

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 FIRE DISTRICT.
- 3.) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMAS' FIRM MAPPING, (21111C0052 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 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.) A PORTION OF THE EXISTING WATERSHED IN THE SOUTHWEST CORNER OF THE SITE WILL BE DIVERTED TO THE PROPOSED DETENTION BASIN TO ENSURE NO INCREASE IN PEAK RUNOFF RATES TO THE SOUTHWEST.

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 MS4 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 SEEDING 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 SEEDING, 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

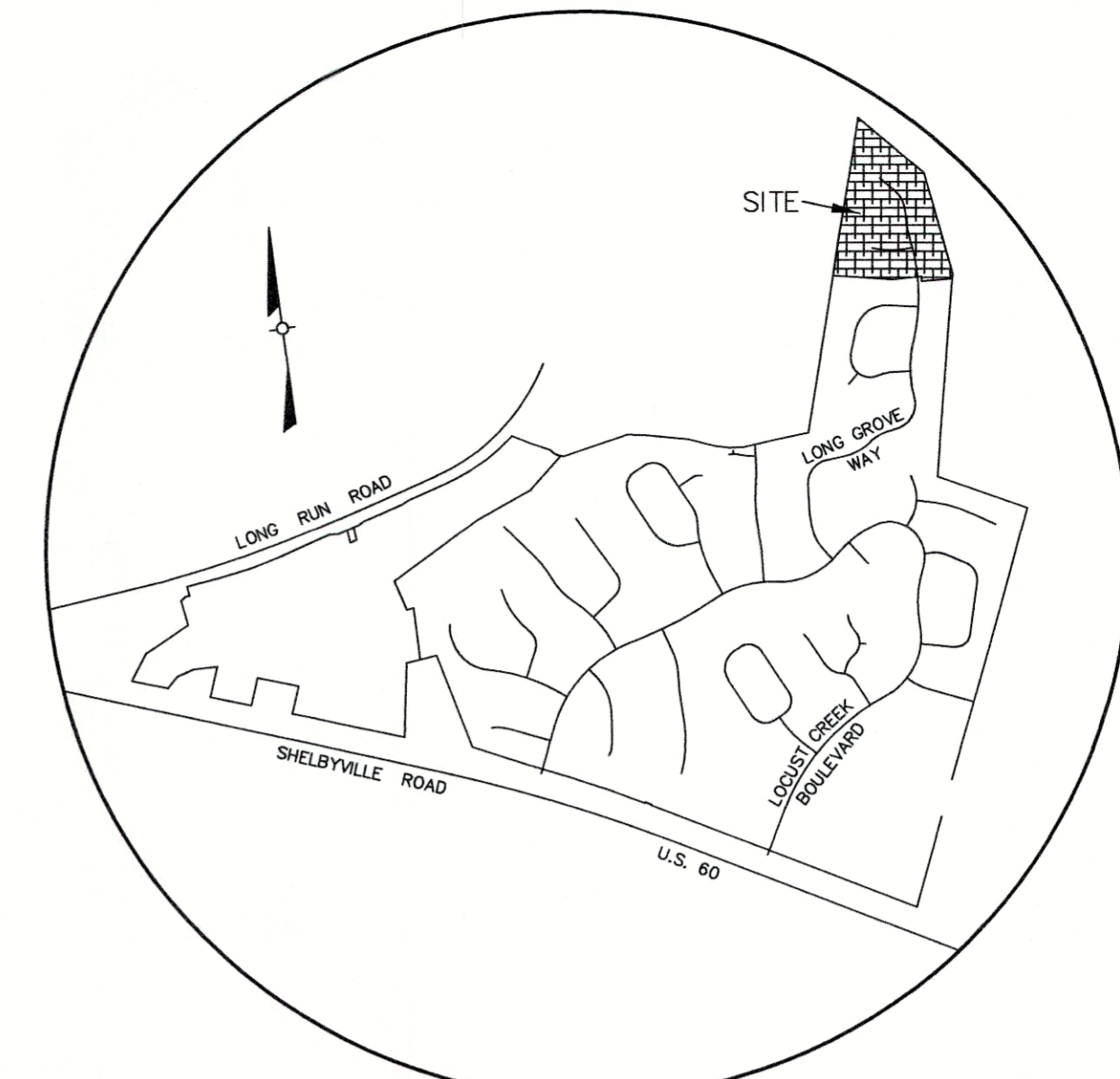
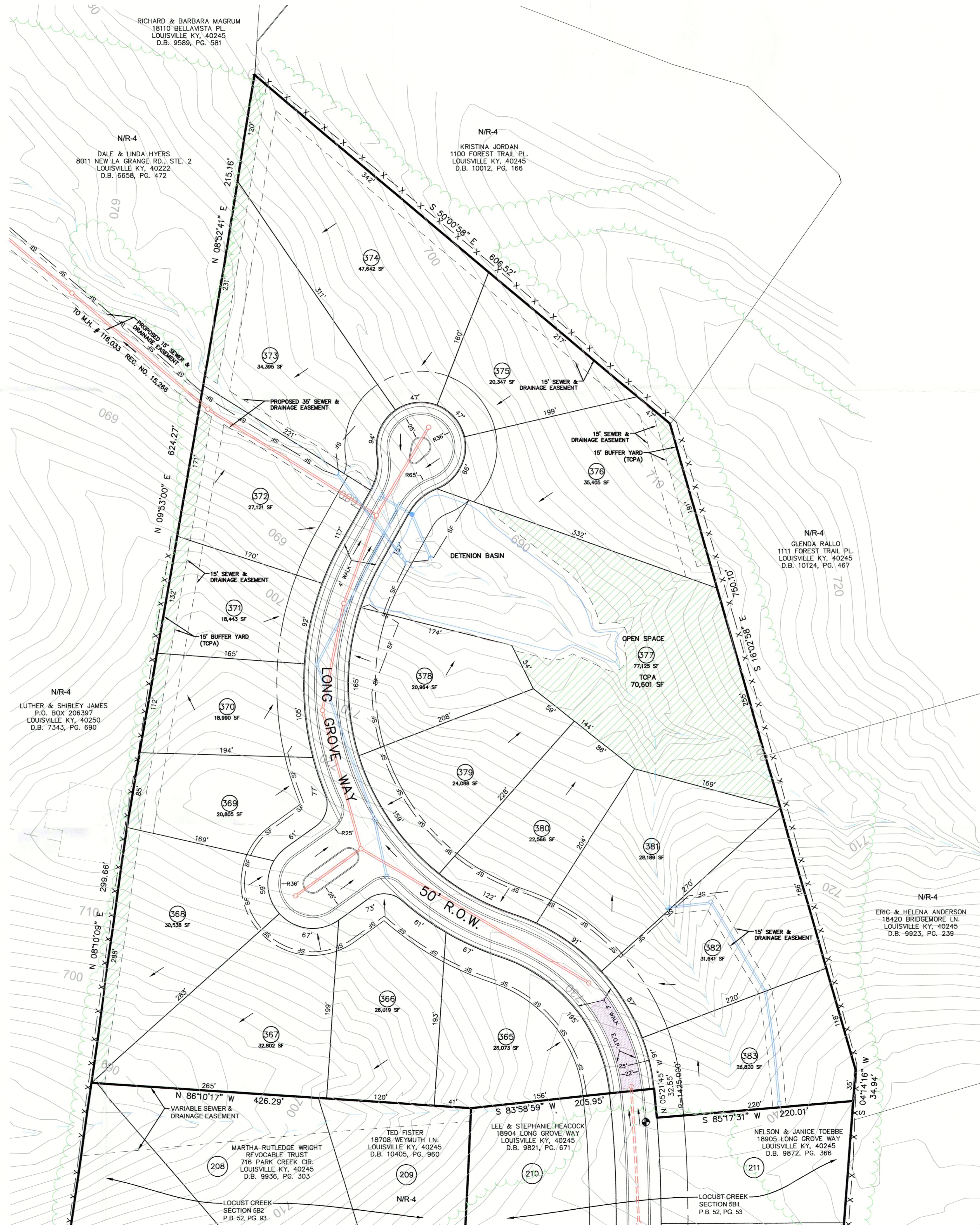
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL PERIMETER SILT FENCING.
3. CONSTRUCT DETENTION BASIN.
4. BEGIN SITE GRADING.
5. CONSTRUCT SANITARY SEWERS.
6. CONSTRUCT STORM DRAINAGE AND INSTALL ASSOCIATED INLET PROTECTION.
7. CONSTRUCT ROADWAYS.
8. ESTABLISH VEGETATION.
9. REMOVE EPSC MEASURES ONCE DISTURBED AREA IS STABILIZED.

