

MSD NOTES:

- SANITARY SEWERS CONNECT TO THE DRGTCC BY PROPERTY SERVICE CONNECTION AND SUBJECT TO FEES.
- THIS PROJECT IS SUBJECT TO REGIONAL FACILITIES FEE WIT KYTC APPROVAL FOR ANY INCREASED RUNOFF TO THE STATE RIGHT-OF-WAY.
- DRAINAGE PATTERNS ARE DEPICTED BY FLOW ARROWS (→) AND FOR CONCEPTUAL PURPOSES ONLY.
- FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING CONSTRUCTION PLAN DESIGN/APPROVAL PROCESS.
- 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.
- NOTHING SHALL BE PLACED IN, ON, OR UNDER THE MSD SANITARY SEWER AND DRAINAGE EASEMENT WHICH WILL OBSTRUCT OR INTERFERE WITH THE PURPOSES OF SAID EASEMENT. THIS INCLUDES BUT IS NOT LIMITED TO AC/HVAC UNITS, PLAYGROUND SETS, PATIO STRUCTURES, FENCES, DECKS, ACCESSORY STRUCTURES, RETAINING WALLS, FOOTINGS FOR RETAINING WALLS, AND LANDSCAPING. ADDITIONAL ITEMS MAY APPLY EVEN IF NOT LISTED ABOVE.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH THE MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN ONE ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 35,054 SF (0.80 ACRES).
- ALL EXISTING MSD SYSTEMS TO BE FIELD LOCATED PRIOR TO CONSTRUCTION PLAN APPROVAL. ADDITIONAL EASEMENT OR RELOCATED EASEMENT MAY BE REQUIRED.

GENERAL NOTES:

- THE DEVELOPMENT LIES WITHIN THE OKOLONA FIRE DISTRICT.
- WATER SERVICE PROVIDED BY LOUISVILLE WATER COMPANY.
- NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAP (2111100080E).
- SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 AND 8, RESPECTIVELY.
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO MORE THAN THE NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF PLANNING COMMISSION.
- ALL EXISTING STRUCTURES AND/OR EXISTING ENTRANCES SHALL BE REMOVED.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPLICABLE AGENCIES.
- AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROAD WAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% MAXIMUM GRADE SHALL BE 10%.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADIUS, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- THE DEVELOPER WILL BE RESPONSIBLE FOR FINAL SURFACE OVERLAY AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
- 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 PROTECTED OPEN SPACES (i.e. 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.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
- ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS, IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED, OR TURNED OFF.
- ALL DRAINAGE STRUCTURES IN STATE RIGHT-OF-WAY SHALL BE BY STATE DESIGN STANDARDS.
- ALL SWALES SHALL HAVE AT LEAST 0.50% SLOPE.
- INDIVIDUAL DRIVE LOCATION TO BE DETERMINED DURING HOME BUILDING PERMIT PHASE. DRIVE WIDTHS PER LDC.
- EACH LOT MUST CONNECT TO ITS OWN SANITARY SEWER PSC.
- MOSQUITO ABATEMENT REQUIREMENTS ON ALL DRAINAGE DITCHES AND DETENTION BASINS.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE LMDPHW IN ACCORDANCE WITH ORDINANCE 15.290.
- THE APPLICANT SHALL SUBMIT A LANDSCAPE PLAN FOR APPROVAL BY THE PLANNING COMMISSION STAFF SHOWING PLANTINGS AND/OR OTHER SCREENING AND BUFFERING MATERIALS TO COMPLY WITH CHAPTER 10 OF THE LDC PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE SITE.
- 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. NONE ON SITE.
- CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES.
- CONSTRUCTION FENCING SHALL BE ERRECTED WHEN OFF-SITE TREES OR TREE CANOPY EXISTS WITHIN 3' OF A COMMON PROPERTY LINE. FENCING SHALL BE IN PLACE PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE PROTECTED AREA.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION TO BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- THE DEVELOPER WILL CONSTRUCT SIDEWALKS ALONG BEULAH CHURCH ROAD IN LIEU OF SIDEWALKS ALONG SILVER BELL AVE.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

