

NOTES

- 1.) WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK 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 JEFFERSONTOWN FIRE DISTRICT.
3.) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0082 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.) ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED 50% TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
12.) 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.
13.) ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADI, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION (8.2.5.C).
14.) RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY TRANSPORTATION PLANNING.
15.) A KARST SURVEY WAS PERFORMED BY KELLY JONES ON MAY 19, 2016 AND KARST TOPOGRAPHY WAS PRESENT INCLUDING SEVERAL SINKHOLES AS INDICATED ON THE PLAN.
16.) ANY DEVIATIONS FROM THE GENERAL KYR10 PERMIT, INCLUDING STREAM BUFFER REQUIREMENTS, WILL BE REQUIRE KDW 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 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 THROUGHOUT 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.

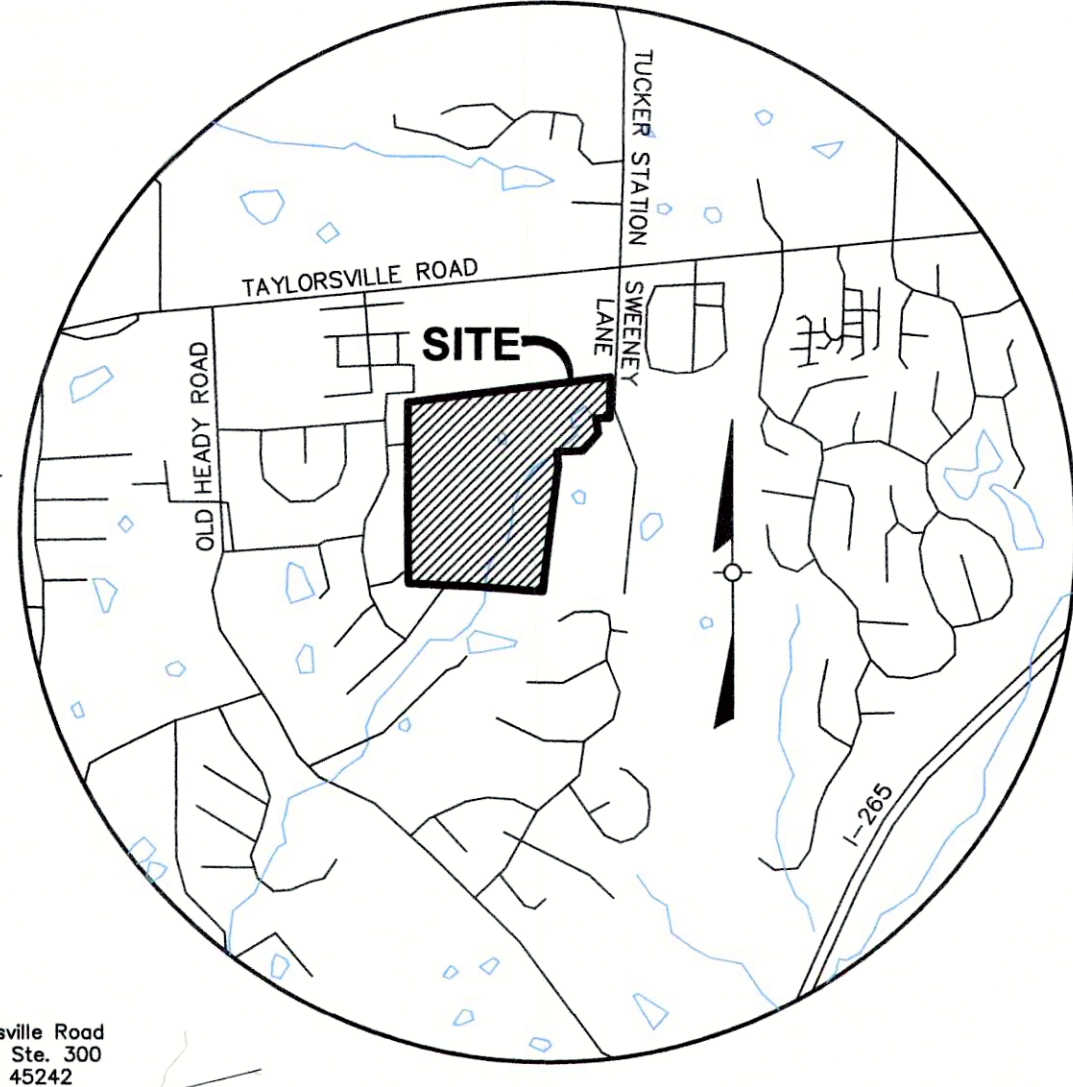
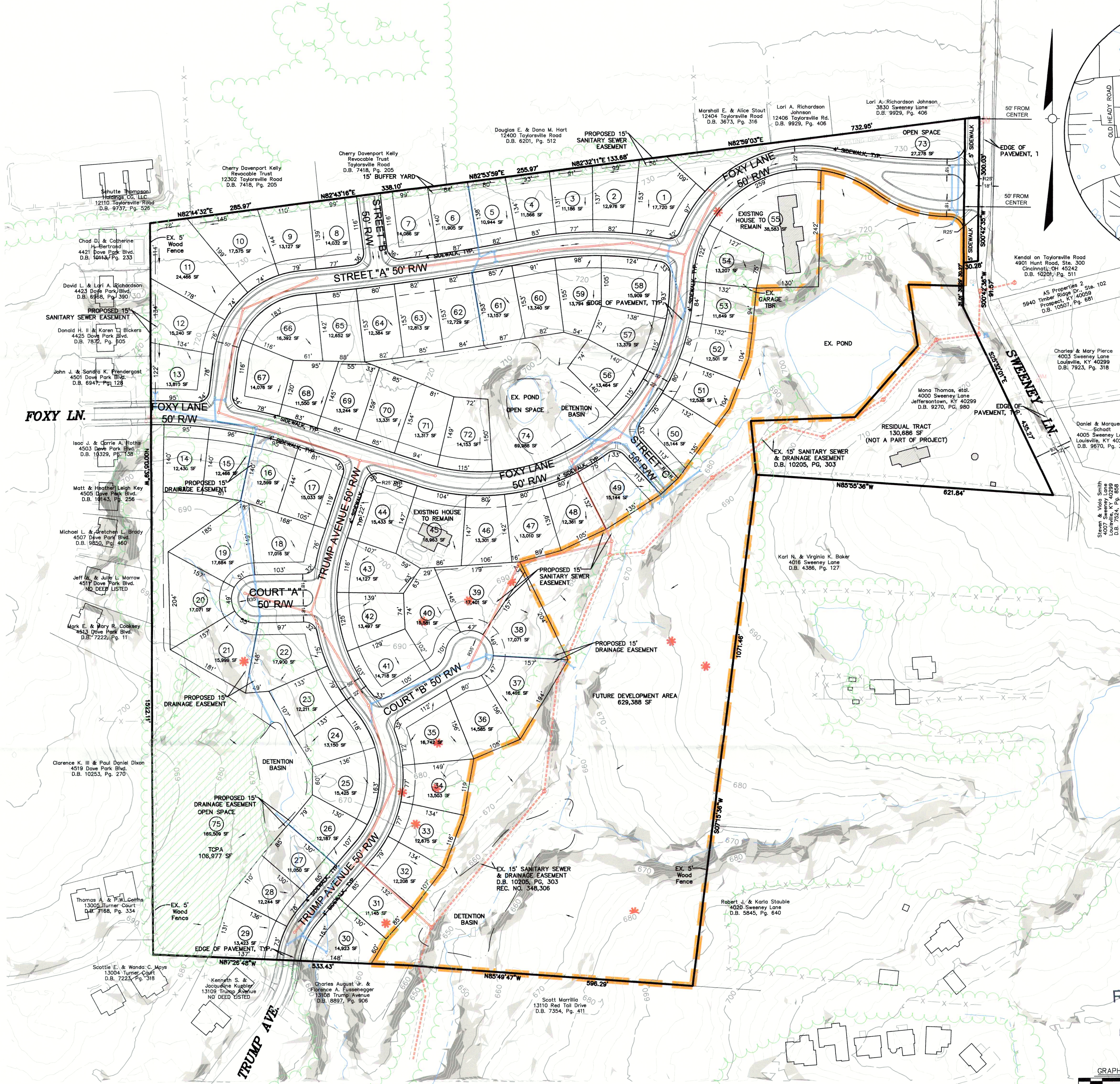
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

