

**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 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.
- 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.
- DRAINAGE / STORMWATER DETENTION: DETENTION REQUIREMENTS WILL BE MET BY WATERSHED DIVERSION TO THE OHIO RIVER THROUGH AN APPROPRIATELY SIZED DRAINAGE SYSTEM LOCATED WITHIN A PUBLIC MSD SEWER AND DRAINAGE EASEMENT AND WILL BE UTILIZED IN LIEU OF DETENTION (SUBJECT TO EITHER MSD FACILITY FEE POLICY OR PROVISION OF ENHANCED STORMWATER QUALITY FEATURES); OR A DETENTION FACILITY WILL BE PROVIDED AS SHOWN ON THIS PLAN. IF DETENTION IS PROVIDED THE DETENTION LAKE WILL BE DESIGNED TO OUTLET TO AN ONSITE INFILTRATION SYSTEM THAT WILL BE SIZED TO INFILTRATE THE 100-YEAR RUNOFF VOLUME FROM THE DETENTION LAKE. 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 DOWN STREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.  
APPROXIMATE DETENTION VOLUME REQUIRED:  
 $(36.6 \times 0.48) - (21.6 \times 0.18) \times (2.9/12) = 3.31$  Ac-Ft  
DETENTION VOLUME REQUIRED AS SHOWN ON THIS PLAN:  
 $(155,000 \text{ SF} \times 2.5 \text{ Ft Avg. Depth}) / 43,560 \text{ SF/Ac.} = 8.90$  Ac-Ft
- ALL INFILTRATION SYSTEMS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, A LONG TERM MAINTENANCE AGREEMENT WILL BE REQUIRED.
- IF AN INFILTRATION SYSTEM IS USED, DOWNSTREAM FLOW MONITORS SHALL BE INSTALLED TO ENSURE THE ONSITE RUNOFF IS BEING INFILTRATED UNTIL BOND RELEASE.
- 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.
- MINIMUM OPENING ELEVATION APPLICABLE ON ALL LOTS AS IDENTIFIED WITH AN ASTERISK (\*).
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM MAPS, (21111C0002E & 21111C0003C).
- 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 AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING THE CONSTRUCTION APPROVAL PROCESS.
- 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.
- CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT.
- RIGHT OF WAY DEDICATION SHALL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT.
- 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 BUILDING OR CONSTRUCTION OF THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE/PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- ALL RADUSES, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- 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.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- TREE CANOPY CREDIT AREAS (TOCA'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 WITH 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.
- US ARMY CORPS OF ENGINEERS APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
- FINAL SUBDIVISION RECORD PLAT FURTHER AMENDS PB37, PG 80, A MINOR SUBDIVISION PLAT FOR SUTHERLAND FARMS.
- HYDRIC SOILS ARE PRESENT AT ISOLATED LOCATIONS ON THE SITE. ALL MSD AND ARMY CORPS PERMITS WILL BE OBTAINED, PER LRL-2019-76-800.
- 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**