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 (BEST MANAGEMENT PRACTICES) 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. SOIL 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 FENCE. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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 WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

IMPERVIOUS AREA

- TOTAL SITE AREA = 1.19 AC.
- LIMITS OF DISTURBANCE (CURRENT WORK) = 35,054 SF (0.80 AC)
- TOTAL IMPERVIOUS AREA (PREVIOUS WYTP SITS) = 21,780 SF (0.50 AC)
- TOTAL IMPERVIOUS AREA (PROPOSED) = 21,780 SF (0.50 AC)
- PROPOSED DECREASE OF IMPERVIOUS = 0 SF (0.00 AC)

KARST GEOLOGICAL DISCOVERY:

THE SITE ALONG WITH HISTORICAL MAPS AND PLATS WERE REVIEWED AND INSPECTED BY GEM ENGINEERING, INC. (GEOTECHNICAL ENGINEER) ON APRIL 7, 2021 AND FOUND THAT NO KARST EVIDENCE WAS WITNESSED ON THE SITE, MAKING THE SITE IN COMPLIANCE WITH LDC SECTION 4.9.3.

SITE PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 10' 20' 40'

SCALE: 1" = 20'

TRUE NORTH

TOTAL SITE DATA

FORM DISTRICT	R-5	NEIGHBORHOOD	R-5
EXISTING ZONING	R-5	VACANT	VACANT
EXISTING LAND USE	VACANT	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL	GROSS LAND AREA	51,705.72 SF (1.187 AC)
GROSS LAND AREA	51,705.72 SF (1.187 AC)	NET LAND AREA	3,967.13 SF (0.091 AC)
AREA OF ROW DEDICATION	47,738.59 SF (1.096 AC)	NO. OF BUILDABLE LOTS	4
NET LAND AREA	4	NO. OF NON-BUILDABLE LOTS	1
GROSS DENSITY	3.37% DU/AC	GROSS DENSITY	3.37% DU/AC
NET DENSITY	3.65% DU/AC	NET DENSITY	3.65% DU/AC

MINIMUM YARD SETBACK REQUIREMENTS:

