

**GENERAL NOTES**

- 1.) WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT 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.
- 2.) THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT.
- 3.) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211100052 E DATED DECEMBER 5, 2006).
- 4.) 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.
- 5.) CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 6.) ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- 7.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 8.) A CONSTRUCTION CONTRACT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- 9.) MOSQUITO CONTROL WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 98 OF THE LOUISVILLE JEFFERSON COUNTY COMMON GOVERNMENT ORDINANCES.
- 10.) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 11.) DETENTION HAS BEEN PROVIDED FOR THIS DEVELOPMENT.

**UTILITY NOTES**

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE 811 WWW.KENTUCKY811.COM) 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 KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD 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.

**SWPPP 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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S 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. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

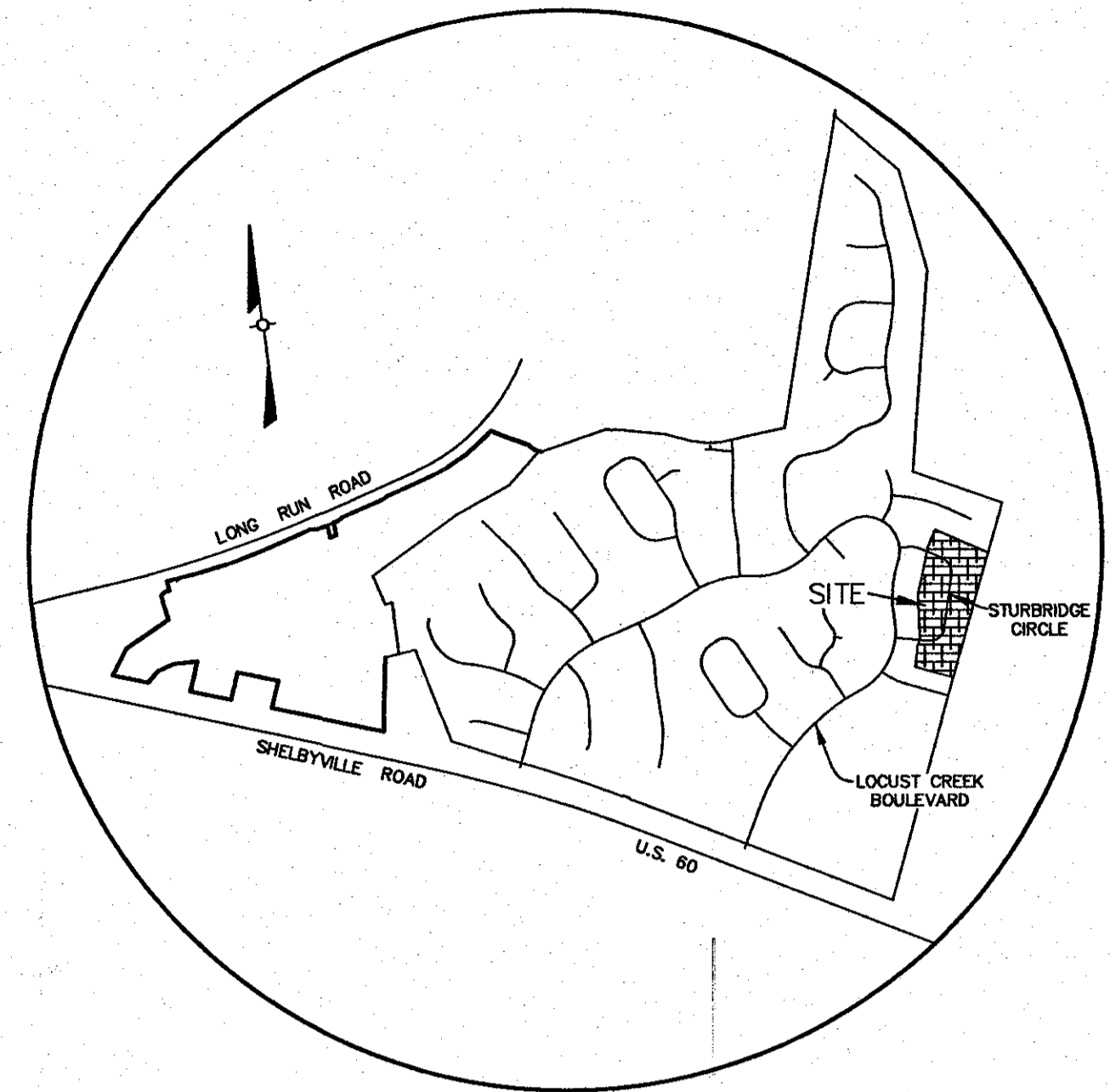
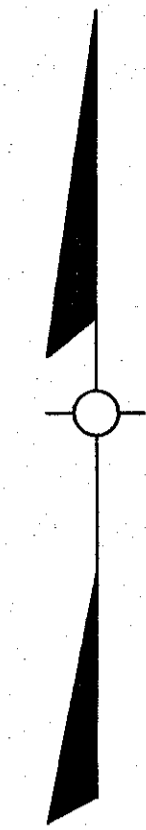
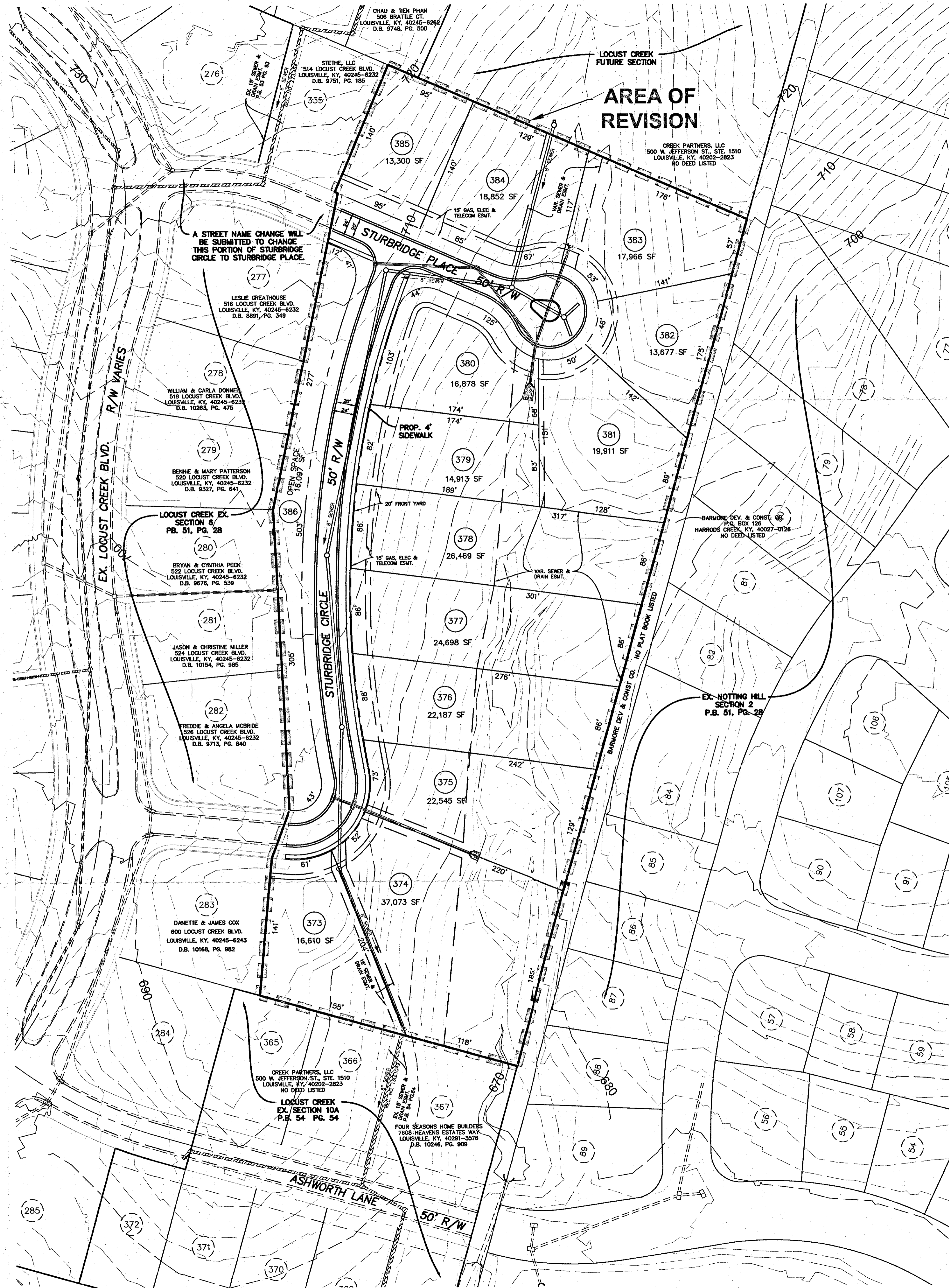
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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 NO 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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

