

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE:**

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 (BEST MANAGEMENT PRACTICES) 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. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, WALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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

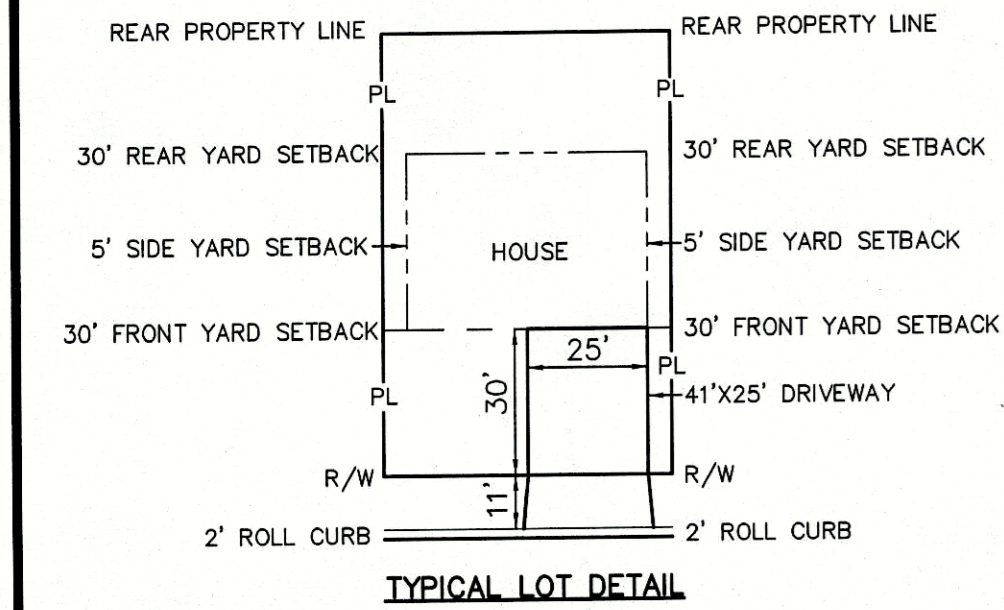
WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

**ADJOINING PROPERTY OWNERS:**

- 5 T.B. 793, LOT 5, SUB LOT 146 MINOR LANE BAPTIST CHURCH INC. 8907 SHEPHERDSVILLE RD. LOUISVILLE, KY 40219-5041 D.B. 9883, PG. 595
- 146 T.B. 793, LOT 145 MINOR LANE BAPTIST CHURCH INC. 8907 SHEPHERDSVILLE RD. LOUISVILLE, KY 40219-5041 D.B. 9883, PG. 595
- 42 T.B. 661, LOT 42 DEBRA ANN SMITH 7510 WARRINGTON HILL COURT LOUISVILLE, KY 40219-5716 D.B. 10380, PG. 912
- 44 T.B. 661, LOT 44 ROSS WILLIAM & SANDRA K WOODBURY 11185 RABBIT HASH RD. SE ELIZABETH, IN 47111-8718 D.B. 6030, PG. 556
- 45 T.B. 661, LOT 45 LOUIS D & ANGELA NETT 5003 E. MANSLUICK RD. LOUISVILLE, KY 40219-5176 D.B. 5948, PG. 439
- 583 T.B. 661, LOT 583 LOUIS D & ANGELA NETT 4915 E. MANSLUICK RD. LOUISVILLE, KY 40219-5176 D.B. 7579, PG. 25
- 47 T.B. 661, LOT 47 DONALD LEE & TERRY L PENDLETON 4915 E. MANSLUICK RD. LOUISVILLE, KY 40219-5163 D.B. 7598, PG. 25
- 40 T.B. 661, LOT 40 CARL V JR & MARGARET N WERNER 4913 E. MANSLUICK RD. LOUISVILLE, KY 40219-5163 D.B. 6825, PG. 260
- 226 T.B. 661, LOT 226 ROBERT EDWARD ALLEY 9015 SHEPHERDSVILLE RD. LOUISVILLE, KY 40219-5043 D.B. 9018, PG. 460
- 92 T.B. 661, LOT 92 GORDON F & EARLENE R HAYWORTH 4812 E. MANSLUICK RD. LOUISVILLE, KY 40219-5015 D.B. 6349, PG. 568
- 17 T.B. 793, LOT 17 DAVID D & MAXINE MOKUNE 8910 SHEPHERDSVILLE RD. LOUISVILLE, KY 40219-5042 D.B. 5172, PG. 937
- 296 T.B. 661, LOT 296 CW PROPERTIES LLC 1573 FISHERVILLE ROAD FISHERVILLE, KY 40022-5739 D.B. 10212, PG. 979
- 297, 298, 299 T.B. 661, LOT 297, 298, 299 ROBERT E ALLEY 9015 SHEPHERDSVILLE ROAD LOUISVILLE, KY 40219-5043 D.B. 10471, PG. 182

**COUNCIL DISTRICT #23 MEMBER**

JAMES PEDEEN  
601 W. JEFFERSON ST.  
LOUISVILLE, KY 40202



**FLOOD NOTE:**

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #21111C0111E, EFFECTIVE 12/5/06. BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN.

