GENERAL NOTES

1. 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.
2. WASTEWATER: SANITARY SEWER IS AVAILABLE 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.
3. STORMWATER: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS, AND PERMANENT WATER QUALITY FEATURES TO BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. DRAINAGE / STORMWATER DETENTION: DETENTION WILL BE PROVIDED AS SHOWN ON THIS PLAN. THE OUTLET FOR THE DETENTION LAKE SHALL CONNECT TO AN APPROPRIATELY SIZED STORM SEWER SYSTEM WITHIN A PUBLIC MSD SEWER AND DRAINAGE EASEMENT THAT DISCHARGES TO THE OHIO RIVER FLOODPLAIN. DOWNSTREAM IMPROVEMENTS AND ADDITIONAL EASEMENTS MAY BE REQUIRED. ALL OTHER DRAINAGE OUTLETS WILL BE DESIGNED TO LIMIT POST-DEVELOPED PEAK FLOWS TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
   APPROXIMATE DETENTION VOLUME REQUIRED:
   ((36.6X0.48) – (21.6X0.18)) X (2.9/12) = 3.31 Ac–Ft
   DETENTION VOLUME REQUIRED AS SHOWN ON THIS PLAN:
   (155,000 SF X 2.5 Ft Avg. Depth) / 43,560 SF/Ac. = 8.90 Ac–Ft
5. AESTHETICS AND WATER QUALITY OF POND ON OPEN SPACE LOT #75 SHALL BE IMPROVED TO MSD'S SATISFACTION PRIOR TO APPROVAL OF LOTS 14 & 15.
6. MINIMUM OPENING ELEVATION APPLICABLE ON ALL LOTS AS IDENTIFIED WITH AN ASTERICK (*) .
7. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM MAPS, (21111C0002E & 21111C0003E).
8. 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.
9. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
10. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING THE CONSTRUCTION APPROVAL PROCESS.
11. ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
13. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
14. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT.
15. RIGHT OF WAY DEDICATION SHALL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT.
16. ALL STREET NAME SIGNS AND PAVEMENT MARKING SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) 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/PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
17. ALL RADIUSES, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
18. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPARTMENT WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT OF WAY FOR STREET SUTHERLAND FARM ROAD. SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
19. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
20. TREE CANOPY CREDIT AREAS (TCCA'S) IDENTIFIED ON THIS PLAN REPRESENT PORTIONS OF THE SITE THE DEVELOPER HAS AGREED TO PRESERVE. THESE ARE PERMANENT PRESERVATION AREAS. ALL CLEARING, GRADING, AND FILL ACTIVITY IN THESE AREAS MUST BE IN KEEPING THE RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL. NO FURTHER CLEARING, GRADING, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITY SHALL TAKE PLACE BEYOND PRUNING TO IMPROVE THE GENERAL HEALTH OF THE TREE OR TO REMOVE DEAD OR DECLINING TREES THAT MAY POSE A PUBLIC HEALTH AND SAFETY THREAT.
21. US ARMY CORPS OF ENGINEERS APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
22. FINAL SUBDIVISION RECORD PLAT FURTHER AMENDS PB37, PG 80, A MINOR SUBDIVISION PLAT FOR SUTHERLAND FARMS.
23. HYDRIC SOILS ARE PRESENT AT ISOLATED LOCATIONS ON THE SITE. ALL MSD AND ARMY CORPS PERMITS WILL BE OBTAINED, PER LRL–2019–76–sec.
24. ANY UTILITY OR ACCESS DRIVE CONSTRUCTION ON SLOPES GREATER THAN 30% SHALL UTILIZE CONSTRUCTION METHODS APPLICABLE FOR STEEP SLOPES, TO MINIMIZE SOIL EROSION.

SWPP NOTES

1) 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.

2) 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.

3) 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.

4) 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.

5) ALL STREAM CROSSINGS MUST UTILIZE LOW–WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER–02.

