

SITE DATA

EXISTING ZONING:	R-4
EXISTING FORM DISTRICT:	R-4
ZONING OF ADJACENT PROPERTIES:	VACANT
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
GROSS SITE AREA:	42.87 ACRES
AREA IN R.O.W.:	4.43 ACRES
NET SITE AREA:	38.44 ACRES
BUILDABLE LOTS:	65 LOTS
OPEN SPACE LOTS:	3 LOT
RESIDUAL TRACT:	1 LOT
GROSS DENSITY:	1.5 DU/AC
NET DENSITY:	1.69 DU/AC

YARD REQUIREMENTS

FRONT YARD:	30'
STREET SIDE YARD:	30'
SIDE YARD:	5'
REAR YARD:	25'

TREE CANOPY CALCULATIONS

EXISTING SITE AREA:	1,867,380 SF
EXISTING TREE CANOPY:	1,335,674 SF (72%)
EXISTING TREE CANOPY TO REMAIN:	332,930 SF (18%)
TOTAL REQUIRED TREE CANOPY:	280,107 SF (15%)
REQUIRED NEW TREE CANOPY:	0 SF (0%)

BENCH MARK

BM-2-1 SET RAIL ROAD SPIKE ON NORTH SIDE OF 10" OAK TREE, 1 FT. ABOVE GROUND.	ELEV. 668.92
BM-2-2 SET RAIL ROAD SPIKE ON SOUTH SIDE OF 30" OAK TREE, 1 FT. ABOVE GROUND.	ELEV. 678.98

- 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.) THE DEVELOPMENT LIES IN THE EASTWOOD FID DISTRICT.
 - 3.) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100051 E 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.) A CONSTRUCTION CONTRACT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 - 9.) MOSQUITO CONTROL WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
 - 10.) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - 11.) A DAM BREACH ANALYSIS MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - 12.) ANY DEVIATIONS FROM THE GENERAL KYR10 PERMIT, INCLUDING STREAM BUFFER REQUIREMENTS, WILL REQUIRE KDOW APPROVAL.

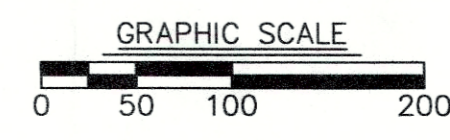
- UTILITY NOTES**
- ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE 811, WWW.KENTUCKY811.COM) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE 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 IN 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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

- EPSC PHASING**
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
 2. INSTALL PERIMETER SILT FENCING.
 3. BEGIN SITE GRADING.
 4. CONSTRUCT SANITARY SEWERS.
 5. CONSTRUCT STORM DRAINAGE AND INSTALL ASSOCIATED INLET PROTECTION.
 6. CONSTRUCT ROADWAYS.
 7. ESTABLISH VEGETATION.
 8. REMOVE EPSC MEASURES ONCE DISTURBED AREA IS STABILIZED.
- DETENTION CALCULATION**
- SOIL TYPE C (BEASLEY, DICKSON, RUSSELLVILLE)
 EXISTING C (WOODED): 0.26
 PROPOSED C (R-4): 0.56
- DETENTION REQUIRED:
 42.87(0.56-0.26)*2.9/12 = 3.11 AC.FT. (135,388 CF)

LEGEND

	PROP. STORM SEWER
	EX. STORM SEWER
	PROP. SANITARY SEWER
	EX. SANITARY SEWER
	PROPOSED FLOW ARROW
	TREE CANOPY PROTECTION AREA (TOPA)
	EXISTING TREE LINE
	SILT FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	SLOPES 20-30%
	SLOPES 30%+
	AREA OF REVISION



SABAK, WILSON & LINGO, INC
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 THE HENRY CLAY
 LOUISVILLE, KENTUCKY 40202
 (502) 584-6271



NO. REVISION
 1. AGENCY COMMENTS

DATE	04/18/16
NO.	1
REVISION	
AGENCY COMMENTS	

SHEET TITLE: REVISED PRELIMINARY SUBDIVISION PLAN
 PROJECT TITLE: GLEN LAKES - SECTION 4
 408 FLAT ROCK ROAD, LOUISVILLE, KY 40245

RECEIVED
 APR 18 2016
 PLANNING & DESIGN SERVICES

SUB # 1096
 CASE # 16SUBDIV1002
 RELATED CASE # 10-21-03, 15980
 TAX BLOCK 25, LOTS 325 & 326

OWNER/DEVELOPER
 IH OF KY, INC.
 4901 HUNT ROAD, STE. 300
 BLUE ASH, OH 45242
 DB. 9896, PG. 927

JOB NO. 2820
 SCALE: 1"=100'
 DATE: 03/21/16
 DRAWING NO. 1
 SHEET 1 OF 1