

GENERAL NOTES:

- 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.
- 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 TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED 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/TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE HIGHWAY FIRE DISTRICT.
- 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.
- 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 4.1.3. OF THE LDC.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 6/18/21 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY INTENSE KARST POTENTIAL BUT CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY. IT IS RECOMMENDED THAT A GEOTECHNICAL CONSULTANT BE CONSULTED AT CONSTRUCTION.
- STREET TREES TO BE PROVIDED PER LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.

MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WATER QUALITY 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-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO DRAINAGE 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 SLOPE 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 (2111102 962).
- 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.

PUBLIC WORKS NOTES:

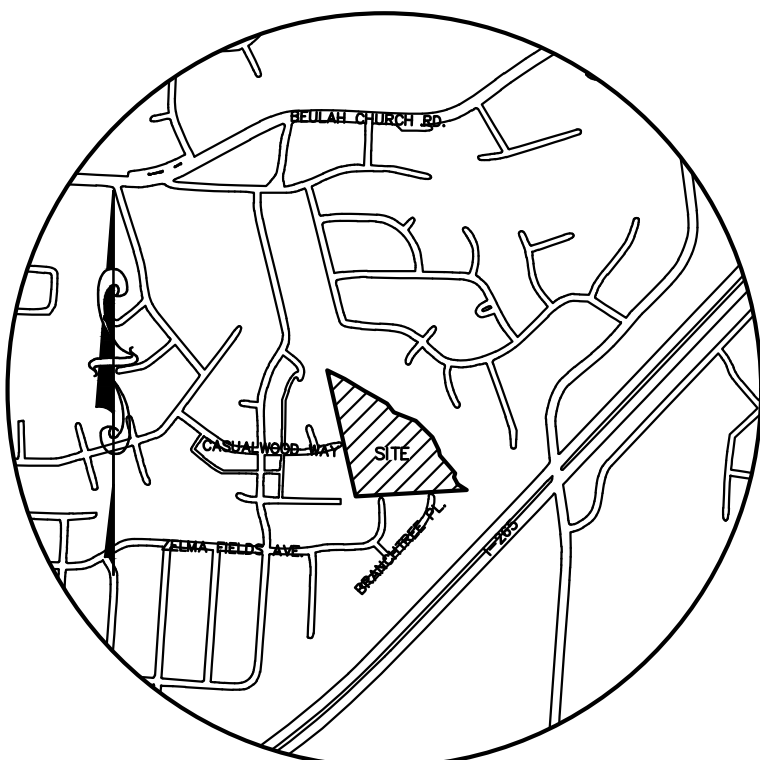
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER 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 ENFORCEMENT 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.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO 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 PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL OIL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
- 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.

DETENTION CALCULATIONS

2.9/12 (0.50-0.30) (8) = 0.39 AC-FT
BASIN DEPTH 1'

ADJACENT PROPERTY OWNERS

TAX BLOCK & LOT	OWNER	DEED BOOK & PAGE	ADDRESS	ZONING/DT
999 X 541	LAZARO MARTINEZ	9784 X 778	8314 AUTUNWOOD WAY	R4/NFD
999 X 542	BOBBY & BARBARA TAPLEY	8919 X 562	8313 AUTUNWOOD WAY	R4/NFD
999 X 556	GREEN ACRES ENTERPRISES, LLC	11632 X 858	8312 CASUALWOOD WAY	R4/NFD
999 X 557	MARTIN & GRACE WEBER	4319 X 250	8311 CASUALWOOD WAY	R4/NFD
999 X 559	FREDERICK H. SCHNEIDER JR. & MELYNDA MCCLANDSBOURGH	10341 X 696	8003 CASUALWOOD WAY	R4/NFD
999 X 575	ROBERT & CAROL DAHMKE	9007 X 337	8309 RANDOMWOOD CT.	R4/NFD
999 X 576	JOHN ALLEN	10007 X 318	8307 RANDOMWOOD CT.	R4/NFD
999 X 577	DONNA TAURMAN	4934 X 115	8305 RANDOMWOOD CT.	R4/NFD
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999 X 578	JAMES & SAUNDR LLOYD	6304 X 626	8303 RANDOMWOOD CT.	R4/NFD
999 X 585	HILLWOOD SUBDIVISION, INC	N/A X N/A	RANDOMWOOD CT.	R4/NFD
2090 X 17	EDWIN & CARL WESTPHAL	11874 X 658	7910 GAINSBOROUGH CT.	R4/NFD
2090 X 18	KENNETH & EBONY DAVIS	10264 X 528	7908 GAINSBOROUGH CT.	R4/NFD
2090 X 19	LESUE & GORDON PEAK	5801 X 343	7906 GAINSBOROUGH CT.	R4/NFD
2090 X 20	MARK S. SR & ANGELA EISENMENGER	5587 X 579	7904 GAINSBOROUGH CT.	R4/NFD
2090 X 26	ROBERT A. JR. & DORIS OLIVER	7722 X 416	7908 SHAW CT.	R4/NFD
2854 X 13	MARLYCE BAKER	8759 X 707	8407 ZELMA FIELDS AVE	R4/NFD
2854 X 13	MARLYCE BAKER	8759 X 707	8407 ZELMA FIELDS AVE	R4/NFD
2854 X 14	JAMES & MISTY GUN	9443 X 893	8408 ZELMA FIELDS AVE	R4/NFD
4079 X 5	D&K HOLDINGS, LLC	11795 X 760	8412 GAINSBOROUGH CT.	R4/NFD
4079 X 6	D&K HOLDINGS, LLC	11795 X 760	8414 GAINSBOROUGH CT.	R4/NFD
4079 X 7	D&K HOLDINGS, LLC	11795 X 760	8416 GAINSBOROUGH CT.	R4/NFD
4079 X 8	D&K HOLDINGS, LLC	11795 X 760	8418 GAINSBOROUGH CT.	R4/NFD



