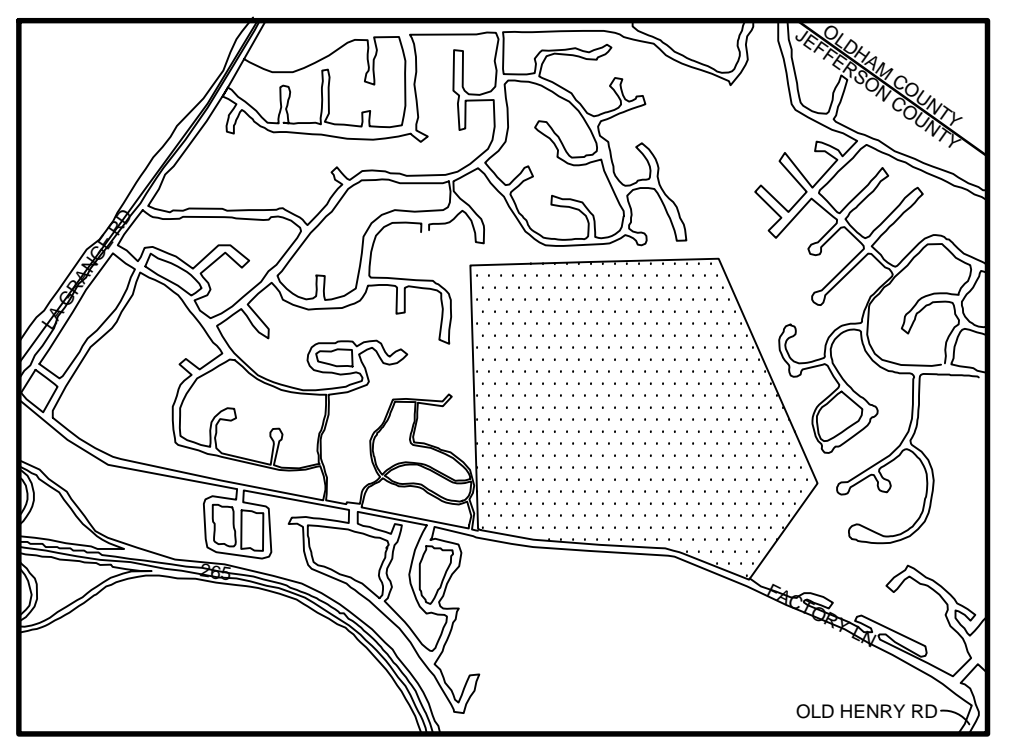




CONSERVATION SUBDIVISION PLAN
ST. JOSEPH ORPHANAGE SITE
13605 & 13615 FACTORY LANE, LOUISVILLE, KY
TAX BLOCK 15, LOTS 25 & 80

SHEET TITLE: 1
 PROJECT TITLE: ST. JOSEPH ORPHANAGE SITE
 JOB NO.: 2915
 SCALE: 1"=100'
 DATE: 07/22/15
 DRAWING NO.: WM # 11149



KEY MAP
NOT TO SCALE

SITE DATA:

EXISTING ZONING:	R-4
EXISTING FORM DISTRICT:	NEIGHBORHOOD VACANT
PROPOSED USE:	CONSERVATION SUBDIVISION
GROSS AREA:	122.03 ACS
NET AREA:	122.03 ACS
AREA IN R.O.W.:	308
CONSERVATION AREA:	18.20 ACS (792,836 SF)
PRIMARY:	14.69 ACS (640,110 SF)
SECONDARY:	3.51 ACS (152,726 SF)
50% CREDIT:	361,618 SF @ 50% = 4.15 ACS (180,809 SF)
PERCENT CONSERVATION AREA:	14.82%
MAX. LOTS PERMITTED:	405 LOTS
(122.03 - 19.20 = 102.83) * 35660	

PROPOSED BUILDABLE LOTS:

SINGLE FAMILY DETACHED LOTS:	325 LOTS
SINGLE FAMILY ATTACHED LOTS:	80 LOTS
PROPOSED OPEN SPACE:	10 LOTS
GROSS DENSITY:	3.3 DU/AC
NET DENSITY:	3.9 DU/AC
PERCENT OPEN SPACE:	42.88 ACS
	25%

