

**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.) DRAINAGE / STORM WATER DETENTION: POST-DEVELOPED PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2.10 & 100 YEAR STORMS. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. APPROXIMATE DETENTION VOLUME REQUIRED:  
EASTERN WATERSHED  
STORM WATER DETENTION TO BE PROVIDED. APPROXIMATE DETENTION VOLUME REQUIRED:  
 $(2.8/12) \times (0.56 - 0.35) \times 8.5 \text{ ACRES} = 0.42 \text{ AC-FT}$   
WESTERN WATERSHED  
STORM WATER DETENTION NOT PROVIDED. THIS WATERSHED SHALL BE SUBJECT TO MSD REGIONAL FACILITY FEE REQUIREMENT.  
DEVELOPER SHALL PROVIDE WRITTEN CONSENT FROM THE ADJOINING DOWNSTREAM PROPERTY OWNER, LAKE FOREST COUNTRY CLUB INC., TO ACCEPT THE INCREASED RUNOFF.
- 3.) THE DEVELOPMENT LIES IN THE EASTWOOD/MIDDLETOWN FIRE DISTRICT. CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE JEFFERSON TOWN FIRE DISTRICT.
- 4.) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211100034E, DECEMBER 5, 2006).
- 5.) 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.
- 6.) CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 7.) ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- 8.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 9.) MOSQUITO CONTROL WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- 10.) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES/UTILITIES.
- 11.) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
- 12.) CURB AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT.

- 13.) IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- 14.) A KARST SURVEY WAS PERFORMED BY MATT WOLFF ON FEBRUARY 8, 2018 AND NO SURFACE EVIDENCE OF KARST FEATURES WAS FOUND IN ACCORDANCE WITH LDC CHAPTER 4.9.
- 15.) LEFT-TURN LANE AND PAVEMENT WIDENING FOR NORTH BECKLEY STATION ROAD SUBJECT TO ENCROACHMENT AND METRO PUBLIC WORKS APPROVAL.
- 16.) TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- 17.) ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MUTCD (CURRENT EDITION) 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.
- 18.) THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM GRADE SHALL BE 10% (6.2.3)
- 19.) ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS' STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION. (6.2.5.C)
- 20.) LOT CONSOLIDATION SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
- 21.) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 22.) EXISTING POND OUTLET STRUCTURE TO BE MODIFIED TO MSD CURRENT DESIGN STANDARDS AND SPECIFICATIONS.
- 23.) ANY SIGNATURE ENTRANCE SUBJECT TO FLOYD'S FORK DEVELOPMENT REVIEW OVERLAY STANDARDS.
- 24.) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- 25.) THE SIDEWALK FEE-IN-LIEU OPTION IS BEING APPLIED FOR THE SIDEWALK REQUIREMENTS ALONG N BECKLEY STATION ROAD. THE FEE-IN-LIEU AMOUNT WILL BE CALCULATED PER THE APPROVED CONSTRUCTION PLANS AND MUST BE PAID PRIOR TO CONSTRUCTION APPROVAL BY MPW.