LOCATION MAP
NO SCALE

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- PROPOSED TREE CANOPY CREDIT AREA (TCCA)
- EXISTING SANITARY MANHOLE W/PIPE
- EXISTING CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED DRAINAGE ARROW
- SLOPES 2%-30%
- SLOPES >30%
- 100 YEAR FLOODPLAIN (APPROXIMATE)
- PROPOSED SILT FENCE
- PROPOSED CLUSTER MAILBOX

SITE DATA:

FORM DISTRICT	NFD
EXISTING ZONING	R5A
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	11,982± AC.
NET LAND AREA	10,922± AC.
BUILDABLE LOTS	33
NON-BUILDABLE LOTS	1
GROSS DENSITY	2.75 D.U./AC.
NET DENSITY	3.02 D.U./AC.
OPEN SPACE PROVIDED	33,690± S.F. (45%)

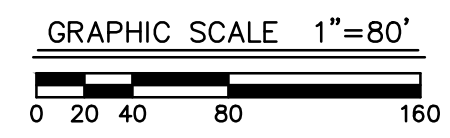
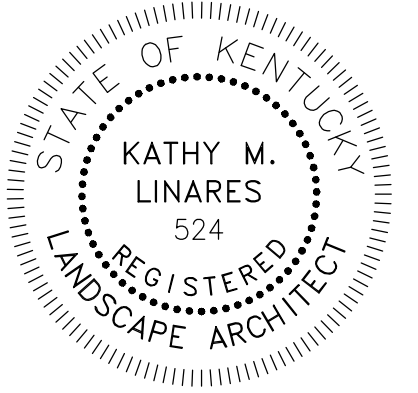
DIMENSIONAL STANDARDS

MINIMUM LOT SIZE	6,000± S.F.
MIN. LOT WIDTH	50'
MIN. FRONT/STREET SIDE YARDS	20'
MIN. SIDE YARD	5'
MIN. REAR YARD	25'
MAXIMUM BUILDING HEIGHT	35'

TREE CANOPY DATA:

GROSS SITE AREA	521,873 ± S.F.
LAND USE	SINGLE FAMILY
EXISTING TREE CANOPY	93,195 ± S.F. (18%)
EXISTING TREE CANOPY TO BE PRESERVED	63,708 S.F. (12%)
TOTAL TREE CANOPY TO BE PLANTED	145,041± S.F.
TOTAL TREE CANOPY REQUIRED/PROVIDED	208,749± S.F. (40%)

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



MINDEL SCOTT
ENGINEERING & PLANNING
5117 Jefferson Blvd, Louisville, KY 40219
502-465-1508 • mindelscott.com

DEVELOPER
FORWARD PROPERTY HOLDING, LLC
1736 EAST MAIN ST.
NEW ALBANY, IN 47150

OWNER
MARTIN & GRACE WEBER
8314 CASUALWOOD WAY
LOUISVILLE, KY 40291

REVISED DEVELOPMENT & PRELIMINARY PLAN

CASUALWOOD
8314 CASUALWOOD WAY
LOUISVILLE, KY 40291-2859
TAX BLOCK 646, LOT 262
DEED BOOK 7968, PAGE 328

Vertical Scale: N/A
Horizontal Scale: 1"=80'
Date: 6/7/21
Job Number: 1070
Sheet

CASE # 21-MSUB-0015 & 21-DDP-0065
RELATED CASE # 9-21-06 & 10-21-06
MSD WM # XXXX