



SITE DATA

FORM DISTRICT	R4	NEIGHBORHOOD	R4
EXISTING ZONING	VACANT/S.F. RESIDENTIAL	NET DENSITY	59.82 ± AC.
EXISTING LAND USE		NET LAND AREA	51.14 ± AC.
GROSS LAND AREA		BUILDABLE LOTS	163
NET LAND AREA		NON-BUILDABLE LOTS	5
AVERAGE LOT SIZE		GROSS DENSITY	5,822 ± S.F.
		NET DENSITY	2.72 (DU./AC.)
		GROSS LAND AREA	3.18 (DU./AC.)
		CONSERVATION AREA REQUIRED	781,713 ± S.F. (30%)
		CONSERVATION AREA PROVIDED	854,812 ± S.F. (32.8%)
		AREAS >3,000 S.F. N.I.C.	32,966 ± S.F.
		PCA	821,846 ± S.F.
		SCA	

DIMENSIONAL STANDARDS

FRONT/STREET SIDE YARDS	15'-25'
SIDE YARDS	5'
REAR YARD	5'
MAXIMUM BUILDING HEIGHT	25'

MAXIMUM LOT CALCULATION

MLP = MAXIMUM LOTS PERMITTED	
TA = TOTAL LAND AREA	2,605,711 SF
PCA = PRIMARY CONSERVATION AREA	821,846 SF
IA = INFRASTRUCTURE AREA	378,048 SF
MLP = TA - PCA - IA	1,405,817 SF
ZONING DISTRICT	R4
MINIMUM LOT AREA	1,405,817 SF
MLP = 2,605,711 SF - 32,966 SF - 378,048 SF	1,994,697 SF
MLP = 1,994,697 SF / 1,000 S.F.	1,994

TREE CANOPY DATA

GROSS SITE AREA	2,605,711 ± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	1,192,459 S.F. (46%)
TREE CANOPY TO BE PRESERVED	383,337 S.F. (15%)
TREE CANOPY TO BE PLANTED	268,426 S.F. (10%)
TREE CANOPY REQUIRED	651,428 S.F. (25%)

DETENTION CALCULATIONS

59.85 (0.5-0.3) (2.9/12) = 0.24 AC.FT.
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MSD NOTES:

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK OUTHRIE WQTC BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: ADDITIONAL DETENTION FOR THE ENTIRE SITE SHALL BE PROVIDED IN THE BASIN AS DEPICTED ON THE PLAN. IN ADDITION, THE CAPACITY OF THE EXISTING DITCH ALONG MT WASHINGTON ROAD SHALL BE VERIFIED AND ANY IMPROVEMENTS, IF REQUIRED, MADE TO PROVIDE ADEQUATE CAPACITY. A MODEL SHALL BE RUN AT BOTH OUTLET LOCATIONS TO ENSURE THERE WILL BE NO RISE IN THE ELEVATION OF PENN RUN CREEK AS A RESULT OF THIS DEVELOPMENT. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS OR THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS GREATER. THE DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. 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.
- EROSION & 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING. (2111001292)
- DEVELOPER PROPOSES A PRESSURE SANITARY SYSTEM FOR LOTS 91-102. PLANS AND SPECIFICATIONS WILL BE SUBMITTED TO MSD PRIOR TO CONSTRUCTION PLAN APPROVAL.
- AN OFFSITE SEWER AND DRAINAGE EASEMENT WILL BE OBTAINED FOR THE ROUTE OF THE GRAVITY SEWERS AS SHOWN ON PLAN.
- 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 MANAGEMENT PRACTICES.

BENCHMARKS

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

SOURCE BENCHMARK STA012-2001 NAVD 1988 ELEV. 596.25

FROM THE INTERSECTION OF PRESTON HWY. AND MT. WASHINGTON ROAD, TRAVEL EAST ON MT. WASHINGTON ROAD APPROXIMATELY 1.0 MILE TO CHRISTMAN ROAD, TURN RIGHT ON CHRISTMAN ROAD AND TRAVEL SOUTH FOR APPROXIMATELY 50 TO THE STATION ON THE LEFT.

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN 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.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF 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.
- THE DEVELOPMENT LIES IN THE HIGHWEG FIRM DISTRICT.
- SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN 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 AND 8, RESPECTIVELY 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 PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE CLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
- 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 KARST SURVEY OF THE SITE WAS PERFORMED BY MARK SITES, P.E. ON NOVEMBER 4, 2015 AND ONE AREA OF POTENTIAL KARST TOPOGRAPHY WAS IDENTIFIED IN THE EASTERN PORTION OF THE SITE.
- DEVELOPER AGREES TO UPDATE THE KY HISTORIC RESOURCES INVENTORY FORM FOR THE QUICK LOG HOUSE, JF-102 AND COMPLETE A NEW FORM FOR THE ADJACENT PROPERTY TO BE DEVELOPED. THE FORMS SHALL BE SUBMITTED TO HISTORIC PRESERVATION STAFF PRIOR TO GROUND DISTURBANCE AND DEMOLITION. ARCHEOLOGICAL DISCOVERIES SUCH AS ARTIFACTS, FEATURES AND OTHER ARCHEOLOGICAL DEPOSITS SHOULD BE REPORTED TO THE LANDMARKS COMMISSION.

WAIVER REQUEST

A WAIVER OF 7.11.B.C.2 OF THE LDC IS REQUESTED TO ALLOW THE REAR FACADE OF THE HOME ON LOT 1 TO BE ORIENTED TOWARD MT. WASHINGTON ROAD.

PUBLIC WORKS AND KTC NOTES:

- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- 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 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.
- ALL STREET NAME SIGNS AND PAYMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMP" PER KTY STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR STREET "C" SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUEST TO ALTER DRAINAGE ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.

RECEIVED

NOV 20 2015

DESIGN SERVICES

KATHY M. HARRIS

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

GRAPHIC SCALE 1"=100'

CASE # 15SUBDIV014
MSD WM # 11266

Conservation Subdivision Plan
MEADOW CREEK
6204, 6210 & 6304 MT. WASHINGTON RD.
LOUISVILLE, KY. 40229
TAX BLOCK: 91, LOTS: 32, 8 & 7
D.B. 6628 PG. 738, D.B. 1603 PG. 342 & D.B. 4344 PG. 97

OWNER:
FRANK QUICK JR.
P.O. BOX 1840
MARS HILL, NC. 28754

OWNER:
WILLIAM SR. & HELEN QUICK
6204 MT. WASHINGTON RD.
LOUISVILLE, KY. 40229

DEVELOPER:
PREMIER LAND DEVELOPMENT, LLC.
2709 BLACKSTONE MILL RD.
CLARKSVILLE, IN. 47129

Architect:
Mindel, Scott & Associates, Inc.
Planning · Engineering · Surveying · Landscape Architecture
Utility Consulting · Property Management
Phone: (502) 485-1500 Fax: (502) 485-1500 Email: info@msaarch.com

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 10/12/15
Job Number: 3268
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