

NOTES

GENERAL

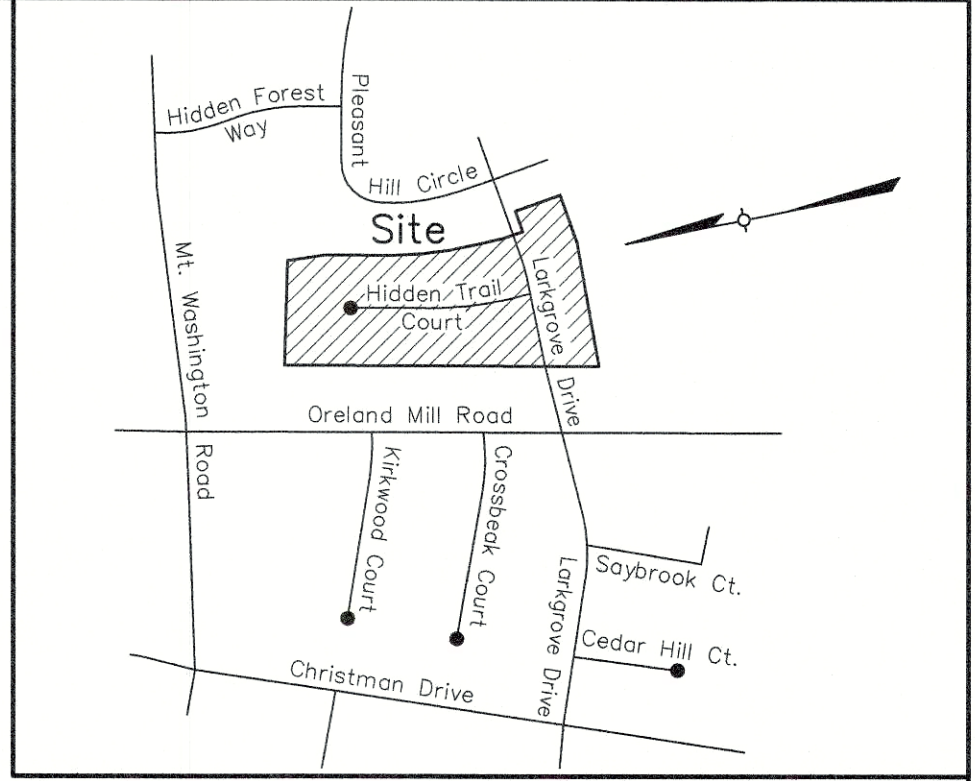
- No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
- Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
- A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and USDA Soil Conservation Service recommendations.
- All open space lots are non-buildable and will be recorded as open space and utility easements.
- Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.

SEWER & DRAINAGE

- Runoff from this development must be conveyed to an adequate public outlet. On-site detention will be provided, if required.
- No portion of the site is located in a floodplain per FIRM map 21111 C 0129 E dated December 5, 2006.
- Sewers by Connection and subject to all applicable fees.
- Extension of MSD storm water boundaries may be required.
- A "Request for Sanitary Sewer Capacity" was approved by MSD by letter dated March 25th, 2019.
- All proposed sewer and drain easements shall be 15' unless otherwise indicated.
- The Louisville Water Company will determine the width of their easement prior to construction plan approval.

STREETS & SIDEWALKS

- All roads within the development shall have curb and gutters, Cul-de-sacs shall have a pavement width of 20 feet with a radius of 35 foot at Cul-de-sac. All other roads shall be 24 feet in width with a 35 foot radius at intersections.
- Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
- Street grades shall not be less than 1% (Min.) or 10% (max.).
- Verges shall be provided as required by Metro Public Works.
- All streets, intersections, loop roads, cul-de-sacs, bulbs, traffic circles and rights-of-way shall be in accordance with the Development Code and Metro Public Works' standards and approved at the time of construction.
- All street name signs shall conform with the MUTCD requirements and shall be installed prior to the recording of the applicable subdivision plat or prior to obtaining the first certificate of occupancy and shall be in place at time of bond release.
- The location and type of plantings within the street right-of-way will be evaluated for roadway safety and sight distance requirements by Metro Public Works which reserves the right to remove them without the property owner's approval.
- Should any existing drainage structures and/or utilities located within offsite rights-of-way become necessary to be altered, extended or relocated, such shall be at the owner's/developer's expense.
- A Bond and Encroachment Permit will be required by Metro Works for roadway repairs within the site due to damage caused by construction traffic activities.
- All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.