LOT REQUIREMENTS:

MAX. ATTACHED UNITS ALLOWED:	20%
MAX. CONTIGUOUS ATTACHED UNITS:	5,500 SF
AVERAGE LOT SIZE:	3' (0' IF ATTACHED)
MIN. SIDE YARD:	15'
MIN. FRONT/STREET SIDE YARD:	25'
MIN. REAR YARD:	25'
MIN. LOT WIDTH:	22'
	40' IF CORNER
	18' IF ATTACHED
MAX. BUILDING HEIGHT:	35'
MAX. FAR:	>6,000 SF = .5
	<6,000 SF = 1.5

TREE CANOPY REQUIREMENTS:

EXISTING SITE AREA:	5,315,655 SF
EXISTING TREE CANOPY:	3,810,855 SF (72%)
EXISTING TREE CANOPY TO REMAIN:	1,244,805 SF (23%)
TOTAL REQUIRED TREE CANOPY:	797,348 SF (15%)

LEGEND

- 650 --- EXISTING 2' CONTOUR
- 15-20% --- EXISTING 15' CONTOUR
- 20-30% --- SLOPES
- 30% & GREATER --- SLOPES
- EXISTING INTERMITTENT STREAMS ---
- EXISTING PERENNIAL STREAMS ---
- EXISTING EPHEMERAL STREAMS ---
- WETLANDS ---
- CONCEPTUAL STORM SEWER ---
- CONCEPTUAL SANITARY SEWER ---
- TREE CANOPY PROTECTION AREA (TCPA) ---
- PROPOSED EASEMENT ---
- TEMPORARY CONSTRUCTION ENTRANCE ---
- PROPOSED SILT FENCE ---
- PROPOSED ROCK DITCH CHECK ---
- PROPOSED SWALE ---



CONSERVATION AREA MAP
NOT TO SCALE

SIGNATURE BLOCK

EPSC 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.

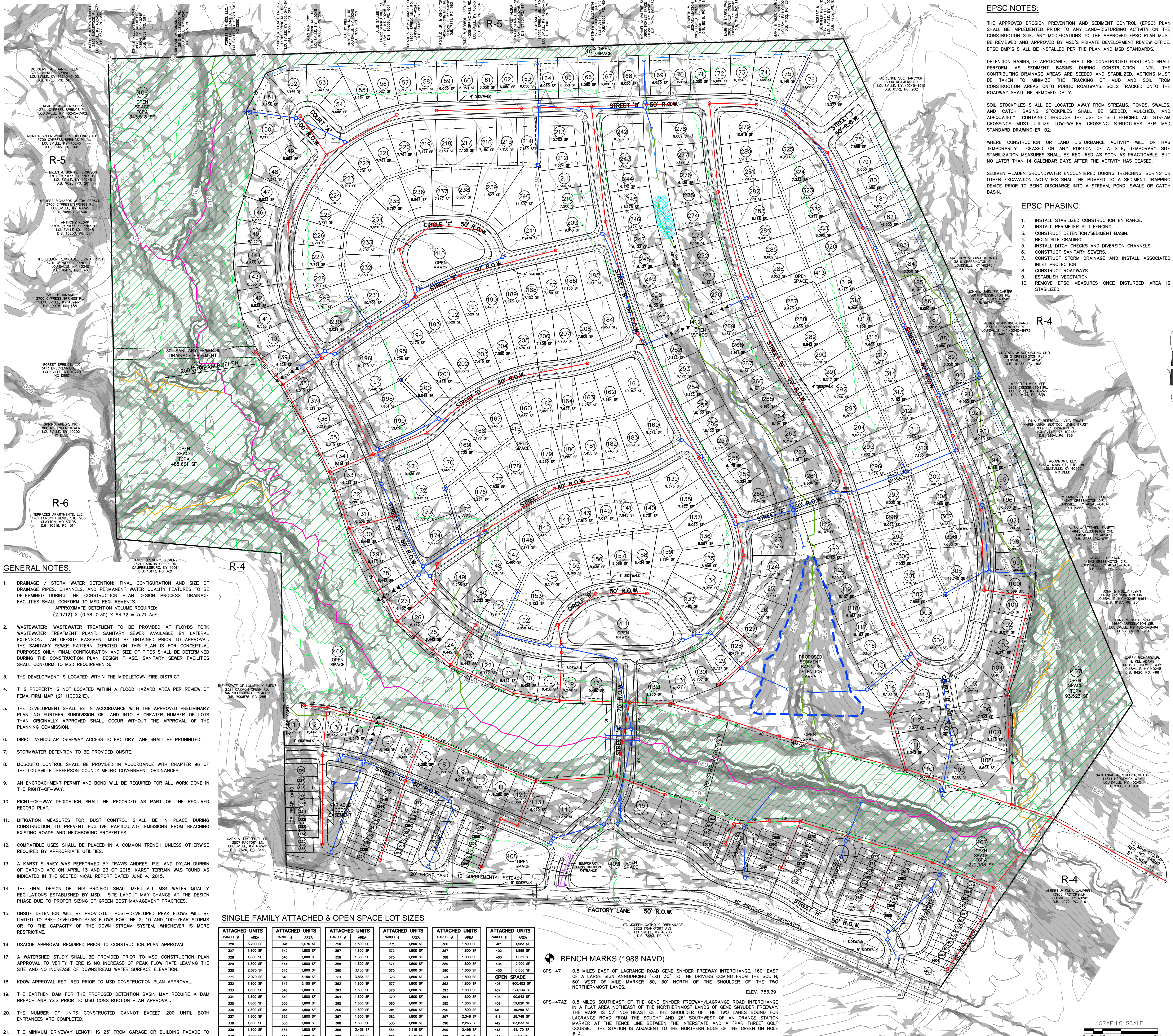
DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED 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 DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