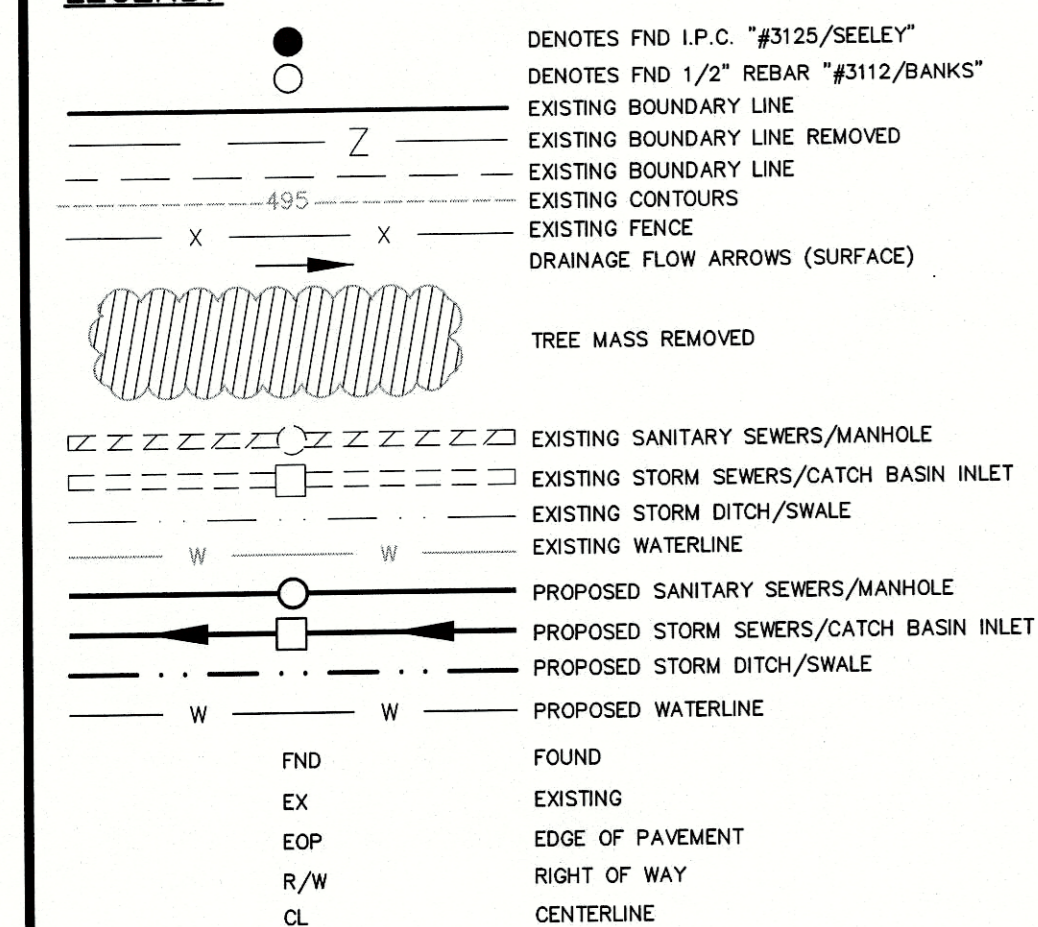
**SOIL DESCRIPTION:**

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF CRIDER SILT LOAM (Crb) AND BEDFORD SILT LOAM (Brb).

**APPLICABLE MSD STANDARD DRAWINGS:**

STABILIZED CONSTRUCTION ENTRANCE	ER-01-03
SILT FENCE	EF-09-02
STONE BAG INLET PROTECTION	EF-03-02

**LEGEND:**



TBM - CONTROL MONUMENT (AZIO10-2001), HORIZONTAL DATUM (NAD83) = ELEVATION 545.39

FROM THE INTERSECTION OF PRESTON HIGHWAY AND MANSLUICK ROAD, TRAVEL EAST ON MANSLUICK ROAD 0.40 MILES TO STATION ON THE RIGHT SET NEAR THE ENTRANCE TO MANSLUICK ROAD CHURCH OF CHRIST.