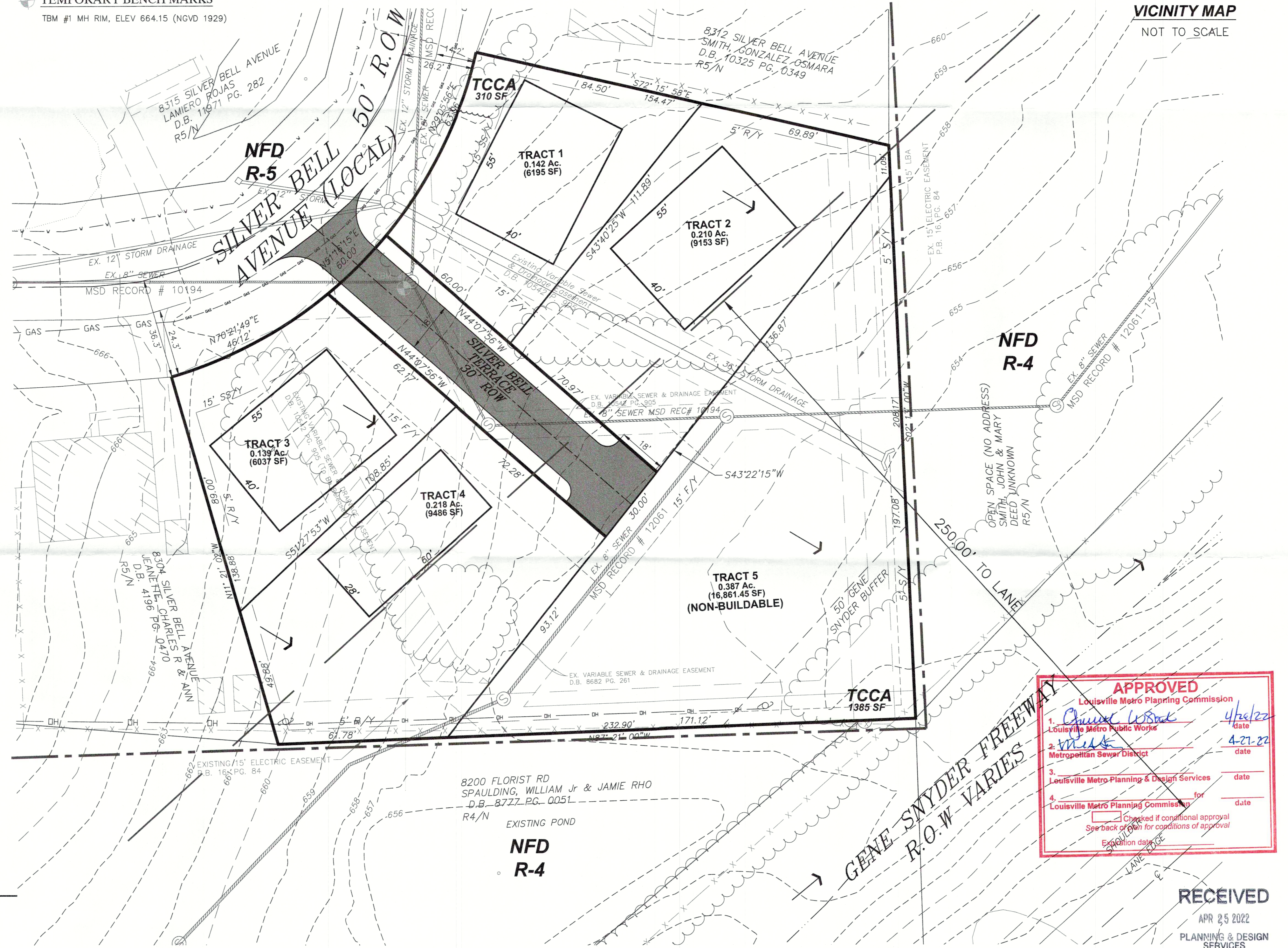
- 15' FRONT YARD SETBACK
- 3' SIDE YARD SETBACK
- 5' REAR YARD SETBACK

TOTAL TREE CANOPY DATA

SITE AREA (ENTIRE SUBDIVISION)	1,187 AC (51,705.72 SF)
REQUIRED TREE CANOPY	20,682.29 SF (47%)
EXISTING TREE CANOPY ON THE SITE	6,594.4 SF (3.28%)
EXISTING TREE CANOPY TO BE PRESERVED	1,695.4 SF (3.28%) & (25.7% OF EXISTING)
ADDITIONAL TREE CANOPY TO BE PROVIDED	16,987.29 SF (36.72%)

TEMPORARY BENCH MARKS

TBM #1 MH RIM, ELEV 664.15 (NGVD 1929)



APPROVED
Louisville Metro Planning Commission

1. <i>Chris Crumpton</i>	4/26/22
2. <i>Mark Smith</i>	4-27-22
3. <i>[Signature]</i>	date
4. <i>[Signature]</i>	date

Checked if conditional approval
See back of plan for conditions of approval
Expiration date: _____

RECEIVED
APR 25 2022
PLANNING & DESIGN SERVICES

REVISIONS	Date	By	Description
1	3/21	CC	REV TO SUBD PLAN
2	8/21	CC	AGENCY COMMENTS
3	12/21	CC	AGENCY COMMENTS
4	04/22	CC	FINAL NOTES ADDED

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CHRIS CRUMPTON
21023
LICENSED PROFESSIONAL ENGINEER

ZELMA FIELDS SECTION 3 (COTTAGES AT SILVER BELL)

THE MAJOR SUBDIVISION PLAN

OWNER / DEVELOPER:
8310 SILVER BELL AVE
LOUISVILLE, KY 40288
T.B. 0862 LOT PO#1
A KENTUCKY LIMITED LIABILITY COMPANY
4307 PROGRESS BLVD,
LOUISVILLE, KY 40218

Drawn By: AW
Checked By: CTC
Scale: 1" = 20'
Drawing Date: 10/3/2019
Drawing Name: 2019-09-RDDDP2
Sheet: MSUBPLAN

PREV CASES: NONE CASE NO: 19-RSUB-0010
MSD WM#12087 19-RSUB-010