**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.

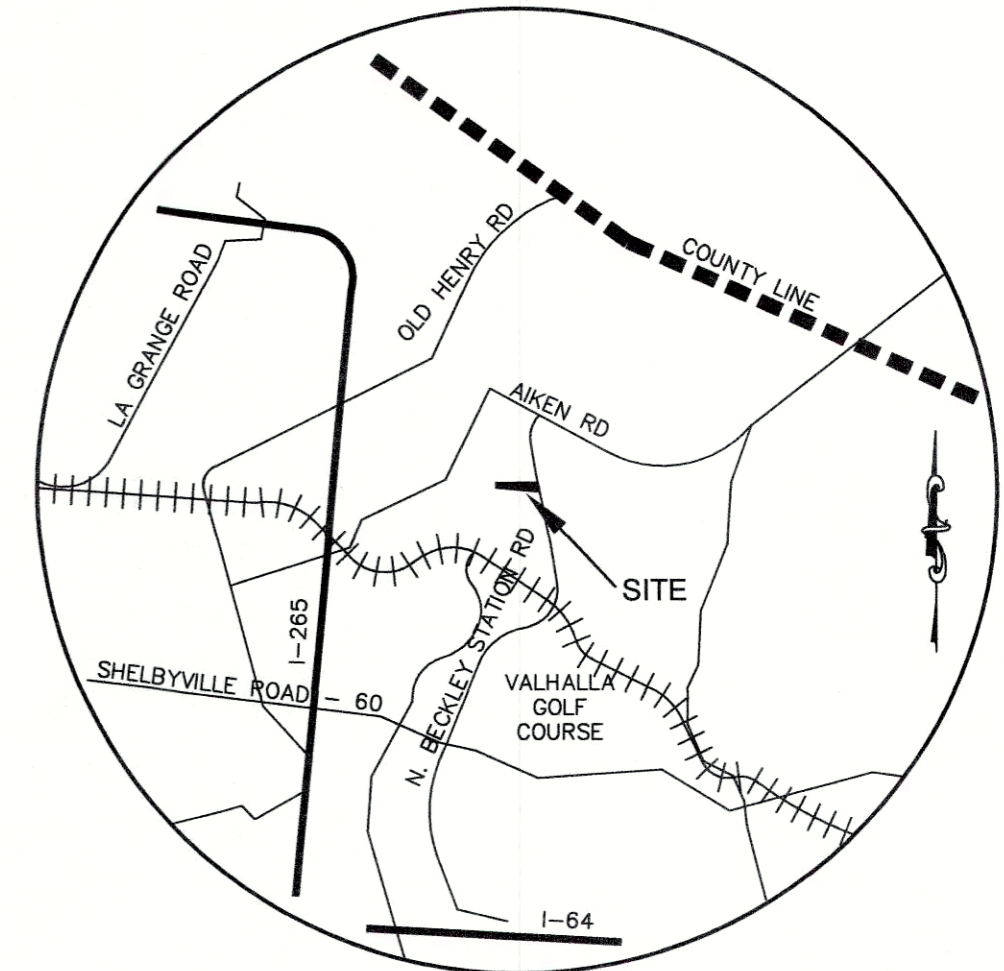
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

**EPSC PHASING**

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL PERIMETER SILT FENCING AND DITCH CHECKS.
3. IF APPLICABLE, CONSTRUCT DETENTION BASIN TO BE UTILIZED AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
4. BEGIN SITE GRADING.
5. CONSTRUCT SANITARY SEWERS.
6. CONSTRUCT STORM DRAINAGE AND INSTALL ASSOCIATED INLET PROTECTION.
7. CONSTRUCT ROADWAYS.
8. ESTABLISH VEGETATION.
9. REMOVE EPSC MEASURES ONCE DISTURBED AREA IS STABILIZED.



