L:\land projects r2\2098\DWG\PLANNING\PRE-PLAN\Current Plans\2098-(FILED 9-17-18) SUBDIVISION-STUB.dwg, 9/17/2018 12:20:22 PM, \\server1\Oce TDS 700 - WPD2

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO GOVERNMENT RIGHT-OF-WAY.
2. RIGHT-OF-WAY, DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. ALL ROADWAY AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE AT 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.
7. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST BUILDING OR THE STREET PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
8. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
9. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
10. ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
11. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED.
12. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
13. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION. "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
14. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR ROUTT ROAD AND STREETS "D", "E", "H", "I" & "J," SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
15. STORMWATER RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY PER THE MAY. 29, 2018 TRAFFIC IMPACT STUDY PREPARED BY DIANE B. ZIMMERMAN, THIS DEVELOPMENT SHALL PROVIDE A DEDICATED LEFT TURN LANE ON TAYLORSVILLE LAKE ROAD/HWY 155 AT EACH DEVELOPMENT ENTRANCE. IT INDICATES THAT THE ROUTT ROAD/TAYLORSVILLE LAKE ROAD INTERSECTION WILL NEED TO BE MONITORED TO DETERMINE WHEN THE SIGNAL WARRANT IS SATISFIED.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND SPECIAL SPECIFICATIONS.
2. SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
   A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE PROVIDED ON THE SITE AS DEPICTED ON THE PRELIMINARY DETENTION PLAN. DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PRELIMINARY DETENTION PLAN. FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO DOWNSTREAM CAPACITY, WHICH IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE CONSTRUCTION PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
4. A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
5. THE PORTION OF THE PROJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
6. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO THE PRE DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
7. LOT 25 & POINT 2 WILL BE RESTRICTED EITHER BY CONSTRUCTION OF THE CONCEPT PURPOSES ONLY. FINAL BASIN (BASIN #9) OR DIVERTING A PORTION OF THE POST DEVELOPED RUNOFF TO THE EXISTING LAKE (BASIN #2).
8. NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE INTO STATE RIGHT-OF-WAY.
9. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL
10. PRIOR TO CONSTRUCTION PLAN APPROVAL DEVELOPER SHALL COORDINATE WITH MSD TO PROVIDE A CONVEYANCE SYSTEM TO THE WASTEWATER TREATMENT PLANT.

BENCHMARKS

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOUIC BENCHMARK'S BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.

SOURCE BENCHMARK STA029-2001 NAVD 1988 ELEV. 652.90

FROM THE INTERSECTION OF TAYLORSVILLE ROAD AND KY HWY 155 (TAYLORSVILLE LAKE ROAD) GO NORTHEAST ON TAYLORSVILLE ROAD 1.1 MILES TO THE ENTRANCE OF DUNBAR SPRINGS SUBDIVISION, AND THE STATION ON THE RIGHT SIDE OF THE ENTRANCE ROAD.

OVERALL SITE DETENTION CALCULATIONS

2.9/12 (0.50-0.30) (237.16) = 11.46 AC-FT

DETENTION CALCULATIONS: BASINS 1, 2 & 3

2.9/12 (0.50-0.30) (67.97) = 3.28 AC-FT
AVERAGE DEPTH= 3" REQUIRED

DETENTION CALCULATIONS: BASIN 4

2.9/12 (0.50-0.30) (9.41) = 0.45 AC-FT
AVERAGE DEPTH= 4" REQUIRED

DETENTION CALCULATIONS: BASINS 5 & 6

2.9/12 (0.50-0.30) (38.75) = 1.87 AC-FT
AVERAGE DEPTH= 9" REQUIRED

DETENTION CALCULATIONS: BASIN 7

2.9/12 (0.50-0.30) (33.81) = 1.63 AC-FT
AVERAGE DEPTH= 32" REQUIRED

DETENTION CALCULATIONS: BASIN 8

2.9/12 (0.50-0.30) (27.35) = 1.32 AC-FT
AVERAGE DEPTH= 12" REQUIRED

SITE DATA:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-4
EXISTING LAND USE	SINGLE-FAMILY/VACANT
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	237.16± AC.
PROPOSED ROAD AREA	21.98± AC.
BUILDABLE LOTS	624
NON-BUILDABLE LOTS	13
GROSS DENSITY	2.63 D.U./AC.
NET DENSITY	2.94 D.U./AC.
CONSERVATION AREA REQUIRED	3,099,198± S.F. (30%)
CONSERVATION AREA PROVIDED	3,862,247± S.F.
FULL CREDIT CONSERVATION AREA	492,711± S.F.
(TOTAL HALF CREDIT)	925,422± S.F.
TOTAL CONSERVATION AREA PROVIDED	4,424,958± S.F. (43%)
TOTAL OPEN SPACE PROVIDED	5,217,676± S.F. (51%)

