

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0109E.

TREE CANOPY CALCULATIONS (TCCA)

CLASS: C
 EXISTING TREE CANOPY: 35% COVERAGE
 SITE AREA: 11.61 AC (505,732 SF)
 EXISTING TREES PRESERVED: 177,923 SF (35%)
 REQUIRED NEW TREE CANOPY: 0 SF (0%)
 REQUIRED TOTAL TREE CANOPY: 75,860 SF (15%)
 TOTAL PROVIDED TREE CANOPY: 177,923 SF (35%)

PRELIMINARY DRAINAGE CALCULATIONS

LOTS PROPOSED FOR DEVELOPMENT (2, 20, & 21)
 CHANGE IN RUNOFF COEFFICIENT, C=(0.50-0.26)=0.24
 DEVELOPMENT AREA = 1.744 ACRES
 INCREASED RUNOFF = (0.24x2.8/12x1.744) = 0.098 AC-FT

* NO ADDITIONAL MODIFICATION TO REMAINING SITE OR IMPERVIOUS SURFACE IS PROPOSED AS PART OF THIS DEVELOPMENT. NO NEW ROADWAYS OR IMPROVEMENTS ARE PROPOSED.

WAIVER(S) REQUESTED

A WAIVER IS REQUESTED FROM CHAPTER 5, TABLE 5.3.1 OF THE LDC TO HAVE A LOT WIDTH LESS THAN THE MINIMUM REQUIRED.
 A WAIVER IS REQUESTED FROM 7.3.30.B OF THE LDC TO CREATE LOTS FOR DETACHED HOMES THAT DO NOT ABUT A PUBLIC STREET.

VARIANCE(S) REQUESTED

A VARIANCE IS REQUESTED FROM CHAPTER 5, SECTION 5.3.1.C/TABLE 5.3.1 OF THE LDC TO ALLOW A SINGLE FAMILY RESIDENTIAL HOME AND GARAGE TO ENCR OACH INTO THE REQUIRED FRONT OR STREET SIDE YARD.
 A VARIANCE IS REQUESTED FROM CHAPTER 5, SECTION 5.3.1.C/TABLE 5.3.1 OF THE LDC TO ALLOW A SINGLE FAMILY RESIDENTIAL HOME AND GARAGE TO ENCR OACH INTO THE REQUIRED REAR YARD.
 A VARIANCE IS REQUESTED FROM CHAPTER 5, SECTION 5.3.1.C/TABLE 5.3.1 OF THE LDC TO ALLOW A SINGLE FAMILY RESIDENTIAL HOME AND GARAGE TO ENCR OACH INTO THE REQUIRED REAR YARD.

PROJECT SUMMARY

EXISTING ZONE	R-4
EXISTING FORM DISTRICT	VILLAGE
EXISTING USE	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
SUBDIVISION SITE AREA	11.61 ACRES
EXISTING SINGLE FAMILY HOMES	17
PROPOSED ADDITIONAL SINGLE FAMILY HOMES	3
PROPOSED OPEN SPACE LOTS	2
TOTAL NUMBER OF SINGLE FAMILY HOMES	20
DENSITY	1.72 D.U./AC.

MINIMUM YARD REQUIREMENTS
 FRONT YARD: 15 FEET
 STREET SIDE YARD: 5 FEET
 SIDE YARDS: 5 FEET
 REAR YARD: 5 FEET

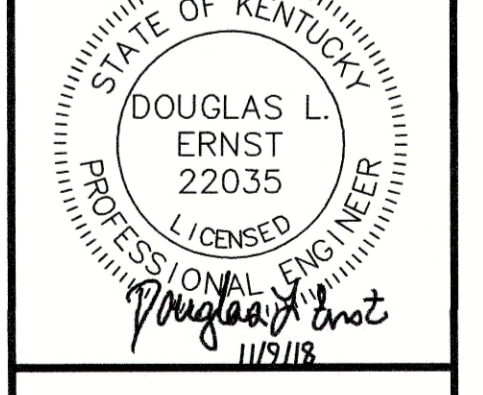
Milestone design group
 108 Davenport Lane, Suite 300 Louisville, KY 40223
 502.327.7073 www.milestonedesign.org

CLUB HILL DRIVE SUBDIVISION

DATE: 8/6/18
 DRAWN BY: G.C.Z.
 CHECKED BY: J.M.M.
 SCALE: 1"=50' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