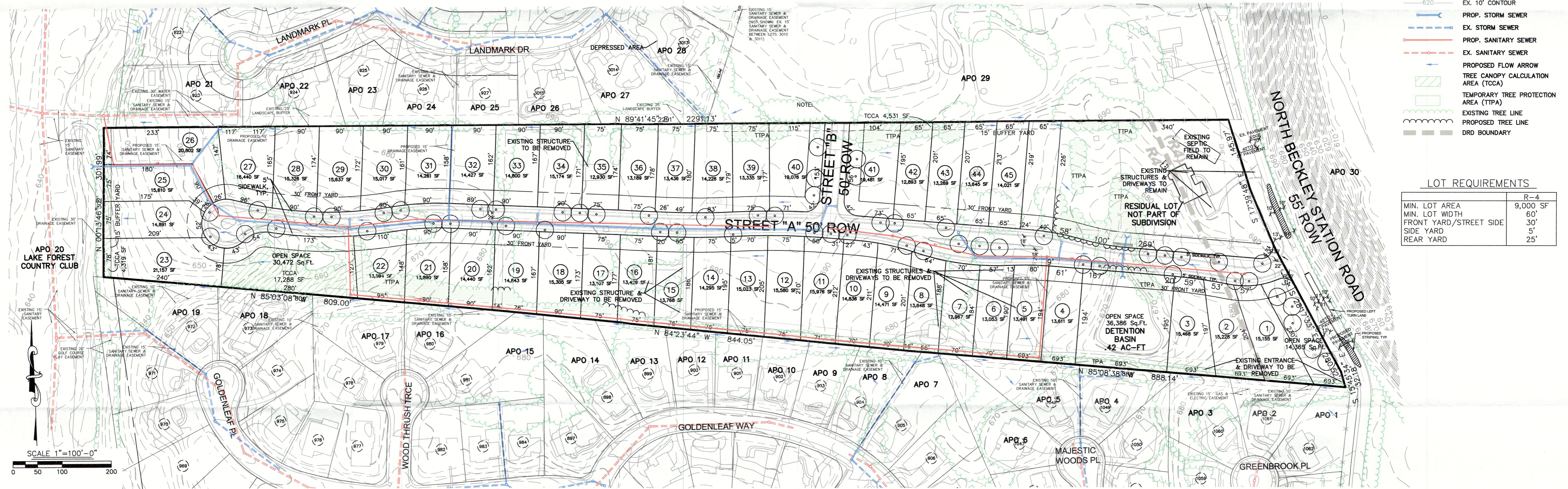
**LOCATION MAP**  
NO SCALE

**LEGEND**

- EX 2' CONTOUR
- EX 10' CONTOUR
- PROP. STORM SEWER
- EX STORM SEWER
- PROP. SANITARY SEWER
- EX SANITARY SEWER
- PROPOSED FLOW ARROW
- TREE CANOPY CALCULATION AREA (TCCA)
- TEMPORARY TREE PROTECTION AREA (TTPA)
- EXISTING TREE LINE
- PROPOSED TREE LINE
- DRD BOUNDARY

**LOT REQUIREMENTS**

	R-4
MIN. LOT AREA	9,000 SF
MIN. LOT WIDTH	60'
FRONT YARD/STREET SIDE	30'
SIDE YARD	5'
REAR YARD	25'



**ADJACENT PROPERTY OWNERS (APO)**

APO 1 NICOLE & JOHN JR LOCKHART 1814 GREENSBROOK PL LOUISVILLE, KY, 40245-6502 DB. 10748, PG. 650	APO 9 ALY A & ELSHAZLY SALWA FARAG 1703 GOLDEN LEAF WAY LOUISVILLE, KY, 40245-6516 DB. 6448, PG. 199	APO 17 SCOTT R & JOANN HANER 1604 WOOD THRUSH TRCE LOUISVILLE, KY, 40245-6501 DB. 7547, PG. 602	APO 25 MINGDA CHEN & TANG QIAN HELEN 14904 LANDMARK DR LOUISVILLE, KY, 40245-6525 DB. 9488, PG. 740
APO 2 DAVID B & CINDY G BLOUNT 1612 GREENSBROOK PL LOUISVILLE, KY, 40245-6502 DB. 7717, PG. 646	APO 10 DAVID H & SHARON L RHODES 1705 GOLDEN LEAF WAY LOUISVILLE, KY, 40245-6516 DB. 9071, PG. 701	APO 18 TERRY LEE & KUNDERT STEIER 14803 GOLDEN LEAF PL LOUISVILLE, KY, 40245-6510 DB. 6474, PG. 498	APO 26 INDER P & SEEMA SINGAL 14906 LANDMARK DR LOUISVILLE, KY, 40245-6525 DB. 9858, PG. 178
APO 3 LARRY & WENDY CARLTON 1610 GREENSBROOK PL LOUISVILLE, KY, 40245-6502 DB. 8072, PG. 806	APO 11 MARY JOE KEIFER 1707 GOLDEN LEAF WAY LOUISVILLE, KY, 40245-6516 DB. 10944, PG. 628	APO 19 ROBERT L & ANN E SUNDERLAND 14801 GOLDEN LEAF PL LOUISVILLE, KY, 40245-6510 DB. 9020, PG. 847	APO 27 MICHAEL & LAUREN FLAHERTY 14808 LANDMARK DR LOUISVILLE, KY, 40245-6525 DB. 10393, PG. 127
APO 4 HUGH M & CHRISTA C WILLIAMS 1610 MAJESTIC WOODS PL LOUISVILLE, KY, 40245-6500 DB. 6878, PG. 625	APO 12 GREGG O & PATRICIA P GUY 1709 GOLDEN LEAF WAY LOUISVILLE, KY, 40245-6516 DB. 7048, PG. 353	APO 20 LAKE FOREST COUNTRY CLUB INC 14700 LANDMARK DR LOUISVILLE, KY, 40245-6521 DB. 8328, PG. 352 66.3 ACRES	APO 28 TERRILYN M JURICH REVOCABLE TRUST 11 SAN MARCO ST APT 106 CLEARWATER BEACH, FL, 33767-2060 DB. 9167, PG. 842
APO 5 CARL N & ROHN JANET M BAUMAN 1608 MAJESTIC WOODS PL LOUISVILLE, KY, 40245-6500 DB. 8783, PG. 353	APO 13 WILLIAM J NOWAK 1711 GOLDEN LEAF WAY LOUISVILLE, KY, 40245-6516 DB. 8127, PG. 371	APO 21 JEREMY D & AMY CURRAN 1701 LANDMARK PL LOUISVILLE, KY, 40245-6530 DB. 10252, PG. 981	APO 29 SCHMITT FAMILY PROPERTIES LLC 1728 N BECKLEY STATION RD LOUISVILLE, KY, 40245-4649 DB. 7553, PG. 798 12.6 ACRES
APO 6 MICHAEL J & LINDA M DARNELL 1608 MAJESTIC WOODS PL LOUISVILLE, KY, 40245-6500 DB. 8513, PG. 169	APO 14 CHRISTIAN & TRICIA COBLER 1713 GOLDEN LEAF WAY LOUISVILLE, KY, 40245-6516 DB. 10789, PG. 345	APO 22 MICHAEL J & SUSAN BLACKETER 1703 LANDMARK PL LOUISVILLE, KY, 40245-6530 DB. 6994, PG. 274	APO 30 DOVELYN FARM LLC 12910 SHELBYVILLE RD STE 137 LOUISVILLE, KY, 40243-1594 DB. 7801, PG. 278 118.5 ACRES
APO 7 MARGARET & WILLIAM H WADLINGTON 1609 GOLDEN LEAF WAY LOUISVILLE, KY, 40245-6514 DB. 8574, PG. 156	APO 15 ANA B ONOFRADIS 1191 BRAGG AVE LOUISVILLE, KY, 40243-1319 DB. 10730, PG. 719	APO 23 JAMIE A & VICKY L SAUGHERTY 1705 LANDMARK PL LOUISVILLE, KY, 40245-6530 DB. 10206, PG. 879	APO 24 MARY C EMBRY 14902 LANDMARK DR LOUISVILLE, KY, 40245-6525 DB. 10400, PG. 812
APO 8 STEPHEN L & VICKI M ZEITZ 1701 GOLDEN LEAF WAY LOUISVILLE, KY, 40245-6516 DB. 7280, PG. 654	APO 16 ANTHONY LEUNG 1605 WOOD THRUSH TRCE LOUISVILLE, KY, 40245-6501 DB. 8603, PG. 413		

