

PUBLIC WORKS NOTES

- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION, NOTICE SHALL BE GIVEN BY THE DEVELOPER OR CONTRACTOR TO LOUISVILLE METRO PUBLIC WORKS, AND TRANSPORTATION SUBDIVISION INSPECTORS FOR INSPECTIONS OF BASE, PAVEMENT AND SIDEWALKS, (502)574-5810 OR (502)459-2291.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTIBLE WARNINGS FOR RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
- ALL SIDEWALKS, PEDESTRIAN RAMPS, LANDINGS, AND CROSSWALKS, ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (A.D.A.).

LOT	AREA (SF)	ACRES	% AREA
1	5574.63	0.13	1.57%
2	5544.19	0.13	1.56%
3	4368.01	0.10	1.07%
4	3812.32	0.09	0.92%
5	3314.01	0.08	0.93%
6	3594.01	0.08	0.92%
7	3554.01	0.08	0.92%
8	3224.01	0.07	0.91%
9	3194.02	0.07	0.90%
10	3164.02	0.07	0.89%
11	3134.02	0.07	0.88%
12	3104.02	0.07	0.87%
13	3074.02	0.07	0.86%
14	3044.02	0.07	0.85%
15	3014.02	0.07	0.84%
16	2984.02	0.07	0.83%
17	2954.02	0.07	0.82%
18	2924.02	0.07	0.81%
19	2894.02	0.07	0.80%
20	2864.02	0.07	0.79%
21	2834.02	0.07	0.78%
22	2804.02	0.07	0.77%
23	2774.02	0.07	0.76%
24	2744.02	0.07	0.75%
25	2714.02	0.07	0.74%
26	2684.02	0.07	0.73%
27	2654.02	0.07	0.72%
28	2624.02	0.07	0.71%
29	2594.02	0.07	0.70%
30	2564.02	0.07	0.69%
31	2534.02	0.07	0.68%
32	2504.02	0.07	0.67%
33	2474.02	0.07	0.66%
34	2444.02	0.07	0.65%
35	2414.02	0.07	0.64%
36	2384.02	0.07	0.63%
37	2354.02	0.07	0.62%
38	2324.02	0.07	0.61%
39	2294.02	0.07	0.60%
40	2264.02	0.07	0.59%
41	2234.02	0.07	0.58%
42	2204.02	0.07	0.57%
43	2174.02	0.07	0.56%
44	2144.02	0.07	0.55%
45	2114.02	0.07	0.54%
46	2084.02	0.07	0.53%
47	2054.02	0.07	0.52%
48	2024.02	0.07	0.51%
49	1994.02	0.07	0.50%
50	1964.02	0.07	0.49%
51	1934.02	0.07	0.48%
52	1904.02	0.07	0.47%
53	1874.02	0.07	0.46%
54	1844.02	0.07	0.45%
55	1814.02	0.07	0.44%
56	1784.02	0.07	0.43%
57	1754.02	0.07	0.42%
58	1724.02	0.07	0.41%
59	1694.02	0.07	0.40%
60	1664.02	0.07	0.39%
Total	355247.14	8.16	100.00%