LOCATION MAP
NOT TO SCALE

OVERALL SITE DATA

OVERALL SITE AREA = 59.9± Ac.
(NOT INCLUDING AREA TO BE DEDICATED TO R/W ALONG MT. WASHINGTON RD.)
NET SITE AREA = 51.3± Ac.
EXISTING ZONING = R-4
FORM DISTRICT = NEIGHBORHOOD
EXISTING USE = UNDEVELOPED
PROPOSED USE = SINGLE FAMILY RESIDENTIAL

PROJECT DATA

TOTAL SITE AREA = 5.4± Ac. (235,885 SF)
TOTAL AREA OF ROW = 1.0± Ac. (45,399 SF)
NET SITE AREA = 4.4± Ac. (190,486 SF)
EXISTING ZONING = R-4
FORM DISTRICT = NEIGHBORHOOD
EXISTING USE = UNDEVELOPED
PROPOSED USE = SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS = 23 LOTS
TOTAL AREA OF LOTS = 4.2± Ac. (183,843 SF)
GROSS DENSITY = 4.3 DU/Ac.
NET DENSITY = 5.2 DU/Ac.
TOTAL # OF OPEN SPACE LOTS = 1
OPEN SPACE PROVIDED = 5,748 SF

MINIMUM YARD REQUIREMENTS

FRONT & STREET SIDE YARD:
MINIMUM = 15 FT.
MAXIMUM = 25 FT.
SIDE YARD = 5 FT. (EACH SIDE)
REAR YARD = 25 FT.

TREE CANOPY CALCULATIONS (SECTION 2)

TOTAL SITE AREA = 235,885 SF
TOTAL TREE CANOPY AREA REQUIRED = 20% (47,177 SF)
EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED = 20% (47,520 SF)

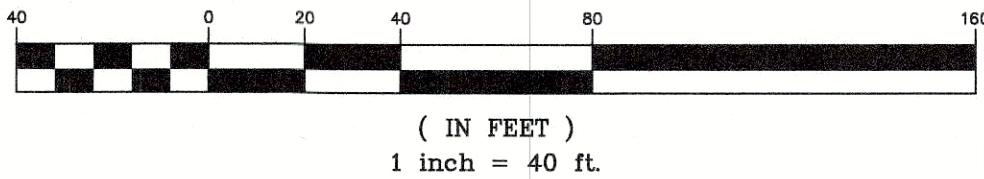


LEGEND

- PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE

REVISIONS			
NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE



HIDDEN FOREST
SECTION 2
CONSERVATION SUBDIVISION

OWNERS: HIDDEN FOREST DEVELOPMENT, LLC
DEVELOPER: REMIER LAND DEVELOPMENT, LLC
PREPARED BY: LAND DESIGN & DEVELOPMENT, INC.
2709 BLACKISTON MILL ROAD
CLARKSVILLE, INDIANA 47129
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-9374
FAX: (502) 426-9375
COUNCIL DISTRICT - 13
FIRE PROTECTION DISTRICT - OKOLONA
MUNICIPALITY - LOUISVILLE
RELATED CASE: 16SUBDIV1014
JOB: 18207
MSD SUB# XXXX
DATE: 09/16/2019

RECEIVED
SEP 16 2019
PLANNING &
DESIGN SERVICES

19-RSUB-0007