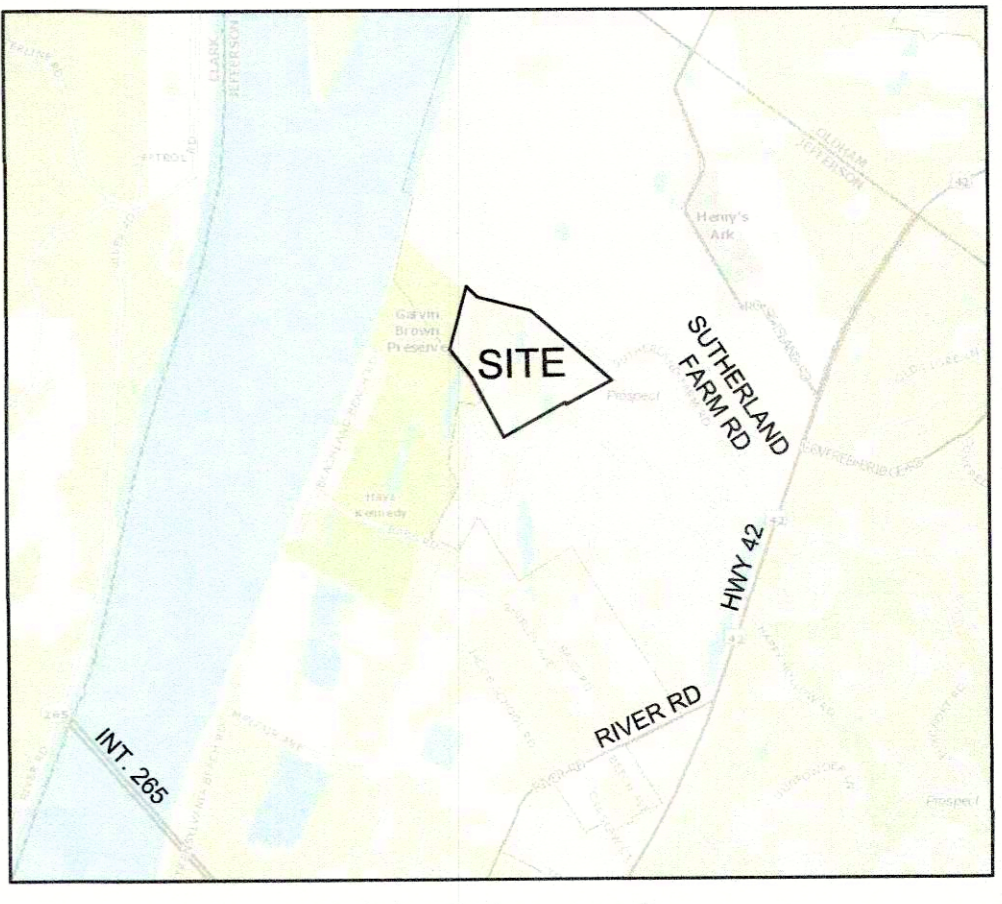
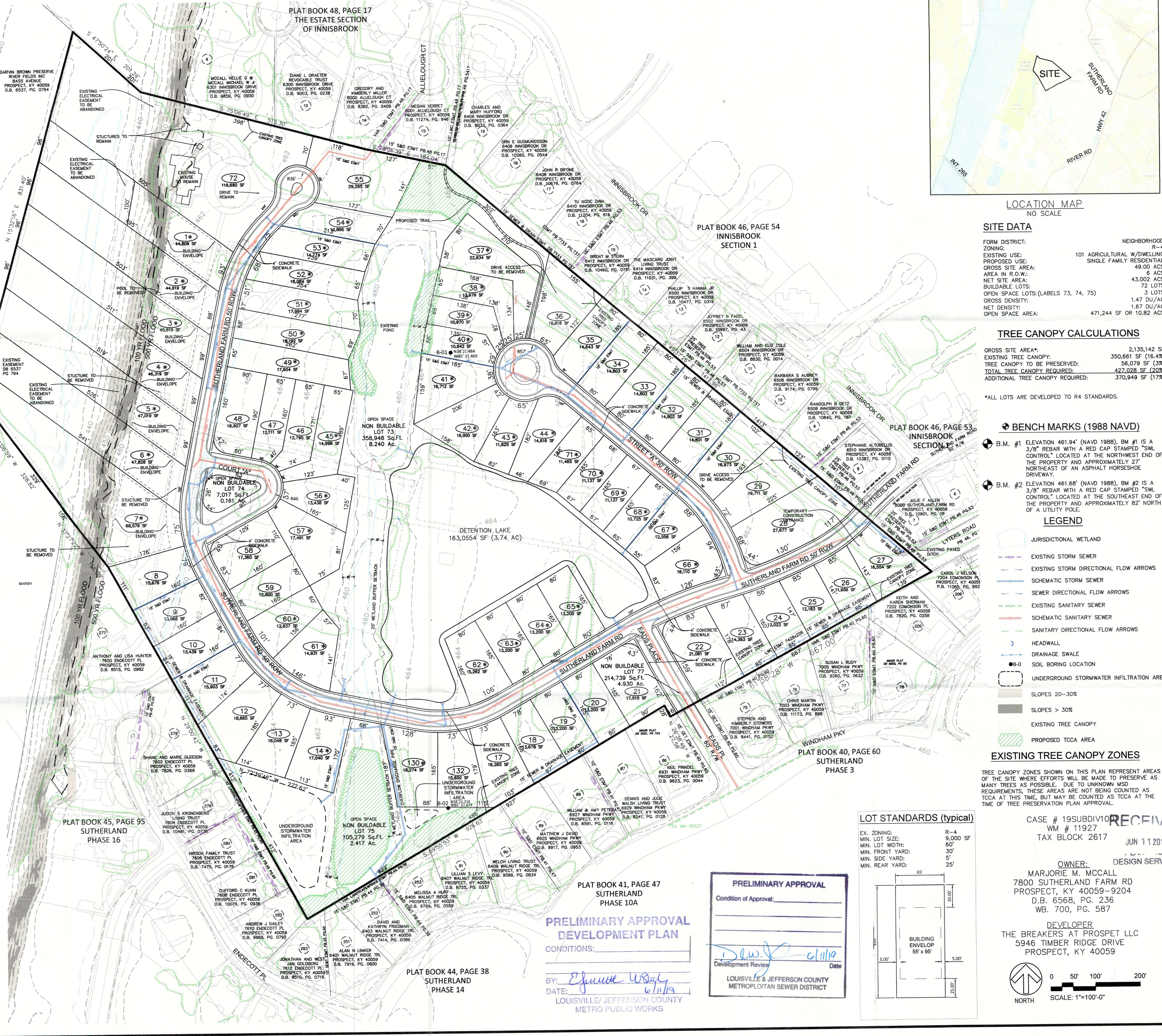
- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.
- 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCING.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. 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 NOT 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.