- EPSC PHASING:**
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
 - INSTALL PERIMETER SILT FENCING.
 - CONSTRUCT DETENTION/SEDIMENT BASIN.
 - BEGIN SITE GRADING.
 - INSTALL DITCH CHECKS AND DIVERSION CHANNELS.
 - CONSTRUCT SANITARY SEWERS.
 - CONSTRUCT STORM DRAINAGE AND INSTALL ASSOCIATED INLET PROTECTION.
 - CONSTRUCT ROADWAYS.
 - ESTABLISH VEGETATION.
 - REMOVE EPSC MEASURES ONCE DISTURBED AREA IS STABILIZED.



- GENERAL NOTES:**
- 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. APPROXIMATE DETENTION VOLUME REQUIRED: (2.9/12) X (0.165-0.30) X 84.32 = 5.71 ACF
 - WASTEWATER: WASTEWATER TREATMENT TO BE PROVIDED AT FLOYDS FORK WASTEWATER TREATMENT PLANT. SANITARY SEWER AVAILABLE BY LATERAL EXTENSION. AN OPPOSITE EASEMENT MUST BE OBTAINED PRIOR TO APPROVAL. THE SANITARY SEWER PATTERN DEPICTED ON THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PHASE. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 - THE DEVELOPMENT IS LOCATED WITHIN THE MIDDLETOWN FIRE DISTRICT.
 - THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA PER REVIEW OF FEMA FIRM MAP (2111100021E).
 - 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 THE PLANNING COMMISSION.
 - DIRECT VEHICULAR DRIVEWAY ACCESS TO FACTORY LANE SHALL BE PROHIBITED.
 - STORMWATER DETENTION TO BE PROVIDED ONSITE.
 - MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
 - AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
 - RIGHT-OF-WAY DEDICATION SHALL BE RECORDED AS PART OF THE REQUIRED RECORD PLAN.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - COMPATIBLE USES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE UTILITIES.
 - A KARST SURVEY WAS PERFORMED BY TRAVIS ANDRES, P.E., AND D'LAN DURBIN OF CARDNO ATC ON APRIL 13 AND 23 OF 2015. KARST TERRAIN WAS FOUND AS INDICATED IN THE GEOTECHNICAL REPORT DATED JUNE 4, 2015.
 - THE FINAL DESIGN OF THIS PROJECT SHALL 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.
 - ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWN STREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
 - USACE APPROVAL REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - A WATERSHED STUDY SHALL BE PROVIDED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL TO VERIFY THERE IS NO INCREASE OF PEAK FLOW RATE LEAVING THE SITE AND NO INCREASE OF DOWNSTREAM WATER SURFACE ELEVATION.
 - KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - THE EARTHEN DAM FOR THE PROPOSED DETENTION BASIN MAY REQUIRE A DAM BREACH ANALYSIS PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - THE NUMBER OF UNITS CONSTRUCTED CANNOT EXCEED 200 UNTIL BOTH ENTRANCES ARE COMPLETED.
 - THE MINIMUM DRIVEWAY LENGTH IS 25' FROM GARAGE OR BUILDING FACADE TO BACK OF SIDEWALK OR EDGE OF PAVEMENT OR CURB.