GENERAL NOTES

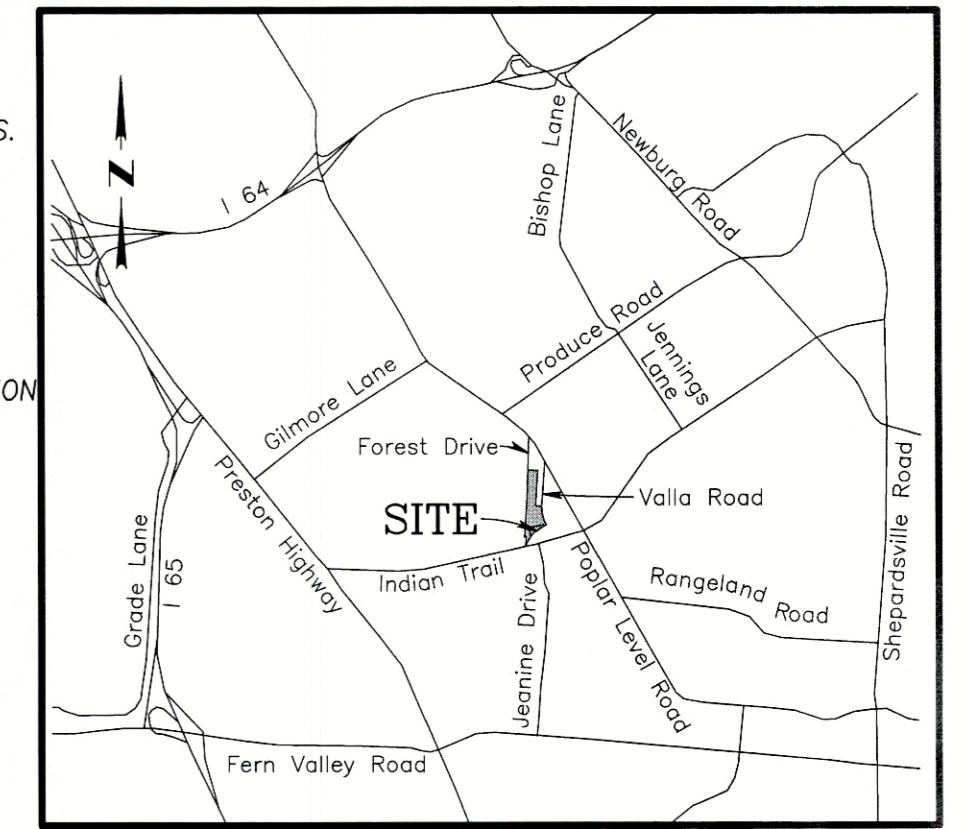
- EXISTING SITE AND BOUNDARY INFORMATION SHOWN HEREON, PROVIDED TO AL ENGINEERING INC. BY ENDRIS ENGINEERING.
- ELECTRIC SERVICE TO BE COORDINATED WITH LOUISVILLE GAS AND ELECTRIC.
- WATER SERVICE TO BE COORDINATED WITH THE LOUISVILLE WATER COMPANY.
- PROPERTY IS IN OKOLONA FIRE DISTRICT AND SUBJECT TO APPROVAL.
- CONSTRUCTION PLANS, BOND, AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM PANEL 21111C0076E.
- THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT "BUD" TOLL FREE 1-800-752-6007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
- A SUBDIVISION PLAT WILL BE NEEDED TO CREATE THE PROPOSED LOT LINES.
- OPEN SPACE SHALL NOT BE FURTHER SUBDIVIDED AND SHALL BE REPERVED IN PERPETUITY, UNLESS OTHERWISE APPROVED BY THE LOUISVILLE METRO PLANNING COMMISSION.
- NO FURTHER SUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR WITHOUT THE APPROVAL OF THE LOUISVILLE METRO PLANNING COMMISSION.
- CAMPATABLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

LEGEND

- Property Line
- Existing Fence
- Existing Sewerline
- Proposed Sewerline
- Existing Manhole
- Proposed Manhole
- Wood/Vinyl Fence
- Ditch Line
- Flow Arrow
- Existing Storm Line
- Proposed Storm Line

MSD NOTES - WM# 11875

- 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.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ACOE JURISDICTIONAL WETLANDS DETERMINATION REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- SITE IS SUBJECT TO REGIONAL FACILITY FEE'S X 1.5 OR ONSITE RUNOFF VOLUME COMPENSATION X 1.5 BELOW THE FLOODPLAIN ELEVATION DIRECTLY CONNECTED TO THE ADJACENT TO THE CREEK AND OUTSIDE OF THE 25' BUFFER OTHER THAN THE INLET AND THE OUTLET TO THE CREEK SHALL BE PROVIDED.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY LATERAL EXTENSION AND SUBJECT TO APPLICABLE FEES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- PROPOSED SEWER ALIGNMENT AND PIPE TYPE TO BE EVALUATED IN THE FLOODPLAIN COMPENSATION AREA PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.



VICINITY MAP

Tree Canopy Data

Class C Tree Canopy Category	
Gross Site Area	355,247 S.F.
Existing Tree Canopy	266,435 S.F.
Ex. Tree Canopy %	75.0 %
Preserved Tree Canopy Coverage Area	17,942 S.F.
Preserved Tree Canopy Coverage %	5.1 %
Tree Canopy Area Required	74,602 S.F.
Tree Canopy Area Required %	21.0 %
New Tree Canopy Area Required	56,660 S.F.
New Tree Canopy Area Required %	15.9 %
Tree Canopy Preserved	17,942 S.F.
New Tree Canopy Provided	40,320 S.F.
Tree Canopy Provided	58,262 S.F.
% Tree Canopy Provided	16.4 %

General Development Data

Location:	Poplar Level Road
Address:	4720 Forest Drive
Inst. No.	D.B. 8866 Pg. 398
Area:	8.16
Ex. Zoning:	R7 & R4
Proposed Zoning:	PRD
Form District:	Neighborhood
Existing Use:	Vacant
Proposed Use:	Single Family Residential

Dimensional Standards

PLANNED RESIDENTIAL DEVELOPMENT Alternative Housing Styles - Chapter 5 Part 3.1.D Single Family Detached	
Building Setbacks	Minimum
Front:	15'
Side:	0'
Note:	6' setback required between units.
Street Side:	15'
Rear:	25'
Max. Height of Building:	35'
Note: Lots 19-27 to face Forest Drive.	