**GENERAL NOTES:**

- 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.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF A LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: "CONSTRUCTION FENCING SHALL BE ERRECTED 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." THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
- 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 PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOUNDARY HEREON IS FROM MINOR SUBDIVISION PLAT
- TOPOGRAPHIC SURVEY BY LOUIC MAPPING
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
- ALL CURB-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION. (6.2.5.C)
- RIGHT-OF-WAY DEDICATION SHALL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT.
- A KARST SURVEY WAS TO BE CONDUCTED BY GREENBAUM ASSOCIATES, INC ON MARCH 5, 2019 IN COMPLIANCE WITH LDC 4.9.3. RESULTS OF REPORT AS FOLLOWS: THERE WAS NOT SINKHOLES OR SPRINGS NOTED IN THE PROJECT AREA THAT WOULD RESULT IN STRUCTURE FAILURE. THEREFORE NO KARST FEATURES WERE FOUND.

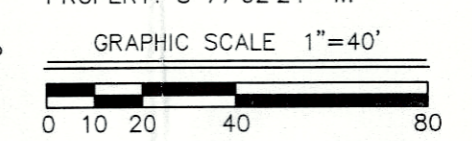
**MSD NOTES:**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER BY LATERAL EXTENSION AND THE PROJECT LIES IN THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY AN EXISTING LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER: DETENTION NOT PROVIDED ON SITE AS DEPICTED ON THE PROJECT PLAN. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR 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.
- SITE IS SUBJECT TO REGIONAL FACILITY FEE X 1.5 FOR INCREASED RUNOFF VOLUME. SUBJECT TO KYTC APPROVAL.
- EROSION & 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

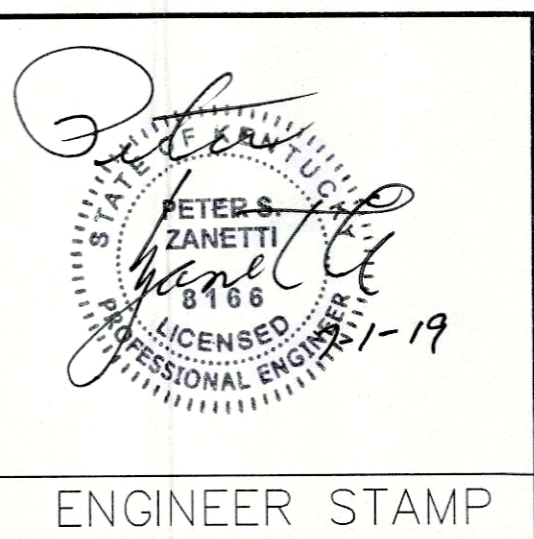
**TRANSPORTATION PLANNING NOTES:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND LOUISVILLE METRO WORKS R/W WITHOUT AN ENCROACHMENT PERMIT.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY LOUISVILLE METRO PUBLIC WORKS.
- VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS STANDARDS.
- 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, IF REQUIRED.
- 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, IF REQUIRED.
- 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.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%, UNLESS OTHERWISE SPECIFIED.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KYC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS AND KENTUCKY TRANSPORTATION CABINET PRIOR TO CONSTRUCTION APPROVAL FOR SHEPHERDSVILLE ROAD RIGHT OF WAY.
- ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- ALL NEW AND EXISTING SIDEWALKS WITHIN PROJECT LIMITS SHALL BE BUILT OR REBUILT TO ADA STANDARDS.
- DESIGN OF ACCESS TO STATE HIGHWAY SHALL COMPLY WITH KYTC STANDARD DRAWINGS.

REFERENCE BEARING IS THE NORTH PROPERTY LINE OF THE SUBJECT PROPERTY S 77°02'24" W.



CASE # 19SUBDIV1000  
PREVIOUS CASE #15MINORPLAT1038  
& 16MINORPLAT1104  
MSD WM # 11924



**PRELIMINARY SUBDIVISION FOR 9001 SHEPHERDSVILLE ROAD**

- 9001 & 9003 SHEPHERDSVILLE ROAD  
LOUISVILLE, KY 40219
- T.B. 0661, LOT 0023
  - T.B. 0661, LOT 0296
  - T.B. 0661, LOT 0595
  - T.B. 0661, LOT 0593
  - T.B. 0661, LOT 0594
  - D.B. 10750, PG. 0292
  - D.B. 10720, PG. 0289

OWNER / DEVELOPER: CW PROPERTIES, INC.  
1573 FISHERVILLE ROAD  
FINCHVILLE, KY 40022-5739  
PLAN DATE: 12.31.18  
REVISION DATE: 5.22.19  
REVISION DATE: 6.12.19

C. R. P. & ASSOCIATES, INC.  
7321 New LaGrange Road, Suite 111  
Louisville, KY. 40222  
(502)423-8747

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DESIGN SERVICES