SINGLE FAMILY ATTACHED & OPEN SPACE LOT SIZES

ATTACHED UNITS	ATTACHED UNITS	ATTACHED UNITS	ATTACHED UNITS	ATTACHED UNITS	ATTACHED UNITS
PARCEL #	AREA	PARCEL #	AREA	PARCEL #	AREA
326	3,200 SF	341	2,070 SF	356	1,800 SF
327	1,800 SF	342	1,800 SF	357	1,800 SF
328	1,800 SF	343	1,800 SF	358	1,800 SF
329	1,800 SF	344	1,800 SF	359	1,800 SF
330	2,070 SF	345	1,800 SF	360	1,800 SF
331	2,070 SF	346	3,150 SF	361	3,534 SF
332	1,800 SF	347	3,150 SF	362	1,800 SF
333	1,800 SF	348	1,800 SF	363	1,800 SF
334	1,800 SF	349	1,800 SF	364	1,800 SF
335	1,800 SF	350	1,800 SF	365	1,800 SF
336	1,800 SF	351	1,800 SF	366	1,800 SF
337	1,800 SF	352	1,800 SF	367	1,800 SF
338	1,800 SF	353	1,800 SF	368	1,800 SF
339	1,800 SF	354	1,800 SF	369	3,438 SF
340	2,070 SF	355	1,800 SF	370	3,482 SF
				371	1,800 SF
				372	1,800 SF
				373	1,800 SF
				374	1,800 SF
				375	1,800 SF
				376	1,800 SF
				377	1,800 SF
				378	1,800 SF
				379	1,800 SF
				380	1,800 SF
				381	1,800 SF
				382	1,800 SF
				383	1,800 SF
				384	2,983 SF
				385	1,800 SF
				386	1,800 SF
				387	2,448 SF
				388	1,800 SF
				389	2,498 SF
				390	2,498 SF
				391	1,800 SF
				392	1,800 SF
				393	1,800 SF
				394	1,800 SF
				395	1,800 SF
				396	1,800 SF
				397	1,800 SF
				398	1,800 SF
				399	2,498 SF
				400	2,388 SF
				401	1,983 SF
				402	1,989 SF
				403	1,800 SF
				404	2,008 SF
				405	6,058 SF
				406	59,842 SF
				407	19,200 SF
				408	19,200 SF
				409	19,200 SF
				410	19,200 SF
				411	28,748 SF
				412	63,833 SF
				413	14,170 SF
				414	8,331 SF
				415	8,200 SF

BENCH MARKS (1988 NAVD)

GPS-47 0.5 MILES EAST OF LAGRANGE ROAD GENE SNYDER FREEWAY INTERCHANGE, 160' EAST OF A LARGE SIGN ANNOUNCING "EXIT 30" TO THE DRIVERS COMING FROM THE SOUTH, 60' WEST OF MILE MARKER 30, 30' NORTH OF THE SHOULDER OF THE TWO NORTHERMOST LANES. ELEV. 753.39

GPS-47AZ 0.8 MILES SOUTHWEST OF THE GENE SNYDER FREEWAY/LAGRANGE ROAD INTERCHANGE IN A FLAT AREA NORTHWEST OF THE NORTHERMOST LANDS OF GENE SNYDER FREEWAY. THE MARK IS 57' NORTHEAST OF THE SHOULDER OF THE TWO LANES BOUND FOR LAGRANGE ROAD FROM THE SOUTH AND 26' SOUTHWEST OF AN ORANGE STATION MARKER AT THE FENCE LINE BETWEEN THE INTERSTATE AND A "TAR THREE" GOLF COURSE. THE STATION IS ADJACENT TO THE NORTHERN EDGE OF THE GREEN ON HOLE # 3. ELEV. 744.84