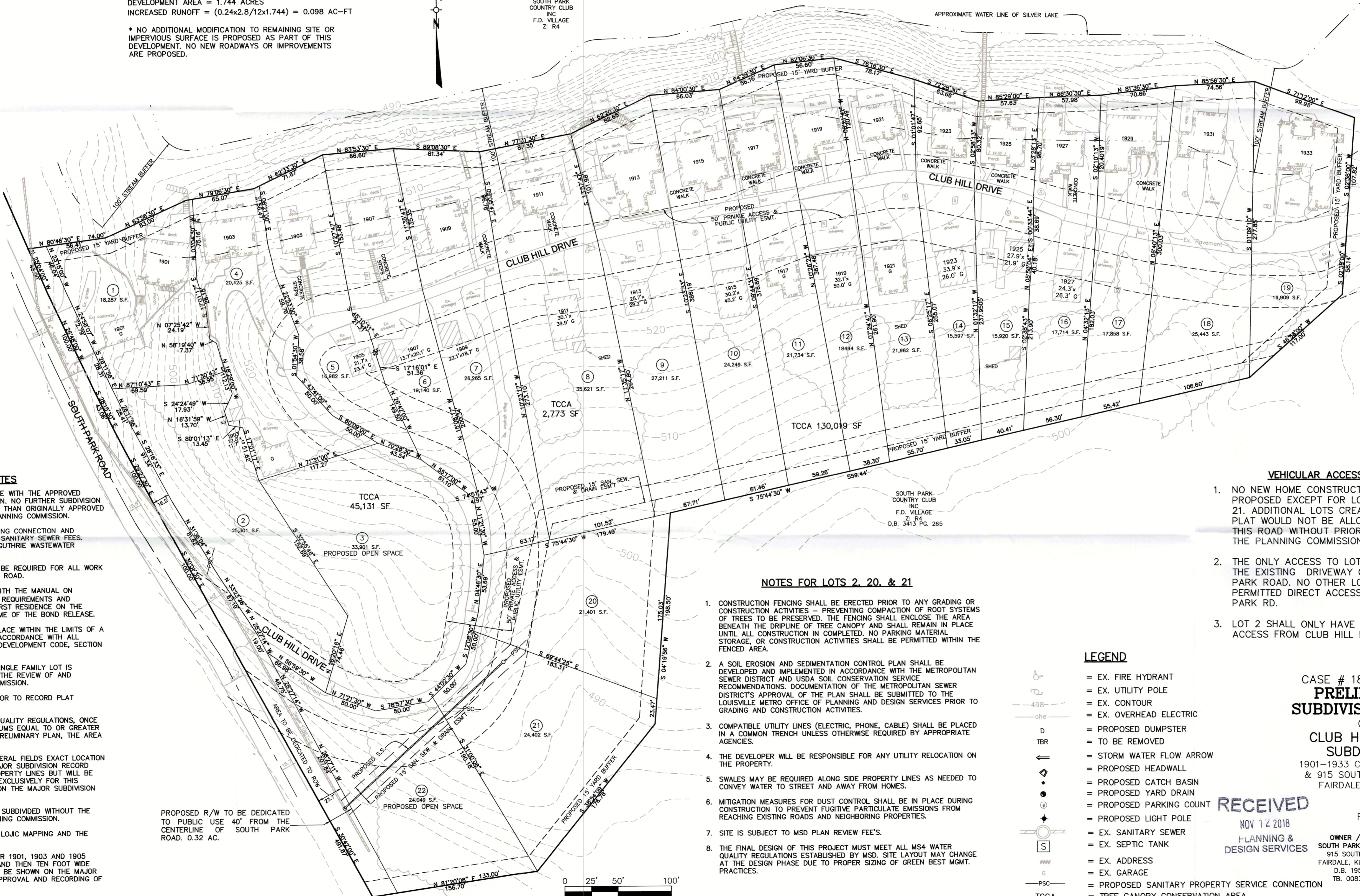
9/17/18	AGENCY COMMENTS
10/8/18	AGENCY COMMENTS
10/23/18	AGENCY COMMENTS
11/12/18	AGENCY COMMENTS



