

**GENERAL NOTES:**

- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF FOR REVIEW AND APPROVAL PRIOR TO BEGINNING ANY GRADING OR CONSTRUCTION ACTIVITIES-PREVENTING COMPACTING OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEFITING THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LDC.
- IF PROPOSED, SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (E. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND ROAD RIGHTS-OF-WAY PER CHAPTER 4.1.2 OF THE LDC.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A FULL KARST SURVEY WAS PERFORMED BY EGS SOUTHEAST, LLP ON 4/14/22 AND KARST TOPOGRAPHY WAS FOUND. FEATURES ARE MARKED ON THE PLAN.
- A GEOTECH ANALYSIS WILL BE REQUIRED DURING CONSTRUCTION PHASE.
- STREET TREES SHALL BE PROVIDED IN COMPLIANCE WITH 10.2.2 OF THE LDC.
- 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 THE PLANNING COMMISSION.
- THE LIMITS OF DISTURBANCE ARE BASED ON THE DEVELOPMENT PLAN. LIMITS CAN CHANGE DURING CONSTRUCTION DEPENDING UPON PROPOSED GRADING.

**MSD NOTES:**

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: ON-SITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111C0113E, 2111C0130E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SCHEDS OF GREEN BEST MANAGEMENT PRACTICES.
- A GEOTECHNICAL EVALUATION SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER PRIOR TO FILLING OF ANY EXISTING PONDS. THE APPROPRIATE DETAILS FOR REMEDIATION SHALL BE NOTED ON THE CONSTRUCTION PLANS.
- THE APPLICANT SHALL PROVIDE AN EVALUATION OF THE SEWERSHED UPSTREAM OF THIS PROPERTY. SEWER ALIGNMENT AND EASEMENT LOCATIONS MAY BE MODIFIED PER LOCATIONS DEPICTED ON THIS CONCEPTUAL PLAN AND SHALL BE PLACED AND SIZED TO ADEQUATELY SERVE THE WATERSHED. MSD AND THE APPLICANT SHALL EXECUTE AN AGREEMENT CONSISTENT WITH MSD'S EXCESS COST POLICY PRIOR TO CONSTRUCTION APPROVAL.
- SEWER & DRAINAGE RIGHTS WILL BE GRANTED IN OPEN SPACE LOTS.
- LOT 119: EASEMENT WILL BE DEDICATED FOR FUTURE SANITARY SEWER SERVICE TO EXISTING LOT 302 AND CEDAR CREEK WILL BE DEDICATED IN A STORM AND DRAINAGE EASEMENT.

**PUBLIC WORKS AND KTC NOTES:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITIES (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 SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

**ADJACENT PROPERTY OWNERS:**

JAMES BREWER 11212 PEBBLE TRACE T.B. 4024, LOT 81 D.B. 10698, PG. 458 FORM DIST.N. ZONE:R4	JOSE ALVARADO 11304 PEBBLE TRACE T.B. 4024, LOT 86 D.B. 11790, PG. 927 FORM DIST.N. ZONE:R4	KURT DAVIS 11318 PEBBLE TRACE T.B. 4024, LOT 114 D.B. 11228, PG. 271 FORM DIST.N. ZONE:R4
CHRISTOPHER RAY 11214 PEBBLE TRACE T.B. 4024, LOT 82 D.B. 10582, PG. 875 FORM DIST.N. ZONE:R4	MELINDA RICHARDS 11308 PEBBLE TRACE T.B. 4024, LOT 89 D.B. 10914, PG. 508 FORM DIST.N. ZONE:R4	JEFFREY COMATSER 11320 PEBBLE TRACE T.B. 4024, LOT 115 D.B. 11251, PG. 128 FORM DIST.N. ZONE:R4
MATTHEW SIMPSON 11216 PEBBLE TRACE T.B. 4024, LOT 83 D.B. 10691, PG. 235 FORM DIST.N. ZONE:R4	RICHARD BUTLER 11306 PEBBLE TRACE T.B. 4024, LOT 90 D.B. 10886, PG. 377 FORM DIST.N. ZONE:R4	JOSEPH BAUMAN 11404 PEBBLE TRACE T.B. 4024, LOT 116 D.B. 11140, PG. 423 FORM DIST.N. ZONE:R4
GLORIA BASHAM 11218 PEBBLE TRACE T.B. 4024, LOT 84 D.B. 11285, PG. 374 FORM DIST.N. ZONE:R4	JUSTIN CAMPBELL 11310 PEBBLE TRACE T.B. 4024, LOT 110 D.B. 11287, PG. 742 FORM DIST.N. ZONE:R4	KEVIN BLANDFORD 11402 PEBBLE TRACE T.B. 4024, LOT 117 D.B. 11287, PG. 835 FORM DIST.N. ZONE:R4
JAMES STEPHENS 9405 MOSSY CREEK WAY T.B. 4024, LOT 85 D.B. 10711, PG. 42 FORM DIST.N. ZONE:R4	LETHA REED 11312 PEBBLE TRACE T.B. 4024, LOT 111 D.B. 11200, PG. 745 FORM DIST.N. ZONE:R4	DUSTIN BRUCE MISTELSKJE 11404 PEBBLE TRACE T.B. 4024, LOT 118 D.B. 11266, PG. 820 FORM DIST.N. ZONE:R4
GILBERT STOVALL 9406 MOSSY CREEK WAY T.B. 4024, LOT 86 D.B. 11607, PG. 292 FORM DIST.N. ZONE:R4	KREMLIN NAVARRO 11314 PEBBLE TRACE T.B. 4024, LOT 112 D.B. 11663, PG. 839 FORM DIST.N. ZONE:R4	JOHN MATTINGLY 11406 PEBBLE TRACE T.B. 4024, LOT 119 D.B. 11270, PG. 960 FORM DIST.N. ZONE:R4
KENNETH MAHONEY 11302 PEBBLE TRACE T.B. 4024, LOT 87 D.B. 10520, PG. 378 FORM DIST.N. ZONE:R4	DAVID PEARSON 11316 PEBBLE TRACE T.B. 4024, LOT 113 D.B. 11534, PG. 135 FORM DIST.N. ZONE:R4	PREMIER LAND DEVELOPMENT COMPANY, LLC PEBBLE TRACE T.B. 4024, LOT 1004