*AREA DOES NOT INCLUDE RESIDUAL TRACTS OR LAND UNDER CONTRACT WITH THE FUTURE FUND

DIMENSIONAL STANDARDS	
MINIMUM LOT SIZE	2,500± S.F.
FLOOR AREA RATIO MAXIMUM	
LOTS > 6,000 S.F.	1
LOTS < 6,000 S.F.	2
FRONT/STREET SIDE YARDS	12-25' (24' FOR GARAGE)
SIDE YARD MIN. (5' IF ADJACENT TO ALLEY)	3'
REAR YARD MIN. (3' IF ADJACENT TO ALLEY)	15'
MINIMUM LOT WIDTH	25' (40' IF CORNER LOT)
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM LOTS PERMITTED	671
STANDARD LOTS (80%)	
OPEN SPACE CREDIT (20%) + 134	
TOTAL LOTS PERMITTED	805

TREE CANOPY DATA:

GROSS SITE AREA	10,330,660± S.F.
TREE CANOPY CATEGORY	CLASS 1 & 2
EXISTING TREE CANOPY TO BE PRESERVED	5,704,434± S.F. (55%)
TOTAL TREE CANOPY REQUIRED	2,201,849± S.F. (21%)
	1,549,594± S.F. (15%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOUIC MAPPING, AERIAL PHOTO & FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

GENERAL NOTES:

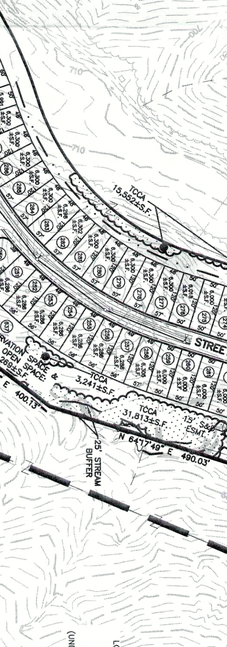
1. DOMESTIC WATER SUPPLY:
   SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY; THE DEVELOPER SHALL MAKE ARRANGEMENTS WITH LOUISVILLE WATER COMPANY FOR DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. TREE PRESERVATION:
   CONSTRUCTION FENCING SHALL BE ERECTED 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.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT.
6. IF PROPOSED, SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY PLANNING COMMISSION STAFF LANDSCAPE ARCHITECT PRIOR TO APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
7. 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 PROJECTED OPEN SPACES (IE. 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.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
9. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED.
10. IN ACCORDANCE WITH CHAPTER 4.8 OF THE LDC A KARST SURVEY WAS PERFORMED BY SAMANTHA SCHARGEIN ON JUNE 8, 2018 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING CATCH BASIN
- EXISTING HEADWALL W/ PIPE
- EXISTING SANITARY MANHOLE
- EXISTING SLOPES (20-30%)
- EXISTING SLOPES (30%+)
- PROPOSED CATCH BASIN
- PROPOSED HEADWALL
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY
- PROPOSED DRAINAGE ARROW
- REVISED TREE LINE

LOCATION MAP

NOT TO SCALE



APPROVED
Louisville Metro Planning Commission
1. Louisville Metro Public Works — date
2. MSD — date
3. Metropolitan Sewer District — date
4. Louisville Metro Planning Commission for Planning & Design Services — date
Checked if conditional approval
see back of plan for conditions of approval
Expiration date

CASE #17SUBDIV1022
MSD SUB #1230

GRAPHIC SCALE 1"=200'
0 100 200 400

RECEIVED
SEP 17 2018
PLANNING & DESIGN SERVICES

Revisions	
6/18/18	REVISIONS PER AGENCY COMMENTS
7/9/18	REVISIONS PER AGENCY COMMENTS
9/7/18	REVISIONS PER AGENCY COMMENTS
9/17/18	REVISIONS PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=200'
Date: 5/14/2018
Job Number: 2098
Sheet 1 of 1

PRELIMINARY CONSERVATION SUBDIVISION PLAN
COVINGTON BY THE PARK
4501 TAYLORSVILLE LAKE RD., PORTION OF 15400 TAYLORSVILLE RD.
4200, 4201 & 4111 YELLOW BRICK RD.
LOUISVILLE, KY. 40023
T.B. 48 LOTS 149, 183, 184, 185, PORTION OF 186, 207, 217, 244 & 245
D.B. 11148 PG. 868

OWNER/DEVELOPER
LONG RUN CREEK PROPERTY DEVELOPMENT INC.
3911 WILDERNESS TRAIL
LOUISVILLE, KY 40299

MINDEL SCOTT
ENGINEERING ► SURVEYING ► PLANNING ► LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ► MindelScott.com

17 SUBDIV 1022