PRELIMINARY SUBDIVISION PLAN

JOB NUMBER 17077
 1 OF 1

- GENERAL NOTES**
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED RESIDENTIAL DEVELOPMENT PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED WILL OCCUR WITHOUT APPROVAL OF THE PLANNING COMMISSION.
 - MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION AND LATERAL EXTENSION. ALL LOTS SUBJECT TO SANITARY SEWER FEES. SEWAGE TO BE TREATED AT THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT.
 - AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY OF SOUTH PARK ROAD.
 - ALL STREET NAME SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO OCCUPANCY OF THE FIRST RESIDENCE ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE.
 - NO LAND DISTURBING ACTIVITY MAY TAKE PLACE WITHIN THE LIMITS OF A PROTECTED WATERWAY BUFFER. EXCEPT IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND LAND DEVELOPMENT CODE, SECTION 4.8.
 - NO NEW DIRECT DRIVEWAY ACCESS TO A SINGLE FAMILY LOT IS PERMITTED TO SOUTH PARK ROAD WITHOUT THE REVIEW AND APPROVAL BY DPW AND THE PLANNING COMMISSION.
 - BOARD OF HEALTH APPROVAL REQUIRED PRIOR TO RECORD PLAT APPROVAL.
 - THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS. ONCE THE INCREMENTAL AREA OF DISTURBANCE SLIMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY PLAN, THE AREA OF DISTURBANCE IS 3,318 S.F.
 - THE EXISTING SANITARY SEPTIC SYSTEM LATERAL FIELDS EXACT LOCATION SHALL BE VERIFIED AND SHOWN ON THE MAJOR SUBDIVISION RECORD PLAT. THE LATERAL FIELDS MAY CROSS PROPERTY LINES BUT WILL BE CONTAINED ENTIRELY WITHIN AN EASEMENT EXCLUSIVELY FOR THIS PURPOSE. THIS EASEMENT WILL BE SHOWN ON THE MAJOR SUBDIVISION RECORD PLAT.
 - OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED WITHOUT THE APPROVAL OF THE LOUISVILLE METRO PLANNING COMMISSION.
 - THE SHOWN TOPOGRAPHY IS DERIVED FROM LOJIC MAPPING AND THE PLANIMETRICS ARE FIELD VERIFIED.
 - EXISTING SANITARY SERVICE CONNECTION FOR 1901, 1903 AND 1905 CLUB HILL DRIVE MUST BE FIELD LOCATED AND THEN TEN FOOT WIDE PRIVATE SANITARY SEWER EASEMENTS MUST BE SHOWN ON THE MAJOR SUBDIVISION RECORD PLAT PRIOR TO THE APPROVAL AND RECORDING OF THE MAJOR SUBDIVISION RECORD PLAT.



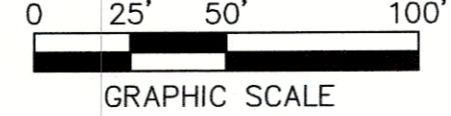
SILVER LAKE

SOUTH PARK COUNTRY CLUB INC. F.D. VILLAGE Z. R4

APPROXIMATE WATER LINE OF SILVER LAKE

NOTES FOR LOTS 2, 20, & 21

- 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 DRIPLINE OF TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- A SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT AND USDA SOIL CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF THE METROPOLITAN SEWER DISTRICT'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE LOUISVILLE METRO OFFICE OF PLANNING AND DESIGN SERVICES PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- SWALES MAY BE REQUIRED ALONG SIDE PROPERTY LINES AS NEEDED TO CONVEY WATER TO STREET AND AWAY FROM HOMES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- SITE IS SUBJECT TO MSD PLAN REVIEW FEE'S.
- 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 MGMT. PRACTICES.



LEGEND

- = EX. FIRE HYDRANT
- = EX. UTILITY POLE
- = EX. CONTOUR
- = EX. OVERHEAD ELECTRIC
- = PROPOSED DUMPSTER
- = TO BE REMOVED
- = STORM WATER FLOW ARROW
- = PROPOSED HEADWALL
- = PROPOSED CATCH BASIN
- = PROPOSED YARD DRAIN
- = PROPOSED PARKING COUNT
- = PROPOSED LIGHT POLE
- = EX. SANITARY SEWER
- = EX. SEPTIC TANK
- = EX. ADDRESS
- = EX. GARAGE
- = PROPOSED SANITARY PROPERTY SERVICE CONNECTION
- = TREE CANOPY CONSERVATION AREA

RECEIVED
 NOV 12 2018
 PLANNING & DESIGN SERVICES

CASE # 18SUBDIV1017
PRELIMINARY SUBDIVISION PLAN
 OF
CLUB HILL DRIVE SUBDIVISION
 1901-1933 CLUB HILL DRIVE & 915 SOUTH PARK ROAD FAIRDALE, KY 40118

FOR

OWNER / DEVELOPER:
 SOUTH PARK COUNTRY CLUB
 915 SOUTH PARK ROAD
 FAIRDALE, KENTUCKY 40118
 D.B. 1954, Pg. 229
 TB. 0083 LOT. 0015

WM# 2167

17077pre.dwg