**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 PERMETER 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 IN ORDER TO PROTECT EXISTING BELOW GROUND UTILITIES I.E. CABLES, ELECTRIC WIRES, GAS, AND WATER LINES. 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.



**SITE DATA**

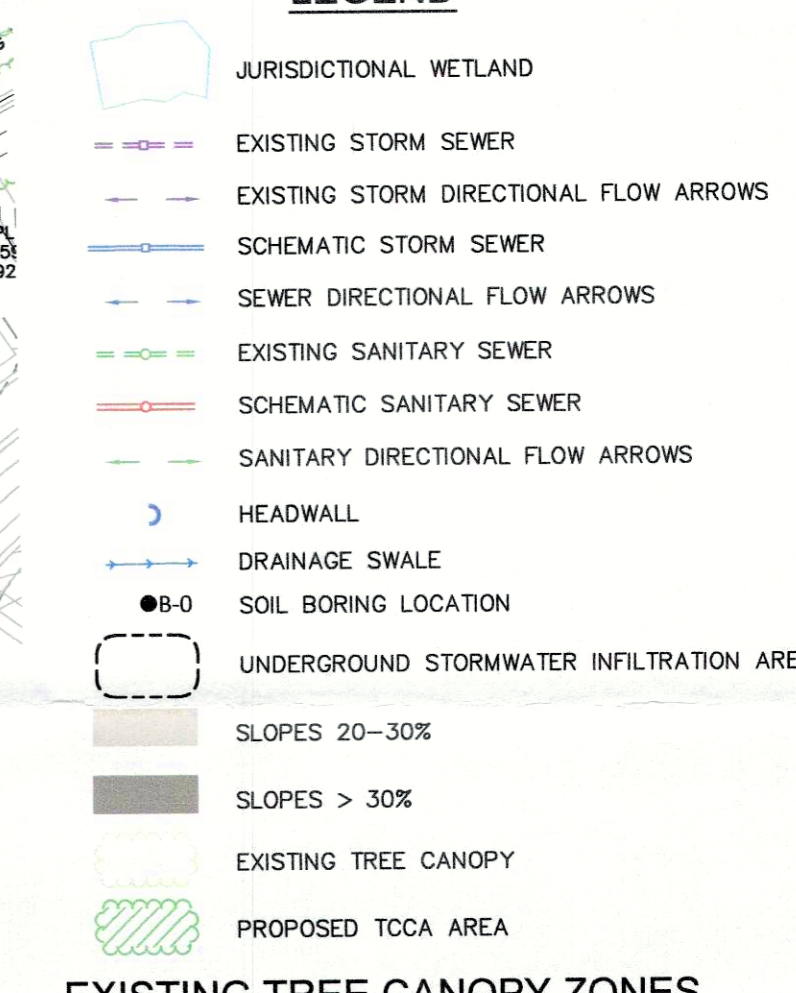
FORM DISTRICT:	NEIGHBORHOOD R-4
EXISTING USE:	101 AGRICULTURAL W/DWELLING SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	48.00 ACS
GROSS SITE AREA:	6 ACS
AREA IN R.O.W.:	43.002 ACS
NET SITE AREA:	72 LOTS
BUILDABLE LOTS:	1.47 DU/AC
OPEN SPACE LOTS (LABELS 73, 74, 75):	1.67 DU/AC
GROSS DENSITY:	471,244 SF OR 10.82 ACS
NET DENSITY:	
OPEN SPACE AREA:	