Density and Floor Area Ratio

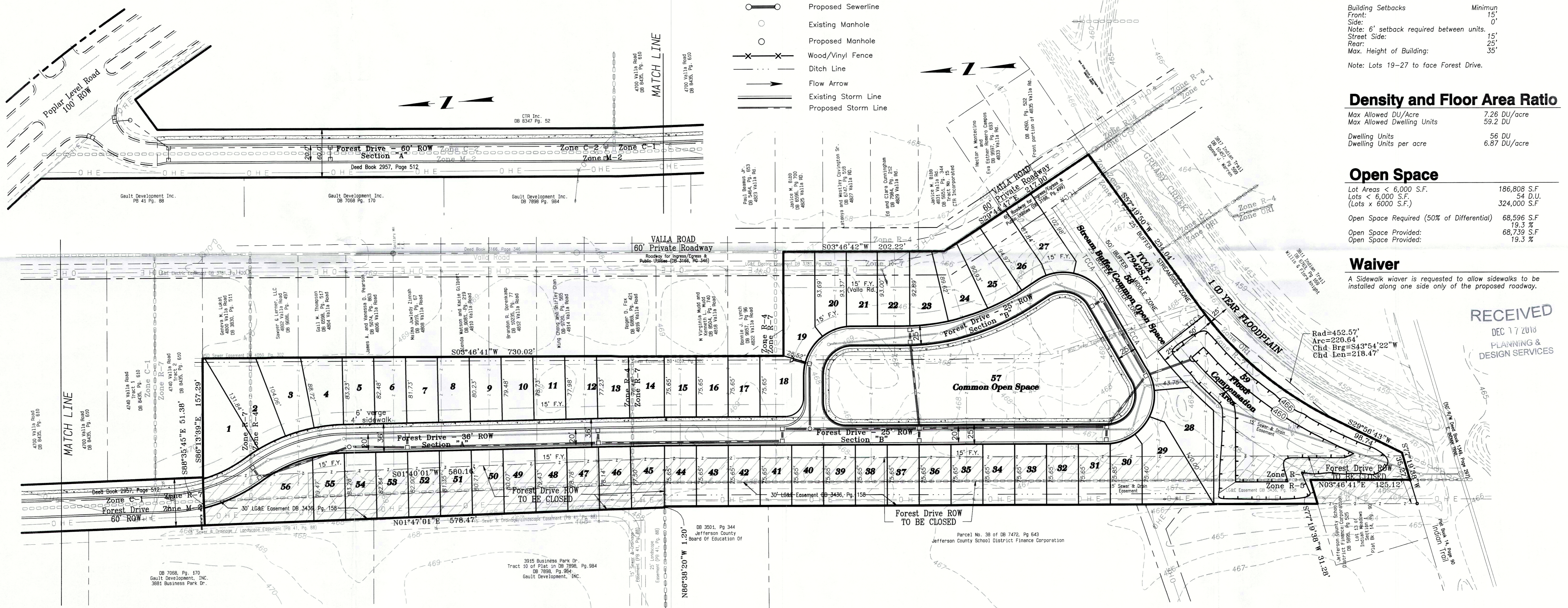
Max Allowed DU/Acre	7.26 DU/acre
Max Allowed Dwelling Units	59.2 DU
Dwelling Units	56 DU
Dwelling Units per acre	6.87 DU/acre

Open Space

Lot Areas < 6,000 S.F.	186,808 S.F.
Lots < 6,000 S.F.	54 D.U.
(Lots x 6000 S.F.)	324,000 S.F.
Open Space Required (50% of Differential)	68,596 S.F.
Open Space Provided:	19.3 %
Open Space Provided:	68,739 S.F.
Open Space Provided:	19.3 %

Waiver

A Sidewalk waiver is requested to allow sidewalks to be installed along one side only of the proposed roadway.



RECEIVED
DEC 17 2018
PLANNING & DESIGN SERVICES

AL ENGINEERING INC.
Civil Engineering & Land Development Services
13000 Midtown Industrial Blvd. Ste. A
Louisville, KY 40223
603-817-4444
603-817-4444

ACCOUNT: 2018-521
DATE: 12-13-2018
DESIGNED BY: AMR
CHECKED BY: AMR
APPROVED BY: AMR

Creek Alley Contracting
4206 Grand Court
Crestwood, KY 40014

PRD SUBDIVISION PLAN

DRAWING 1 SHEET OF 1

VALEI-106VALEI-NetWorkVALEI-Projects\2018-521-Forest-Creek-Subdivision\2018-521-FRD-07.prd 12/17/2018 9:57:56AM AMR