**SITE DATA**

EXISTING ZONING: R-4 NEIGHBORHOOD  
EXISTING FORM DISTRICT: VACANT/RESIDENTIAL  
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL  
GROSS SITE AREA: 22.98 ACRES/1,017,731 SF  
AREA IN R.O.W.: 3.09 ACRES/134,715 SF  
NET SITE AREA: 19.9 ACRES/883,016 SF  
BUILDABLE LOTS: 46 LOTS  
GROSS DENSITY: 2.0 DU/AC  
NET DENSITY: 2.3 DU/AC

**TREE CANOPY CALCULATIONS**

EXISTING SITE AREA: 23 ACRES/1,014,988 SF  
EXISTING TREE CANOPY: 236,042 SF (23%)  
EXISTING TREE CANOPY TO REMAIN: 26,138 SF (3%)  
TOTAL TREE CANOPY REQUIRED: 192,648 SF (19%)  
ADDITIONAL TREE CANOPY REQUIRED: 166,710 SF (16%)  
PROPOSED TREE CANOPY: 186,560 SF (18%)  
48- TYPE "A" 3" CAL. STREET TREES (1200SF) = 57,600 SF  
138- 3" TYPE "A" 1-3/4" CAL. TREE PER LOT (720SF) = 99,360 SF  
10- TYPE "A", 3" CAL. TREES (960SF) = 9,600 SF

**IMPERVIOUS CALCULATIONS**

SITE AREA: 23 ACRES/1,014,988 SF  
EXISTING IMPERVIOUS AREA: 8 ACRES/35,344 SF  
PROPOSED IMPERVIOUS AREA: 2.2 ACRES/94,588 SF  
(EX. HOUSE TO REMAIN + PROPOSED ROADS & SIDEWALKS)  
INCREASE: 1.4 ACRES/59,244 SF

