

GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- 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.
- DETENTION FOR THIS SITE IS PROVIDED IN THE WET DETENTION BASIN WEST OF THE SUBDIVISION ENTRANCE BUILT WITH SECTION 1A OF NOTTING HILLS. ADDITIONAL WATER QUALITY MEASURES, IF REQUIRED, WILL BE PROVIDED WITHIN THIS SITE BY USE OF PROPRIETARY WATER QUALITY UNITS OR OTHER MEASURES IN ACCORDANCE WITH CHAPTER 1B OF THE MSD DESIGN MANUAL.
- THE DEVELOPMENT LIES IN 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 6 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.
- 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.
- A KARST SURVEY WAS PERFORMED BY KELLI JONES ON DECEMBER 18, 2015 AND SEVERAL SINKHOLES WERE FOUND AS INDICATED ON THE PLAN.
- ALL DRIVEWAYS WILL BE AT LEAST 25' FROM THE BACK OF SIDEWALK TO THE GARAGE DOOR.

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.

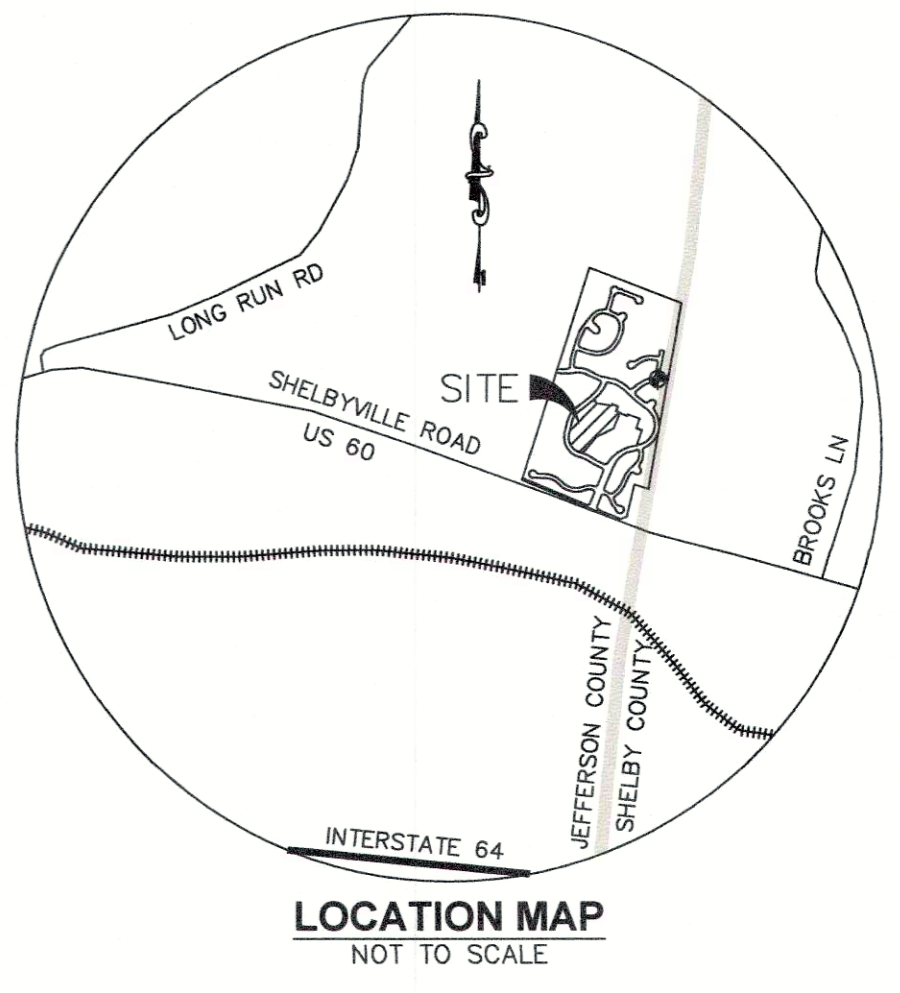
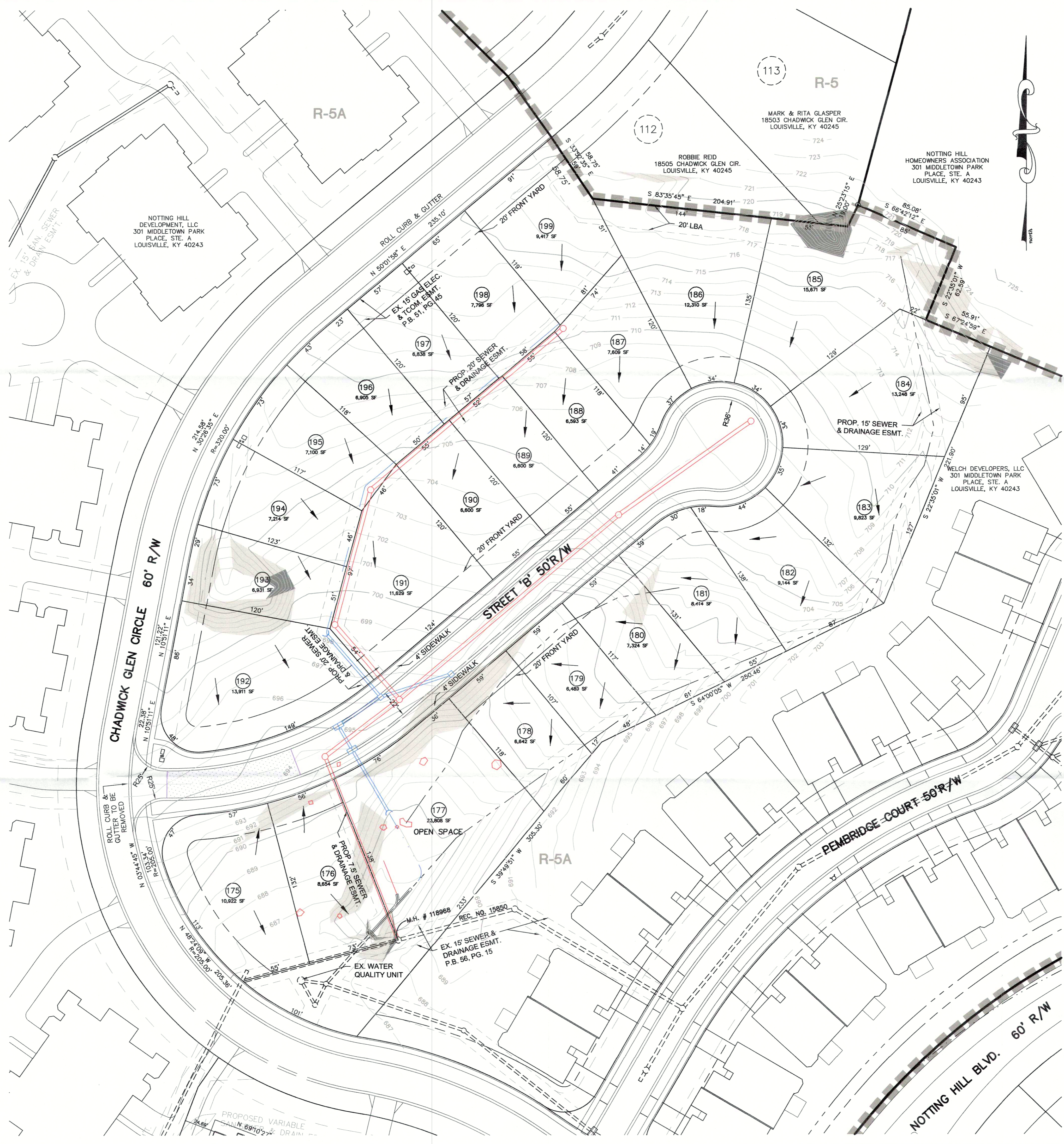
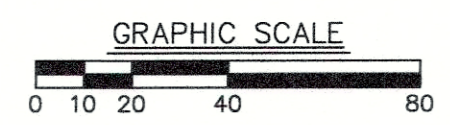
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