**LEGEND**

- PROP. STORM SEWER
- EX. STORM SEWER
- PROP. SANITARY SEWER
- EX. SANITARY SEWER



**LOCATION MAP**  
NO SCALE

**SITE DATA**

EXISTING ZONING:	R-4
EXISTING FORM DISTRICT:	NEIGHBORHOOD VACANT
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
GROSS SITE AREA:	7.59 ACRES
<b>PREVIOUS APPROVAL</b>	
AREA IN R.O.W.:	0.96 ACRES
NET SITE AREA:	6.63 ACRES
BUILDABLE LOTS:	18 LOTS
OPEN SPACE LOTS:	0 LOTS
GROSS DENSITY:	2.37 DU/AC
NET DENSITY:	2.71 DU/AC
<b>THIS REVISION</b>	
AREA IN R.O.W.:	1.14 ACRES
NET SITE AREA:	6.45 ACRES
BUILDABLE LOTS:	13 LOTS
OPEN SPACE LOTS:	1 LOT
GROSS DENSITY:	1.71 DU/AC
NET DENSITY:	2.02 DU/AC

**YARD REQUIREMENTS**

FRONT YARD:	30'
STREET SIDE YARD:	30'
SIDE YARD:	5'
REAR YARD:	25'

\* SEE VARIANCE REQUEST BELOW.

**ADDITIONAL REQUESTS**

1. VARIANCE FROM LDC CHAPTER 5.3.1.C, TABLE 5.3.1 TO ALLOW 20' FRONT AND STREET SIDE YARDS WITHIN THIS SECTION.
2. WAIVER FROM LDC 6.2.6.B FOR A PORTION OF THE SIDEWALK ALONG THE WEST SIDE OF STURBRIDGE CIRCLE.

SUB # 953  
DOCKET NO. 10-35-98  
TAX BLOCK 3624, LOT 10

**RECEIVED**  
JAN 28 2015  
PLANNING & DESIGN SERVICES



**OWNER**  
CREEK CAPITOL, INC.  
1510 PNC PLAZA  
500 WEST JEFFERSON STREET  
LOUISVILLE, KY 40202

**DEVELOPERS**  
CREEK PARTNERS L.L.C.  
1510 PNC PLAZA  
500 WEST JEFFERSON STREET  
LOUISVILLE, KY 40202

**SABAK, WILSON & LINGO, INC**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
THE HENRY CLAY  
LOUISVILLE, KENTUCKY 40202  
(502) 584-8271

SHEET TITLE: REVISED PRELIMINARY SUBDIVISION PLAN  
PROJECT TITLE: LOCUST CREEK - SECTION 10B  
STURBRIDGE CIRCLE  
LOUISVILLE, KY 40245

JOB NO. 1681-10B  
SCALE: 1" = 60'  
DATE: 01/27/15  
DRAWING NO. **PSP**

SHEET 1 OF 1