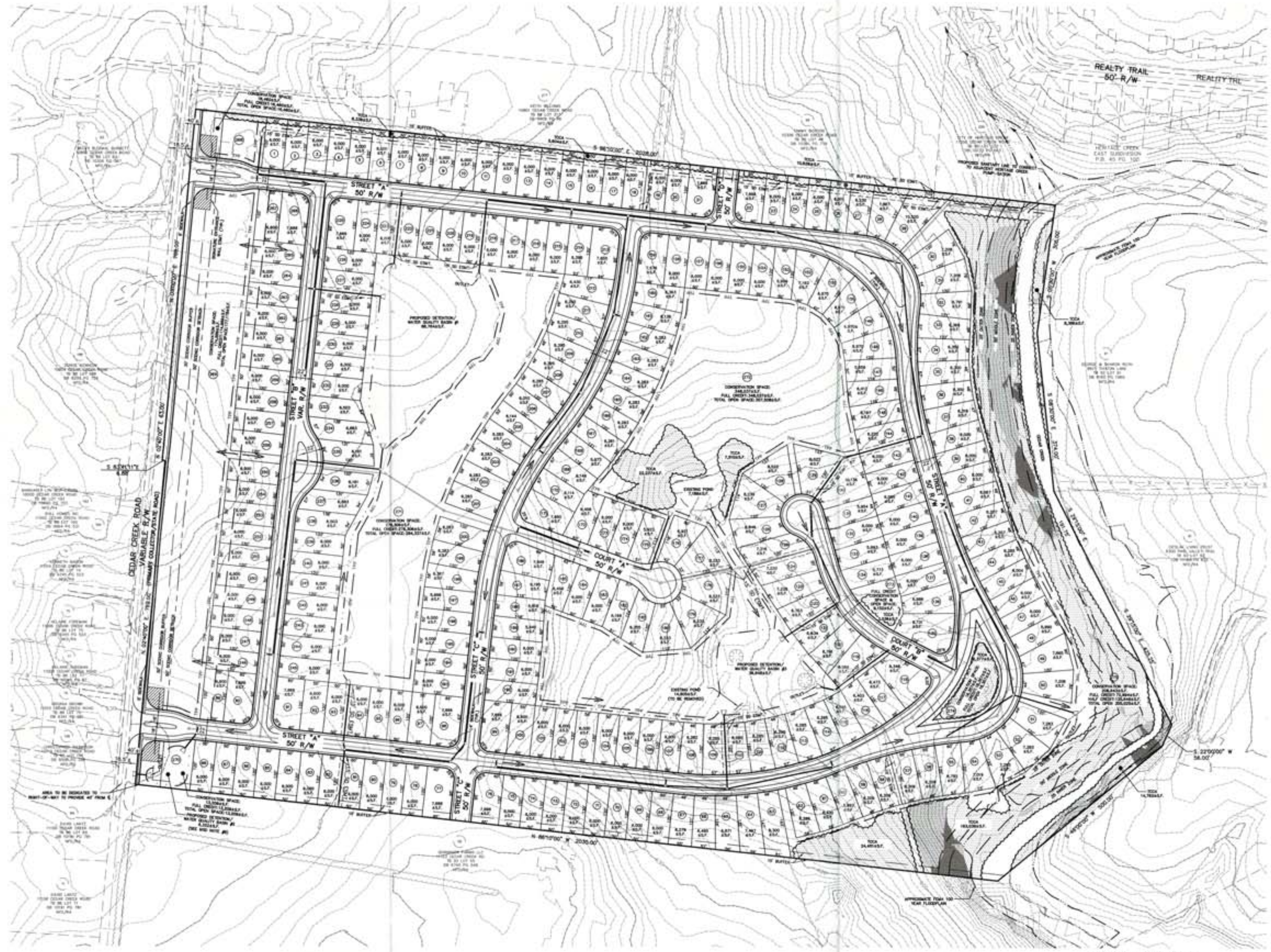

LOCATION MAP
NO SCALE

LEGEND

EXISTING CONTOUR
EXISTING SINKHOLE
EXISTING TREE MASS
EXISTING FENCE
EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
EXISTING HEADWALL W/ PIPE
EXISTING TOP OF BANK
EXISTING SANITARY MANHOLE W/PIPE
PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
PROPOSED SLOPED & FLARED HEADWALL W/PIPE
PROPOSED DITCH/SWALE
PROPOSED SANITARY MANHOLE W/PIPE
PROPOSED DRAINAGE ARROW
REVISED TREE LINE
TPF — LIMITS OF DISTURBANCE

SITE DATA: (NOT UPDATED)

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-4
EXISTING LAND USE	SINGLE FAMILY/AGRICULTURAL
PROPOSED LAND USE	SINGLE FAMILY
GROSS LAND AREA	79.19± AC.
NET LAND AREA	67.64± AC.
BUILDABLE LOTS	267
NON-BUILDABLE LOTS	8
GROSS DENSITY	3.37 D.U./AC.
NET DENSITY	3.94 D.U./AC.
CONSERVATION AREA REQUIRED	1,034,870± S.F. (30%)
CONSERVATION AREA PROVIDED	
FULL CREDIT	931,404± S.F.
HALF CREDIT	135,649± S.F.
TOTAL CONSERVATION AREA	1,067,053± S.F. (31%)
TOTAL OPEN SPACE	1,231,226± S.F. (36%)