**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%)

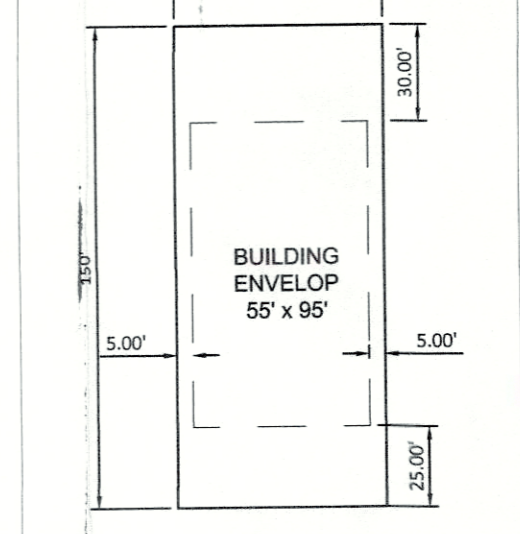
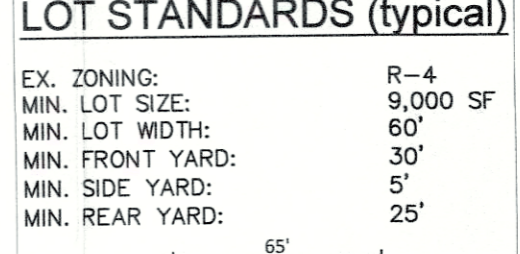
\*ALL LOTS ARE DEVELOPED TO R4 STANDARDS.

- 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.



**EXISTING TREE CANOPY ZONES**

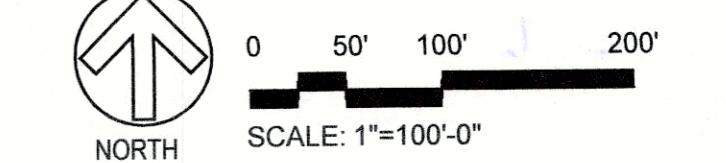
TREE CANOPY ZONES SHOWN ON THIS PLAN REPRESENT AREAS OF THE SITE WHERE EFFORTS WILL BE MADE TO PRESERVE AS MANY TREES AS POSSIBLE. DUE TO UNKNOWN MSD REQUIREMENTS, THESE AREAS ARE NOT BEING COUNTED AS TOCA AT THIS TIME, BUT MAY BE COUNTED AS TOCA AT THE TIME OF TREE PRESERVATION PLAN APPROVAL.



CASE # 19SUBDIV1001  
WM # 11927  
TAX BLOCK 2617  
JUN 11 2019

OWNER: DESIGN SERVICES  
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  
5946 TIMBER RIDGE DRIVE  
PROSPECT, KY 40059



**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. & MSB COMMENT REV.	06/10/19

DATE	03/18/19
DATE	06/10/19

DATE	03/18/19
DATE	06/10/19

**PRELIMINARY SUBDIVISION PLAN**

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

SHEET TITLE:  
MAJOR PRELIMINARY SUBDIVISION PLAN

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

SHEET 1 OF 1