**SITE DATA:**

FORM DISTRICT: RR  
EXISTING ZONING: RR  
PROPOSED ZONING: SINGLE-FAMILY  
EXISTING LAND USE: SINGLE-FAMILY  
PROPOSED LAND USE: SINGLE-FAMILY  
GROSS LAND AREA: 68,574 AC.  
NET LAND AREA: 59,594 AC.  
BUILDABLE LOTS: 180  
5 (OPEN SPACE, LOTS 149, 182, 183, 184, 185)  
NON-BUILDABLE LOTS: 2,622 D.U./AC.  
GROSS DENSITY: 3.02 D.U./AC.  
NET DENSITY (MAX ALLOWED 4.84): 373,507± S.F.  
TOTAL OPEN SPACE PROVIDED: 785,659± S.F. (28%)

**DIMENSIONAL STANDARDS (5.3-37)**

MINIMUM LOT SIZE: 4,500± S.F.  
MINIMUM LOT WIDTH: 50'  
FRONT STREET SIDE YARDS: 20'  
SIDE YARD: 0' TO 6' BETWEEN STRUCTURES IF DETACHED  
REAR YARD MIN.: 25' (5' ADJACENT TO ALLEY)  
MAX BUILDING HEIGHT: 35'

**TREE CANOPY DATA:**

GROSS SITE AREA: 2,986,909± S.F.  
LAND USE: SINGLE-FAMILY  
EXISTING TREE CANOPY: 1,488,209± S.F. (50%)  
EXISTING TREE CANOPY TO BE PRESERVED: 505,928± S.F. (34% OF EXISTING TREE CANOPY / 17% OF GROSS SITE AREA)  
TOTAL TREE CANOPY REQUIRED: 1,194,764± S.F. (40%)  
TOTAL TREE CANOPY PROVIDED: 1,227,856± S.F. (41%)  
180 TYPE A STREET TREES (1,200 S.F. CREDIT EACH)  
NET TREE CANOPY PROVIDED: 216,000± S.F. (18%)

**BENCHMARKS**

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOGIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.

SOURCE BENCHMARK STAD13-2001 NAVD 1988 ELEV. 674.14

FROM THE INTERSECTION OF OLD BARDSTOWN ROAD AND THIXTON LANE, TRAVEL ON THIXTON LANE FOR APPROXIMATELY 2.5 MILES TO THE STATION ON THE LEFT. STATION IS 6.6' EAST OF THE EDGE OF THE PAVEMENT OF THIXTON LANE AND 95.7' NORTH OF THE CENTERLINE OF TAYLOR RAE DRIVE.