**WAIVER REQUEST**

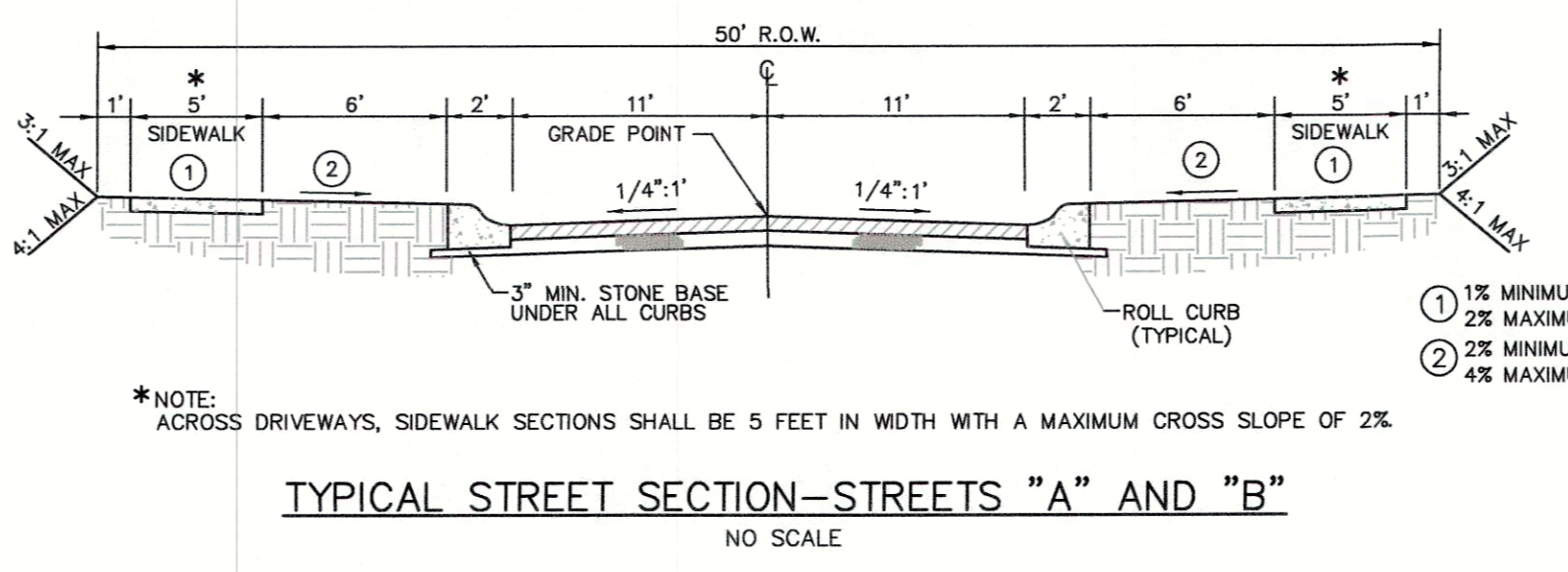
1. WAIVER FROM LDC CHAPTER 5.9.2.A.1.II TO ALLOW THE BLOCK LENGTH TO EXCEEDS THE 1600-FT MAXIMUM BLOCK LENGTH AS A RESULT OF THE FULLY-DEVELOPED PROPERTY TO THE SOUTH, AND THE LONG, NARROW SHAPE OF THE SUBJECT PROPERTY.

RECEIVED  
MAR 30 2018  
PLANNING & DESIGN SERVICES

WM # 11735  
CASE # 18SUBDIV1000  
RELATED CASE # 18MINORPLAT1009

OWNER  
TAX BLOCK 24, LOTS 221, 222 & 223  
KATHERINE & MICHAEL KAUFUNG  
W1704 N BECKLEY STATION ROAD  
LOUISVILLE, KY 40245  
D.B. W0557, PG. 659

DEVELOPER  
WETHERLY SPRINGS DEVELOPMENT, LLC  
4898 BROWNSBORO CENTER SUITE 200  
LOUISVILLE, KY 40207



\*NOTE: ACROSS DRIVEWAYS, SIDEWALK SECTIONS SHALL BE 5 FEET IN WIDTH WITH A MAXIMUM CROSS SLOPE OF 2%

**TYPICAL STREET SECTION-STREETS "A" AND "B"**  
NO SCALE

NO.	REVISION	DATE
1	AGENCY COMMENTS	2/19/18