6) 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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

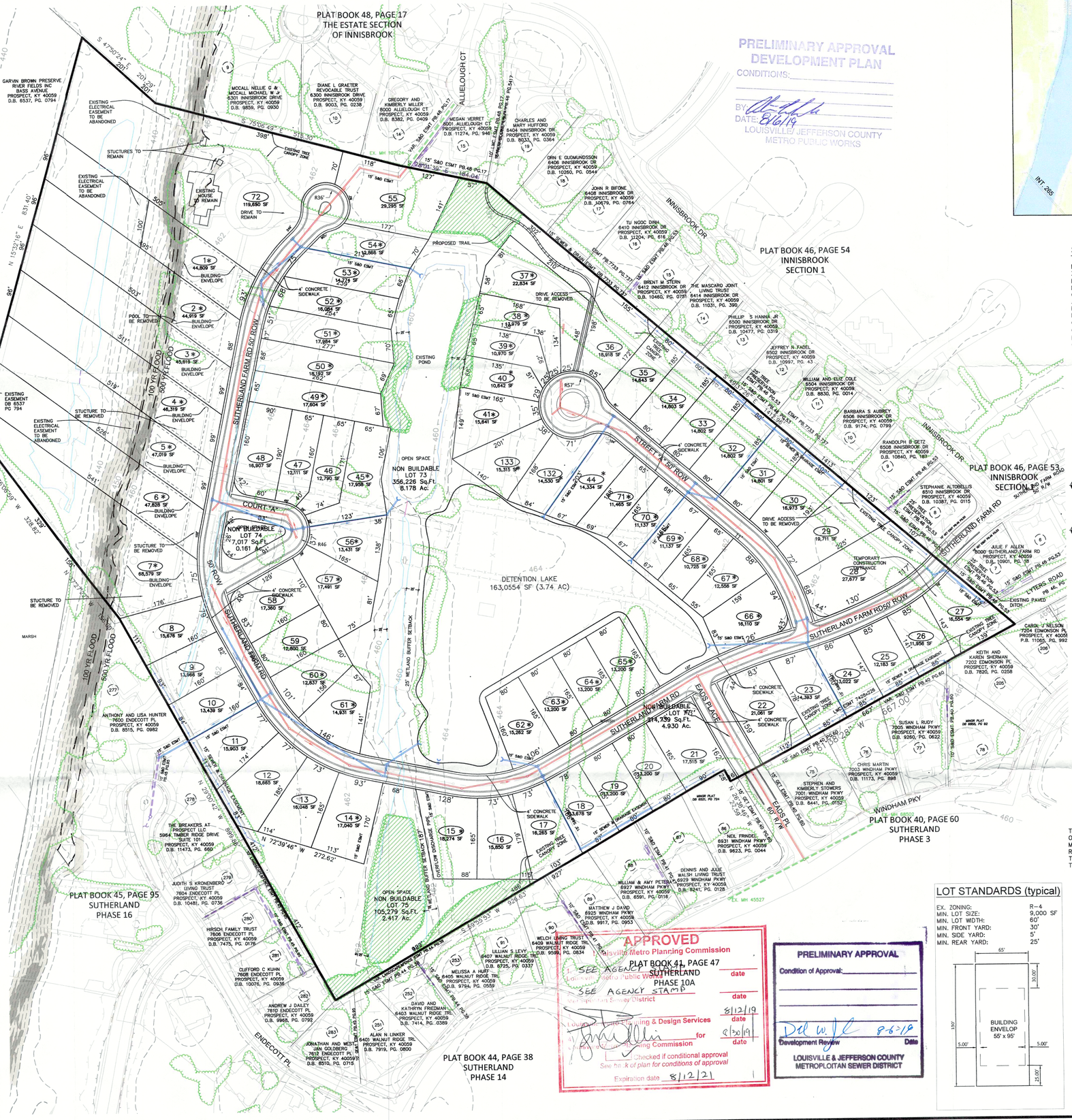
7) SEDIMENT–LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN

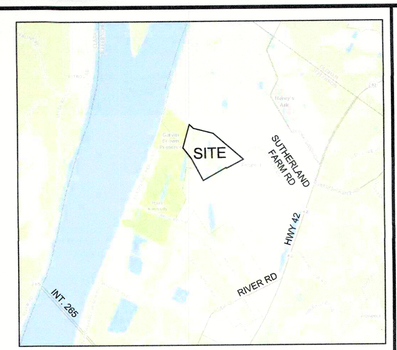
EROSION PREVENTION PLAN

ALL STORM WATER RUNOFF FROM DISTURBED AREAS WILL BE DIRECTED TO DITCH CHECKS OR SILT FENCE PERIMETER CONTROLS UNTIL STORM SEWERS ARE INSTALLED. AFTER STORM SEWER INSTALLATION, ALL STORM INLETS SHALL BE PROTECTED WITH STONE BAGS, SILT SACKS OR OTHER MSD APPROVED INLET CONTROLS. SILT FENCE SHALL BE UTILIZED AS PERIMETER CONTROLS AROUND SENSITIVE AREAS DURING CONSTRUCTION. SMALL WATERSHED AREAS MAY BE PROTECTED WITH SILT FENCE AND/OR DITCH CHECKS BASED ON FINAL GRADING.

UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1–800–752–6007) 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 THE "B.U.D." CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED M.S.D. 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.





LOCATION MAP
NO SCALE

SITE DATA

FORM DISTRICT:	NEIGHBORHOOD
ZONING:	R–4
EXISTING USE:	101 AGRICULTURAL W/DWELLING
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
GROSS SITE AREA:	49.00 ACS
AREA IN R.O.W.:	6 ACS
NET SITE AREA:	43.002 ACS
BUILDABLE LOTS:	72 LOTS
OPEN SPACE LOTS:(LABELS 73, 74, 75)	3 LOTS
GROSS DENSITY:	1.47 DU/AC
NET DENSITY:	1.67 DU/AC
OPEN SPACE AREA:	468,522 SF OR 10.76 ACS

TREE CANOPY CALCULATIONS

GROSS SITE AREA*:	2,135,142 SF
EXISTING TREE CANOPY:	350,661 SF (16.4%)
TREE CANOPY TO BE PRESERVED:	56,079 SF (3%)
TOTAL TREE CANOPY REQUIRED:	427,028 SF (20%)
ADDITIONAL TREE CANOPY REQUIRED:	370,949 SF (17%)

*ALL LOTS ARE DEVELOPED TO R4 STANDARDS.

BENCH MARKS (1988 NAVD)

B.M. #1 ELEVATION 461.94' (NAVD 1988), BM #1 IS A 3/8" REBAR WITH A RED CAP STAMPED "SWL CONTROL" LOCATED AT THE NORTHWEST END OF THE PROPERTY AND APPROXIMATELY 27' NORTHEAST OF AN ASPHALT HORSESHOE DRIVEWAY.

B.M. #2 ELEVATION 461.68' (NAVD 1988), BM #2 IS A 3/8" REBAR WITH A RED CAP STAMPED "SWL CONTROL" LOCATED AT THE SOUTHEAST END OF THE PROPERTY AND APPROXIMATELY 82' NORTH OF A UTILITY POLE.

LEGEND

- JURISDICTIONAL WETLAND
- EXISTING STORM SEWER
- EXISTING STORM DIRECTIONAL FLOW ARROWS
- SCHEMATIC STORM SEWER
- SEWER DIRECTIONAL FLOW ARROWS
- EXISTING SANITARY SEWER
- SCHEMATIC SANITARY SEWER
- SANITARY DIRECTIONAL FLOW ARROWS
- HEADWALL
- DRAINAGE SWALE
- SLOPES 20–30%
- SLOPES > 30%
- EXISTING TREE CANOPY
- PROPOSED TCCA AREA

EXISTING TREE CANOPY ZONES

TREE CANOPY ZONES SHOWN ON THIS PLAN REPRESENT AREAS OF THE SITE WHERE EFFORTS WILL BE MADE TO PRESERVE AS MANY TREES AS POSSIBLE. DUE TO UNKNOWN MSD REQUIREMENTS, THESE AREAS ARE NOT BEING COUNTED AS TCCA AT THIS TIME, BUT MAY BE COUNTED AS TCCA AT THE TIME OF TREE PRESERVATION PLAN APPROVAL.

RECEIVED
AUG 06 2019
PLANNING & DESIGN SERVICES

CASE # 19SUBDIV1001
WM # 11927
TAX BLOCK 2617

OWNER:
MARJORIE M. MCCALL
7800 SUTHERLAND FARM RD
PROSPECT, KY 40059–9204
D.B. 6568, PG. 236
WB. 700, PG. 587

DEVELOPER
THE BREAKERS AT PROSPECT LLC
5964 TIMBER RIDGE DRIVE
SUITE 101
PROSPECT, KY 40059

LOT STANDARDS (typical)

EX. ZONING:	R–4
MIN. LOT SIZE:	9,000 SF
MIN. LOT WIDTH:	60'
MIN. FRONT YARD:	30'
MIN. SIDE YARD:	5'
MIN. REAR YARD:	25'

NORTH
0 50' 100' 200'
SCALE: 1"=100'-0"