DETENTION CALCULATION

SOIL TYPE C (BEASLEY)
 EXISTING C (WOODED): 0.26
 PROPOSED C (R-4): 0.56
 DETENTION REQUIRED:
 $12.70(0.56 - 0.26) \times 9/12 = 0.92 \text{ AC.FT. (40,108 CF)}$

LEGEND

- PROP. STORM SEWER
- EX. STORM SEWER
- PROP. SANITARY SEWER
- EX. SANITARY SEWER
- EXISTING STREAM
- PROPOSED FLOW ARROW
- TREE CANOPY PROTECTION AREA (TCPA)
- EXISTING TREE LINE
- SILT FENCE
- TEMPORARY CONSTRUCTION ENTRANCE



LOCATION MAP
NO SCALE

SITE DATA

EXISTING ZONING:	R-4
EXISTING FORM DISTRICT:	NEIGHBORHOOD
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
GROSS SITE AREA:	14.48 ACRES
PREVIOUS APPROVAL	
AREA IN R.O.W.:	1.47 ACRES
NET SITE AREA:	13.01 ACRES
BUILDABLE LOTS:	17 LOTS
OPEN SPACE LOTS:	1 LOT
GROSS DENSITY:	1.17 DU/AC
NET DENSITY:	1.31 DU/AC
THIS REVISION	
NET SITE AREA:	13.09 ACRES
BUILDABLE LOTS:	18 LOTS
OPEN SPACE LOTS:	1 LOT
GROSS DENSITY:	1.24 DU/AC
NET DENSITY:	1.38 DU/AC

YARD REQUIREMENTS

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

TREE CANOPY CALCULATIONS

EXISTING SITE AREA:	630,696 SF
EXISTING TREE CANOPY:	64,612 SF (10%)
EXISTING TREE CANOPY TO REMAIN:	132,446 SF (21%)
TOTAL REQUIRED TREE CANOPY:	67,834 SF (11%)
REQUIRED NEW TREE CANOPY:	75,120 SF (12%)
TREE CANOPY PLANTED:	41 - 3" CAL. STREET TREES @ 1200 SF EA. = 49,200 SF
	36 - 2" TREE @ 720 SF EA. (2 PER LOT) = 25,920 SF

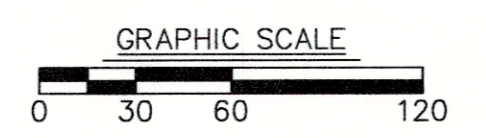
BENCH MARK

1929 DATUM	ELEV. 735.22
TCUT 5B 1-3	



OWNER
 CREEK CAPITOL, INC.
 1510 PNC PLAZA
 500 WEST JEFFERSON STREET
 LOUISVILLE, KY 40202

DEVELOPERS
 CREEK PARTNERS L.L.C.
 1510 PNC PLAZA
 500 WEST JEFFERSON STREET
 LOUISVILLE, KY 40202



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



NO.	REVISION	DATE
1	ASST. COMMENTS	12/17/15

RECEIVED
 DEC 07 2015
 FLOYD & DESIGN SERVICES

SHEET TITLE: REVISED PRELIMINARY SUBDIVISION PLAN
 PROJECT TITLE: LOCUST CREEK - SECTION 11
 LONG GROVE WAY, LOUISVILLE, KY 40245

JOB NO.: 1981-11
 SCALE: 1"=60'
 DATE: 11/16/15
 DRAWING NO.: 1
 SHEET 1 OF 1