

GROSS SITE AREA*	3,646,616 SF
EXISTING TREE CANOPY:	1,635,909 SF (45%)
TREE CANOPY TO BE PRESERVED:	884,407 SF (24%)
ADDITIONAL TREE CANOPY REQUIRED:	0 SF

*ALL LOTS ARE DEVELOPED TO R4 STANDARDS.

LOT REQUIREMENTS

	R-4
MIN. LOT AREA	9,000 SF
MIN. LOT WIDTH	60'
FRONT YARD	30'
SIDE YARD	5'
REAR YARD	25'

BENCH MARKS (1929 NGVD)

- AZ1036-2001 FROM THE INTERSECTION OF BARDSTOWN ROAD AND HIDDEN VALLEY MOBILE TRAVEL ALONG BARDSTOWN ROAD 0.2 MILES TO THE BRIDGE OVER FLOYDS FORK CREEK. STATION IS SET ALONG THE NORTH BOUND LANE IN THE NORTHEAST CORNER ABUTMENT. ELEV. 495.28
- STA036-2001 FROM THE INTERSECTION OF BARDSTOWN ROAD AND GENE SWYDER FREEWAY, TRAVEL SOUTH ALONG BARDSTOWN ROAD 4.4 MILES TO THE STATION SET ON THE WEST SIDE OF THE ROAD AT THE TOP OF A SLOPE. ELEV. 515.34

LEGEND

- FIELD LOCATED SINKHOLE TO BE PRESERVED
- FIELD LOCATED SINKHOLE/DEPRESSION TO BE FILLED
- SLOPES 20% - 30%
- SLOPES 30% OR GREATER
- AREA OF REVISION
- PROPOSED TCPA AREA
- EXISTING TCPA AREA
- EXISTING STORM SEWER
- SCHEMATIC STORM SEWER
- EXISTING SANITARY SEWER
- SCHEMATIC SANITARY SEWER
- PROPOSED BUILDING PAD

RECEIVED

SEP 29 2017

PLANNING & DESIGN SERVICES

MSD SUB # 1021
CASE # 17SUBDIV1015
TAX BLOCK 3797, LOT 1

OWNER/DEVELOPER
LITTLE SPRING FARM BUILDERS, LLC
16218 SHELBYVILLE ROAD
LOUISVILLE, KY 40245
D.B. 10477, PG. 822

NOTE: ALL EASEMENTS ARE 15' SANITARY SEWER AND DRAINAGE EASEMENTS UNLESS NOTED OTHERWISE.

SA BAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
LOUISVILLE, KENTUCKY 40202
608 S. THIRD STREET, LOUISVILLE, KY 40202

STATE OF KENTUCKY
DAVID W. SINES
13269
9/26/17

REVISION SUBDIVISION PLAN
PROJECT TITLE: LITTLE SPRING FARM - SECTION 4
11400 VISTA CLUB COURT
LOUISVILLE, KY 40291

SHEET TITLE: REVISION SUBDIVISION PLAN
JOB NO. 1723-4
SCALE: 1"=100'
DATE: 7/18/17

DRAWING NO: **PSP**
SHEET 1 OF 1