LEGEND

- 730 EXISTING MAJOR CONTOURS
- EXISTING SANITARY SEWERS
- EXISTING STORM SEWERS
- PROPOSED SANITARY SEWERS
- PROPOSED STORM SEWERS
- EX. DITCH
- SLOPES BETWEEN 20 AND 30%
- SLOPES GREATER THAN 30%
- TEMPORARY CONSTRUCTION ENTRANCE
- PROPOSED FLOW ARROW
- ZONING LINE
- SINKHOLE



SITE DATA

EXISTING FORM DISTRICT:	NEIGHBORHOOD
EXISTING ZONING:	VACANT
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
DUPLEX LOT	
EXISTING ZONING:	R-5A
GROSS SITE AREA:	6.22 ACRES
AREA IN R.O.W.:	0.77 ACRES
NET SITE AREA:	5.45 ACRES
TOTAL NUMBER OF UNITS:	24 UNITS
GROSS DENSITY:	3.86 DU/AC
NET DENSITY:	4.40 DU/AC

YARD REQUIREMENTS

FRONT YARD:	R-5A
STREET SIDE YARD:	20'
MIN. SIDE YARD:	5'
REAR YARD:	25'
MAX. BUILDING HEIGHT:	35'

TREE CANOPY CALCULATIONS

TOTAL SITE AREA:	270,937 SF
EXISTING TREE CANOPY:	0 SF (0%)
EXISTING TREE CANOPY TO REMAIN:	0 SF (0%)
ADDITIONAL TREE CANOPY REQUIRED:	54,187 SF (20%)

BENCHMARK (U.S.G.S. DATUM)

(REFERENCE B.M.—M.S.D. CONTROL MONUMENT BA-50-01 1929 NGVD DATUM ELEV. 628.67)
 B.M. "2491" — SET "T" CUT ON CURB, SOUTH SIDE OF WESTBOURNE GROVE DRIVE AT INTERSECTION WITH CRANBURY WAY
 ELEV. 734.39

RECEIVED
 AUG 29 2018
 PLANNING &
 DESIGN SERVICES

CASE # 18DEVPLAN1132
 RELATED CASE # 15DEVPLAN1195
 MSD SUB # 994
 TAX BLOCK 26, LOT 165
 TAX BLOCK 3800, LOT 128
 D.B. 10713, PG. 989

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

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



NO.	REVISION	DATE
1	REVISED PER AGENCY COMMENTS	08/29/18

SHEET TITLE:
REVISED DEVELOPMENT PLAN & REVISED PRELIMINARY SUBDIVISION PLAN
 PROJECT TITLE:
NOTTING HILLS SECTION 4B
 18801 CHADWICK GLEN CIRCLE, LOUISVILLE, KY 40023

JOB NO. 2345-48
 SCALE: 1" = 40'
 DATE: 08/06/18

DRAWING NO:
DDP
 SHEET 1 OF 1