DIMENSIONAL STANDARDS

MINIMUM LOT SIZE	2,500± S.F.
FLOOR AREA RATIO MAXIMUM	
LOTS > 6,000 S.F.	1
LOTS < 6,000 S.F.	2
FRONT/STREET SIDE YARDS	12-25' (24' FOR GARAGE)
SIDE YARD MIN. (5' IF ADJACENT TO ALLEY)	3'
REAR YARD MIN. (3' IF ADJACENT TO ALLEY)	15'
MINIMUM LOT WIDTH	25' (40' IF CORNER LOT)
MAXIMUM BUILDING HEIGHT	35'

MAXIMUM LOTS PERMITTED

STANDARD R-4 LAYOUT	259
OPEN SPACE CREDIT (5%) +	13
TOTAL LOTS PERMITTED	272

TREE CANOPY DATA:

GROSS SITE AREA	3,449,568± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	755,133± S.F. (22%)
EXISTING TREE CANOPY TO BE PRESERVED	308,867± S.F. (9%)
TOTAL TREE CANOPY TO BE PLANTED	277,560± S.F. (8%)
TOTAL TREE CANOPY REQUIRED	586,427± S.F. (17%)

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

DETENTION CALCULATIONS
2.8/12 (0.50-0.30) (79.19) = 3.83 AC-FT
AVERAGE DEPTH 15"

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 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. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE HIGHVIEW FIRE DISTRICT.
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 (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, 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 JULY 12, 2018 AND KARST TOPOGRAPHY WAS FOUND.
11. A CONSERVATION AREA MANAGEMENT PLAN SHALL BE SUBMITTED IN CONJUNCTION WITH STAFF'S REVIEW OF THE RECORDED SUBDIVISION PLAT. THE MANAGEMENT PLAN SHALL BE IN COMPLIANCE WITH THE APPROVED CONSERVATION SUBDIVISION PLAN AND LAND DEVELOPMENT CODE, SECTION 7.11.8. LEGAL RESTRICTIONS, OWNERSHIP AND THE CONSERVATION AREA MANAGEMENT PLAN SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING COMMISSION LEGAL COUNSEL.

MSD NOTES:
1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S 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 CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. 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 DOWNSTREAM 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.
4. 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.
5. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0130E).
6. 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.
7. A GEOTECHNICAL EVALUATION SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER PRIOR TO FILLING OF ANY EXISTING PONDS OR SINKHOLES. THE APPROPRIATE DETAILS FOR REMEDIATION SHALL BE NOTED ON THE CONSTRUCTION PLANS.

PUBLIC WORKS AND KTC NOTES:
1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. 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.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. 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.
7. 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.
8. 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.
9. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
10. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
11. ALL CUL-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.
12. 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.
13. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
14. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR STREETS "D" & "E" SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
15. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.

APPROVED
Louisville Metro Planning Commission
1. [signature] 11/7/18 — Louisville Metro Public Works — date
2. [signature] 11-7-18 — Metropolitan Sewer District — date
3. [signature] 11-7-18 — Louisville Metro Planning & Design Services — date
4. [signature] for 11/7/18 — Louisville Metro Planning Commission — date
Checked if conditional approval
See back of plan for conditions of approval
Expiration date 11-1-20

PROJECT #18SUBDIV1013
MSD SUB #11814
GRAPHIC SCALE 1"=100'
0 50 100 200

RECEIVED
NOV 08 2018
PLANNING & DESIGN SERVICES

STATE OF KENTUCKY — CURTIS W. MUCCI — REGISTERED LANDSCAPE ARCHITECT

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd, Louisville, KY 40219
502-485-1508 ▶ mindelscott.com

DEVELOPER
JS ACQUISITIONS LLC
9707 SHELBYVILLE ROAD
LOUISVILLE, KY 40223

OWNER
CAROLYN LOUISE BEAVER
1035 EIDER WAY
OCEANSIDE, CA 92057

OWNER
THEODORE J. SENNINGER
616 YATES DR.
RADCLIFF, KY 40160

OWNER
PATRICIA SENNINGER DAVIS
1420 PALOMAR ST. #240
CHULA VISTA, CA 91913

PRELIMINARY CONSERVATION SUBDIVISION PLAN
CEDAR CREEK CONSERVATION SUBDIVISION
10803 & 10903 CEDAR CREEK ROAD
TAX BLOCK 92, LOTS 17 & 89
DEED BOOK 9631, PAGE 170

Revisions	
8/15/18	PER AGENCY COMMENTS
9/11/18	PER AGENCY COMMENTS
10/1/18	PER MSD COMMENTS
10/15/18	PER MPW COMMENTS
11/6/18	CORRECT TCCA

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 7/23/18
Job Number: 3501
Sheet 1 of 1

18SUBDIV1013