

LOCATION MAP
NOT TO SCALE

SITE DATA

R-4 ZONE	GROSS SITE AREA:	3.47 ACRES
	AREA IN R.O.W.:	0.52 ACRES
	NET SITE AREA:	2.95 ACRES
	TOTAL NUMBER OF LOTS:	10.5 LOTS
	RESIDENTIAL LOTS:	9 LOTS
	OPEN SPACE LOTS:	1.5 LOTS
	GROSS DENSITY:	2.59 DU/AC
	NET DENSITY:	3.05 DU/AC
	OPEN SPACE:	24,660 SF
	PERCENTAGE OF OPEN SPACE:	16.3%

R-5 ZONE	GROSS SITE AREA:	10.32 ACRES
	AREA IN R.O.W.:	1.46 ACRES
	NET SITE AREA:	8.86 ACRES
	TOTAL NUMBER OF LOTS:	33.5 LOTS
	RESIDENTIAL LOTS:	32 LOTS
	OPEN SPACE LOTS:	1.5 LOTS
	GROSS DENSITY:	3.10 DU/AC
	NET DENSITY:	3.61 DU/AC
	OPEN SPACE:	111,267 SF
	PERCENTAGE OF OPEN SPACE:	24.7%

TOTAL	GROSS SITE AREA:	13.80 ACRES
	AREA IN R.O.W.:	1.98 ACRES
	NET SITE AREA:	11.82 ACRES
	TOTAL NUMBER OF LOTS:	44 LOTS
	RESIDENTIAL LOTS:	41 LOTS
	OPEN SPACE LOTS:	3 LOTS
	GROSS DENSITY:	2.97 DU/AC
	NET DENSITY:	3.72 DU/AC
	OPEN SPACE:	135,927 SF
	PERCENTAGE OF OPEN SPACE:	22.6%
	EXISTING FORM DISTRICT:	NEIGHBORHOOD
	EXISTING USE:	VACANT
	PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL

YARD REQUIREMENTS

FRONT YARD:	R-4	R-5
STREET SIDE YARD:	30'	25'
MIN. SIDE YARD:	5'	5'
REAR YARD:	25'	25'

TREE CANOPY CALCULATIONS

TOTAL SITE AREA:	601,067 SF
EXISTING TREE CANOPY:	347,845 SF (58%)
EXISTING TREE CANOPY TO REMAIN:	94,752 SF (16%)
ADDITIONAL TREE CANOPY REQUIRED:	0 SF (0%)

BENCHMARK (NGVD 1988 DATUM)

BM-"DCG" MB-"EAT" SPIKE IN W. SIDE OF EAST POLE E 110' ± W. OF INT. OF US 60 AND CLARK STA. RD. & 50' ± N. OF 20150 US 60. ELEV. 697.18

PRELIMINARY APPROVAL

Condition of Approval: _____

_____ 12/10/14
Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

RECEIVED

DEC 01 2014
PLANNING &
DESIGN SERVICES

CASE # 14SUBDIV1012
MSD SUB # 994

DEVELOPER
WELCH DEVELOPERS, LLC.
301 MIDDLETOWN PARK PLACE, STE. A
LOUISVILLE, KY 40243

OWNERS
S. BRADFORD RIVES & MARY KLARER RIVES
14509 MAPLE GLENN PLACE
LOUISVILLE, KY 40245
DEED BOOK 9806, PAGE 122
TAX BLOCK 26, LOT 172

GENERAL NOTES

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT. SUBJECT TO FEES. SANITARY SEWER PATTERN DERIVED 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.
- DRAINAGE / STORM WATER DETENTION: POST-DEVELOPED PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2,10 & 100 YEAR STORMS. DETENTION SHALL BE PROVIDED IN EXISTING DETENTION BASIN IN NOTTING HILLS SECTION 2. 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.
- 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.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT. CONSTRUCTION PLAN SHALL BE REVIEWED AND APPROVED BY THE EASTWOOD FIRE DISTRICT.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA MAP. (2111100052 E DATED DECEMBER 5, 2006).
- 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.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT EFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE.
- ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

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 SEED, 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.

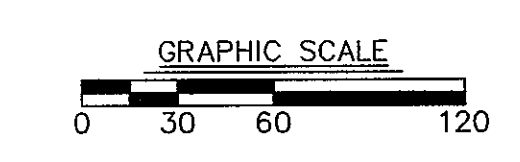
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

LOT #	AREA	LOT #	AREA
1	8,831 SF	23	10,778 SF
2	10,382 SF	24	13,567 SF
3	6,839 SF	25	11,681 SF
4	6,294 SF	26	9,318 SF
5	6,050 SF	27	14,324 SF
6	8,820 SF	28	15,563 SF
7	8,603 SF	29	9,000 SF
8	10,578 SF	30	10,585 SF
9	11,111 SF	31	8,123 SF
10	7,678 SF	32	6,044 SF
11	8,192 SF	33	8,758 SF
12	7,682 SF	34	8,774 SF
13	6,871 SF	35	9,914 SF
14	9,399 SF	36	8,869 SF
15	7,288 SF	37	11,478 SF
16	7,519 SF	38	14,483 SF
17	7,409 SF	39	12,809 SF
18	6,836 SF	40	9,873 SF
19	6,864 SF	41	7,950 SF
20	7,070 SF	42	66,184 SF*
21	7,422 SF	43	59,824 SF*
22	9,136 SF	44	10,010 SF*

NOTE: * DENOTES OPEN SPACE LOTS

LEGEND

- 730— EXISTING MAJOR CONTOURS
- - - - - EXISTING MINOR CONTOURS
- - - - - EXISTING SANITARY SEWERS
- - - - - EXISTING STORM SEWERS
- PROPOSED SANITARY SEWERS
- PROPOSED STORM SEWERS
- ▨ SLOPES BETWEEN 20 AND 30%
- ▩ SLOPES GREATER THAN 30%
- ▨ PROPOSED TCPA
- EXISTING TREE LINE
- ▨ TEMPORARY CONSTRUCTION ENTRANCE



SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
608 S. THIRD STREET,
LOUISVILLE, KENTUCKY 40202 (502) 584-8271

STATE OF KENTUCKY
DAVID W. SIPES
13288
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING

DATE: _____
NO. REVISION: _____

SHEET TITLE: MAJOR PRELIMINARY SUBDIVISION PLAN
PROJECT TITLE: NOTTING HILLS SECTION 3
310 CRANBURY WAY
LOUISVILLE, KY 40203

JOB NO. 2345-3
SCALE: 1" = 60'
DATE: 11/14/14
DRAWING NO. PSP

SHEET 1 OF 1

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