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202 (502) 584 – 6271

NO.	REVISION	DATE
1	REV. COMMENT REVISIONS	03/18/19
2	REV. & MSD COMMENT REV.	06/10/19
3	DRAINAGE REVISION	08/06/19

SHEET TITLE: MAJOR PRELIMINARY SUBDIVISION PLAN

PROJECT TITLE: THE BREAKERS AT PROSPECT,LLC
7800 SUTHERLAND FARM RD
PROSPECT, KY 40059

JOB NO. 3146
SCALE: 1"=100'
DATE: 06/11/19
DRAWING NO: PSP
SHEET 1 OF 1

19SUBDIV1001

Conditions of Approval

~~BINDING ELEMENTS~~

CASE NO. 19SUBDIV1001

1. The development shall be in accordance with the approved Residential Development Preliminary Plan. No further subdivision of the land into a greater number of lots than originally approved will occur without approval of the Planning Commission.

2. An original stamped copy of the approved Tree Preservation Plan shall be present on site during all clearing, grading, and construction activity and shall be made available to any DPDS inspector or enforcement officer upon request.

3. A note shall be placed on the preliminary plan, construction plan and the record plat that states, "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 dripline of the tree canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."

4. All street signs shall be installed by the Developer, and shall conform to the Manual on Uniform Traffic Control Devices (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street, and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.

5. The applicant shall install signs, approved by the Metro Public Works Dept., which indicate the future extension of the public rights of way as shown on the preliminary subdivision plan. Such signs shall be installed prior to release of bonds for the installation of the street infrastructure.

6. Open space shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity. A note to this effect shall be placed on the record plat.

7. The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.

8. After release of the drainage bond, mosquito abatement on open space lots shall be the responsibility of the Homeowners Association. Accumulations of water in which mosquito larvae breed or have the potential to breed are required to be treated with a mosquito larvacide approved by the Louisville Metro Health Department. Larvacides shall be administered in accordance with the product's labeling. This language shall appear in the deed of restrictions for the subdivision.

9. Trees will be preserved and/or provided on site and maintained thereafter as required by Chapter 10, Part 1 of the Land Development Code and as indicated in the Tree Canopy Calculations on the Preliminary Subdivision Plan. The applicant shall submit a landscape plan for approval by Planning Commission staff for any trees to be planted to meet the Tree Canopy requirements of Chapter 10, Part 1 of the Land Development Code. A tree preservation plan shall be submitted for review and approval for any trees to be preserved to meet the Tree Canopy requirements of Chapter 10.

10. The applicant shall submit a landscape plan for approval by Planning Commission staff showing plantings and/or other screening and buffering materials to comply with the Chapter 10 of the Land Development Code prior to recording the record plat. The applicant shall provide the landscape materials on the site as specified on the approved Landscape Plan prior to issuance of Certificates of Occupancy for the site.

11. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.
    a. Articles of Incorporation filed with the Secretary of State and recorded in the office of the Clerk of Jefferson County and the Certificate of Incorporation of the Homeowners Association.
    b. A deed of restriction in a form approved by Counsel to the Planning Commission addressing responsibilities for the maintenance of common areas and open space, maintenance of noise barriers, maintenance of WPAs, TPAs and other issues required by these binding elements / conditions of approval.
    c. Bylaws of the Homeowner's Association in a form approved by the Counsel for the Planning Commission.

12. At the time the developer turns control of the homeowners association over to the homeowners, the developer shall provide sufficient funds to ensure there is no less than $3,000 cash in the homeowners association account. The subdivision performance bond may be required by the planning Commission to fulfill this funding requirement.

13. Any signature entrance shall be submitted to the Planning Commission staff for review and approval prior to recording the record plat.

14. When limits of disturbance are shown on the plan, a note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected at the edge of the limits of disturbance area, prior to any grading or construction activities. The fencing shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."

15. Limits of disturbance/building envelopes as shown on the preliminary plan shall be shown and recorded with the record subdivision plat.

16. There shall be no signage (other than required street signage) for the Breakers at Prospect at the Innisbrook/Sutherland Farm Road entrance at US Highway 42 or along any portion of Sutherland Farm Road except within the limits of the approved subdivision. Signage on Sutherland Farm Road shall be restricted to 2 stone pillars (1 on each side of the drive) and shall not exceed 10 feet in height.

PRELIMINARY APPROVAL

Condition of Approval: _____

_____

_____

_____

_____

Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT