



LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING CATCH BASIN & YARD DRAIN
- EXISTING HEADWALL W/ PIPE
- EXISTING SANITARY MANHOLE
- PROPOSED CATCH BASIN & YARD DRAIN
- PROPOSED SLOPED & FLARED HEADWALL
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE
- PROPOSED DRAINAGE ARROW
- REVISED TREE LINE
- CONVEYANCE ZONE
- FORM DISTRICT LINE
- ZONING LINE
- WETLANDS TO BE PRESERVED
- WETLANDS TO BE MITIGATED
- STREAM/WETLAND BUFFER AREA
- PROPOSED DETENTION BASIN/COMPENSATION AREA

RECEIVED
JAN 04 2019
PLANNING & DESIGN SERVICES

LOCATION MAP
NO SCALE

OWNERS
NORMA J. WOODEN
2211 FEDERAL HILL DRIVE
LOUISVILLE, KY 40299

JOHNNY & MARY WOODEN CAROLYN & JOHN SHORTT
13316 STEPPING STONE WAY 13522 OLIVER STATION COURT
LOUISVILLE, KY 40299 LOUISVILLE, KY 40245

SITE DATA:

FORM DISTRICT	SUBURBAN WORKPLACE R4
EXISTING ZONING	R4
PROPOSED ZONING	SINGLE-FAMILY/VACANT SINGLE-FAMILY
EXISTING LAND USE	33.03± AC.
PROPOSED LAND USE	28.10± AC.
NET LAND AREA	121
BUILDABLE LOTS	5
NON-BUILDABLE LOTS	3.66 D.U./AC.
CROSS DENSITY	4.31 D.U./AC.
NET DENSITY	372,668± S.F. (26%)
OPEN SPACE PROVIDED	

DIMENSIONAL STANDARDS

MINIMUM LOT SIZE	6,000± S.F.
FRONT/STREET SIDE YARDS	25'
SIDE YARD MIN.	5'
REAR YARD MIN.	25'
MINIMUM LOT WIDTH	50'
MAXIMUM BUILDING HEIGHT	35'

TREE CANOPY DATA:

GROSS SITE AREA	1,438,612± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	88,456± S.F. (6%)
EXISTING TREE CANOPY TO BE PRESERVED	72,064± S.F. (5%)
TREE CANOPY TO BE PROVIDED	201,272± S.F. (14%)
TOTAL TREE CANOPY REQUIRED	273,336± S.F. (19%)

LOUISVILLE METRO

APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 18ZONE1069

APPROVAL DATE

EXPIRATION DATE

SIGNATURE OF PLANNING COMMISSION

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 RILEY-3 NAVD 1988 ELEV. 542.52

THE MARK IS A NGS DISK SET IN DRILL HOLE IN THE TOP OF THE SOUTH END OF THE EAST ABUTMENT OF THE HUTCHERSON DR. BRIDGE OVER I-65. THE BRIDGE IS 1.5 MILES SOUTH OF GENE SNYDER FREEWAY AND 500' WEST OF BLUE LICK RD. THE DISK IS STAMPED RILEY-3 1985. THE DISK IS LOCATED ON THE SOUTHEAST CORNER OF THE BRIDGE.

ADJACENT PROPERTY OWNERS:

DONALD & LINDA WARD 10900 BLUE LICK ROAD T.B. 84 LOT: 33 D.B. 6360 PG. 803	BRANDON COX 3710 SUSAN LANE T.B. 84 LOT: 141 D.B. 10063 PG. 276	BOARD OF EDUCATION 10703 BLUE LICK ROAD T.B. 84 LOT: 1 D.B. 7281 PG. 40
CHARLES & BETTY COX 19006 BLUE LICK ROAD T.B. 84 LOT: 34 D.B. 7448 PG. 412	WILLIAM SMITH 3820 SUSAN LANE T.B. 84 LOT: 149 D.B. 6922 PG. 791	MERRY MOORE 4001 MUD LANE T.B. 84 LOT: 20 D.B. 10910 PG. 109
CROSSINGS CENTER NINE LLC 4400 COMMERCE CROSSINGS DRIVE T.B. 84 LOT: 57 D.B. 8834 PG. 101	VERNON & JUDITH SMITH 3812 SUSAN LANE T.B. 84 LOT: 39 D.B. 8834 PG. 115	EVERBAK 3700 MUD LANE T.B. 84 LOT: 48 D.B. 11025 PG. 107
RONALD & SUSAN BURT 3614 SUSAN LANE T.B. 84 LOT: 113 D.B. 8713 PG. 655	JOSEPH BURNETT 3822 SUSAN LANE T.B. 84 LOT: 154 D.B. 8674 PG. 208	BOARD OF EDUCATION 10705 BLUE LICK ROAD T.B. 84 LOT: 38 D.B. 7281 PG. 40
THE KENNETH WRIGHT TRUST 3610 SUSAN LANE T.B. 84 LOT: 114 D.B. 10208 PG. 812	KENNETH & JOAN EMBRY 3714 SUSAN LANE T.B. 84 LOT: 182 D.B. 10208 PG. 812	JOE BURNETT 3801 MUD LANE T.B. 84 LOT: 42 D.B. 8851 PG. 425
SUSAN BOMMAN 3806 SUSAN LANE T.B. 84 LOT: 117 D.B. 8568 PG. 779	DAVID & MELANIE EMBRY 3712 SUSAN LANE T.B. 84 LOT: 183 D.B. 10028 PG. 724	ROCKY & RUBY ISRAEL 3704 MUD LANE T.B. 84 LOT: 49 D.B. 8659 PG. 413
KAREN BRISTOE 3612 SUSAN LANE T.B. 84 LOT: 124 D.B. 9205 PG. 736	J716 SUSAN LANE LAND TRUST 3716 SUSAN LANE T.B. 84 LOT: 184 D.B. 6486 PG. 215	WILLIAM VINCENT 3616 MUD LANE T.B. 84 LOT: 72 D.B. 7667 PG. 444
JOAN & JOHNNY PERRY 10903 BLUE LICK ROAD T.B. 84 LOT: 122 D.B. 6723 PG. 529	DONALD & LINDA WARD 10908 BLUE LICK ROAD T.B. 84 LOT: 123 D.B. 6360 PG. 803	JOSEPH & JANET 3700 MUD LANE T.B. 84 LOT: 72 D.B. 8194 PG. 279
THOMAS BUTLER 3618 SUSAN LANE T.B. 84 LOT: 132 D.B. 8892 PG. 727	BOBBY WILSON TRUST 3818 SUSAN LANE T.B. 84 LOT: 169 D.B. 7017 PG. 574	CHRISTINA TUCKER 3712 MUD LANE T.B. 84 LOT: 107 D.B. 10480 PG. 235
BRADLEY BISCHOFF 3700 SUSAN LANE T.B. 84 LOT: 133 D.B. 9640 PG. 520	ERIC & ANGELA FAY 3708 SUSAN LANE T.B. 84 LOT: 173 D.B. 7722 PG. 329	LARRY MAHONEY 3618 MUD LANE T.B. 84 LOT: 111 D.B. 7020 PG. 909
EMILY DAN 3702 SUSAN LANE T.B. 84 LOT: 134 D.B. 10510 PG. 150	CAROL BOMBERSBACH 3802 SUSAN LANE T.B. 84 LOT: 134 D.B. 8501 PG. 98	LARRY MAHONEY 3618 MUD LANE T.B. 84 LOT: 111 D.B. 7020 PG. 909
JAMES & JANE MEFFORD 3704 SUSAN LANE T.B. 84 LOT: 136 D.B. 8883 PG. 563	WILLIAM WASHBURN 3800 SUSAN LANE T.B. 84 LOT: 136 D.B. 8106 PG. 309	THOMAS & DOROTHY HINES 3715 MUD LANE T.B. 84 LOT: 108 D.B. 6386 PG. 985
NANCY & THOMAS BISCHOFF 3708 SUSAN LANE T.B. 84 LOT: 138 D.B. 5361 PG. 841	BOBBY WILSON 3720 SUSAN LANE T.B. 84 LOT: 187 D.B. 8896 PG. 307	EMMA RAY 3608 SUSAN LANE T.B. 84 LOT: 282 D.B. 80009 PG. 836
BOBBY WILSON TRUSTEE 3810 SUSAN LANE T.B. 84 LOT: 137 D.B. 6776 PG. 231		

STATE OF KENTUCKY

CURTIS W. MUCCI

REGISTERED LANDSCAPE ARCHITECT

MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE WEST COUNTY WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT. SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO DOWNSTREAM CAPACITY, WHICH IS MORE RESTRICTIVE. 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 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 (211110127E).
- 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 SIZING 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.
- DRAINAGE FLOW LINE IS LABELED AS USGS BLUELINE/INTERMITTENT PER USGS/LOIC MAPPING. REDWING HAS CLASSIFIED THIS PORTION AS WETLANDS PER REDWING PROJECT #18-160, SUPERSEDING PREVIOUS USGS DETERMINATION.
- AREA MAPPED BY LOIC AS CONVEYANCE ZONE BUT DOES NOT MEET THE DEFINITION OF CONVEYANCE ZONE PER THE MSD FLOODPLAIN ORDINANCE ON THE BASIS OF THE STREAMS CLASSIFICATION.
- RUN OFF VOLUME IMPACT FEE REQUIRED. CALCULATION BASED ON RFF X 1.5.
- ACEE AND MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- LOWEST FINISH FLOOR ELEVATION TO BE DETERMINED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ANY REQUIRED FILL IN THE LOCAL REGULATORY FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1.

DETENTION CALCULATIONS

Basin #1
2.9/12 (0.56-0.3) (7.24) = 0.45 AC-FT
AVERAGE DEPTH=1'

Basins #2 & #3
2.9/12 (0.56-0.3) (13.94) = 0.88 AC-FT
ADDITIONAL COMPENSATION REQUIRED= 0.40 AC-FT
AVERAGE DEPTHS=1.5'

Basin #4
2.9/12 (0.56-0.3) (11.84) = 0.74 AC-FT
AVERAGE DEPTH=1.5'

GENERAL NOTES:

- 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.
- 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.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 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 (CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. 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 KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 9/7/17 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPE 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 CURBS AND GUTTER SHALL BE PROVIDED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREA 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.
- PLANTING TREES SHALL BE IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- CONSTRUCTION PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY AND BRIDGE CONSTRUCTION. ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM 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 ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY LOCATION ON THE PROPERTY.
- ALL CURB-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
- 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.
- THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR STREETS "A" & "B" SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
- NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.
- CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.

PROJECT # 18ZONE1069
MSD WM # 11862

GRAPHIC SCALE 1"=100'
0 50 100 200

MINDEL SCOTT
PLANNING & LANDSCAPE ARCHITECTURE
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DEVELOPER
PULTE HOMES
10035 FOREST GREEN BOULEVARD
LOUISVILLE, KY 40223

GENERAL DISTRICT DEVELOPMENT AND PRELIMINARY SUBDIVISION PLAN
BLUE LICK ROAD SUBDIVISION
10505 BLUE LICK ROAD & 3617 MUD LANE
LOUISVILLE, KENTUCKY 40229
TAX BLOCK 90, LOT 3 & 138
D.B. 3133 PG. 193 & D.B. 7814 PG. 845

12/5/18	PER AGENCY COMMENTS	
12/20/18	PER MSD COMMENTS	
1/4/19	PER MSD COMMENTS	

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 10/22/18
Job Number: 3554

Sheet
1
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