**MAXIMUM BALANCE TRANSFER LOT CALCULATION**

MLP - MAXIMUM LOTS PERMITTED  
TA - TOTAL LAND AREA (68,574)  
SS - STREET SLOPE AREA/SLOPES >20% (3.13 AC.)  
IA - INFRASTRUCTURE AREA (11.41 AC.)  
MLP = [(TA - SS - IA) \* 4.84] + SS \* 4.84  
MLP = [(68,574 - 3.13 - 11.41) \* 4.84] + 3.13 \* 4.84  
MLP = 270  
LOTS <6,000 S.F.: 7 LOTS PROPOSED  
LOTS ≥6,000 S.F.: 20 LOTS PROPOSED

**DETENTION CALCULATIONS**

DETENTION BASIN #1: 2.9/12 (0.56-0.3) (30.2) = 1.90 AC-FT  
DETENTION BASIN #2: 2.9/12 (0.56-0.3) (8.2) = 0.52 AC-FT  
DETENTION BASIN #3: 2.9/12 (0.56-0.3) (10.1) = 0.63 AC-FT

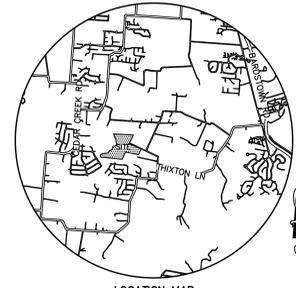
**WAIVER REQUESTS**

A WAIVER OF 6.3.3.2 OF THE LDC IS REQUESTED TO ALLOW MORE THAN 15% OF A REAR YARD OF A BUILDING LOT TO BE OCCUPIED BY A DRAINAGE EASEMENT

A WAIVER OF 5.9.2.1.1 OF THE LDC IS REQUESTED TO NOT PROVIDE A STUB CONNECTION TO THE ADJOINING 3 VACANT PARCELS TO THE NORTH.

**LEGEND**

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING TOP OF BANK
- EXISTING TOE OF SLOPE/DITCH
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED MAILBOX
- PROPOSED DRAINAGE ARROW
- REVISED TREE LINE
- PROPOSED TREE CANOPY CREDIT AREA
- PROPOSED WOODLAND PROTECTION AREA
- 20-30% SLOPES
- >30% SLOPES
- EXISTING KARST FEATURE
- PROPOSED LIMITS OF DISTURBANCE



LINE	BEARING	DISTANCE
L1	S 07°34'17" W	144'
L2	N 19°32'21" E	30'
L3	N 53°55'19" E	44'
L4	N 68°15'49" E	138'
L5	N 79°58'11" E	112'
L6	N 89°52'07" E	60'
L7	N 85°72'09" E	94'
L8	N 80°34'20" E	92'
L9	N 72°30'04" E	31'
L10	S 59°03'59" W	23'
L11	N 41°43'03" E	39'
L12	N 31°50'38" E	33'
L13	N 28°41'09" E	74'
L14	S 48°34'27" W	42'
L15	S 65°34'42" W	55'
L16	S 59°07'41" W	119'
L17	S 48°39'17" W	21'
L18	N 37°54'28" E	35'
L19	N 29°23'58" E	52'
L20	N 16°48'18" E	169'
L21	S 37°44'22" W	52'
L22	S 87°03'00" E	12'
L23	N 81°53'47" W	45'
L24	S 81°03'14" W	44'
L25	N 49°02'58" E	43'
L26	S 34°43'22" W	45'
L27	N 23°02'44" E	43'
L28	S 02°33'00" W	56'
L29	N 09°02'32" W	48'
L30	S 12°18'59" E	117'
L31	N 07°49'17" W	106'
L32	S 13°09'53" E	102'
L33	S 26°38'53" E	111'
L34	S 17°14'47" E	105'
L35	S 20°14'33" E	114'
L36	S 28°14'42" E	37'



**DEVELOPER**  
JOHN SCHULTE  
C/O J.S. ACQUISITIONS, LLC  
9707 SHELBYVILLE ROAD  
LOUISVILLE, KY 40223

**OWNER**  
THE PARKER LIVING TRUST  
10302 OAK GROVE RD  
LOUISVILLE, KY 40223

**OWNER**  
THE ESTATE OF DORIS ANN PARKER  
1702 EASTBRIDGE CT  
LOUISVILLE, KY 40223

**OWNER**  
D.B. W00606, PG. 64; D.B. 9836, PG. 277

**DETAILED DEVELOPMENT & PRELIMINARY PLAN**  
**OAK GROVE ROAD SUBDIVISION**  
10212 & 10302 OAK GROVE ROAD  
LOUISVILLE, KY 40291  
T.B. 87, LOT 34; T.B. 87, LOT 158  
D.B. W00606, PG. 64; D.B. 9836, PG. 277

**REVISIONS**

DATE	DESCRIPTION
3/20/22	NOTED LAYOUT
3/29/22	POS REVIEW COMMENTS
4/27/22	POS REVIEW COMMENTS
5/4/22	POS REVIEW COMMENTS
5/9/22	MARKET SURVEY

Vertical Scale: N/A  
Horizontal Scale: 1"=100'  
Date: 3/21/22  
Job Number: 3694  
Sheet: 1

CASE # 21-ZONE-0059  
RELATED CASE # 21-ZONEPA-0036  
MSD WM # 12275

BEN CRAVEN  
REGISTERED LANDSCAPE ARCHITECT  
1000