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

DRAINAGE / STORM WATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS, AND PERMANENT WATER QUALITY FEATURES TO BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. PRE-DEVELOPED PEAK RUNOFF RATES WILL BE REDUCED BY 50% FOR THE 2, 10, & 100 YEAR STORM EVENTS.
APPROXIMATE DETENTION VOLUME REQUIRED:
(2.9/12) X (0.50-0.23/2) X 36.46 = 3.35 AC-FT



SITE DATA table with columns for EXISTING ZONING, ZONING OF ADJACENT PROPERTIES, EXISTING USE, PROPOSED USE, GROSS SITE AREA, AREA IN R.O.W., NET SITE AREA, BUILDABLE LOTS, FUTURE DEVELOPMENT, OPEN SPACE LOTS, GROSS DENSITY, NET DENSITY.

R-4 YARD REQUIREMENTS table with columns for FRONT YARD, STREET SIDE YARD, SIDE YARD, REAR YARD and their respective dimensions (30', 30', 5', 25').

TREE CANOPY CALCULATIONS table with columns for EXISTING SITE AREA, EXISTING TREE CANOPY COVERAGE, EXISTING TREE CANOPY TO REMAIN, TOTAL REQUIRED TREE CANOPY, REQUIRED NEW TREE CANOPY.

* THESE TREE CANOPY CALCULATIONS EXCLUDE THE FUTURE DEVELOPMENT TRACT. TREE CANOPY WILL BE PROVIDED FOR THAT LOT AT THE TIME OF PRELIMINARY SUBDIVISION PLAN APPROVAL.

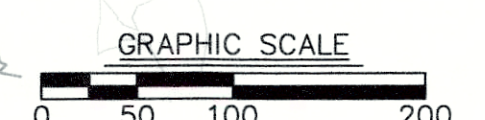
BENCHMARK (NAVD 88 U.S. FEET) GPS86-33
BERNSTEN TOP SECURITY MONUMENT SET 1.0' BELOW GROUND. TO REACH: TRAVEL 1350' NORTH ALONG JEFFERSON FREEWAY (US 84) FROM THE INTERSECTION OF TAYLORSVILLE ROAD AND JEFFERSON FREEWAY TO THE STATION ON THE LEFT. STATION IS APPROXIMATELY 25' EAST OF THE CENTERLINE OF US 84 SOUTHBOUND 1.0' ABOVE PAVEMENT. STATION IS ALSO JUST NORTH OF RAILROAD UNDERPASS.
ELEV. 726.67

LEGEND table with symbols for PROP. STORM SEWER, EX. STORM SEWER, PROP. SANITARY SEWER, EX. SANITARY SEWER, PROPOSED FLOW ARROW, TREE CANOPY PROTECTION AREA (TCPA), EXISTING TREE LINE, SILT FENCE, TEMPORARY CONSTRUCTION ENTRANCE, SLOPES 20-30%, SLOPES 30%+, FUTURE DEVELOPMENT AREA, APPROXIMATE SINKHOLE LOCATION.

WM # 11395
CASE # 16SUBDIV1006
RELATED CASE # 15SUBDIV1006, 14134
TAX BLOCK 46, LOTS 396, 412, 413, & 414

DEVELOPER: DOVE POINT ESTATES, LLC
10122 TAYLORSVILLE ROAD
LOUISVILLE, KY 40299
OWNERS: MICHAEL THOMAS, MONA THOMAS, et al.
3900 SWEENEY LANE
JEFFERSONTOWN, KY 40299
ELAINE HENSON
3950 SWEENEY LANE
LOUISVILLE, KY 40299
D.B. 7370, PG. 825

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Revision table with columns for NO., REVISION, DATE, AGENCY COMMENTS.

SHEET TITLE: REVISED PRELIMINARY SUBDIVISION PLAN
PROJECT TITLE: DOVE POINT ESTATES (FORMERLY MICHAEL'S CROSSING)
JOB NO.: 2922
SCALE: 1"=100'
DATE: 04/25/16
DRAWING NO.: 1
SHEET 1 OF 1