

GENERAL NOTES

- SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. THE SANITARY SEWER PATTERN DEPICTED IS 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.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA PER FIRM MAP NO. 21111C0048E.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
- MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- A KARST SURVEY WAS PERFORMED BY KELLY JONES ON JANUARY 18, 2017 AND NO KARST FEATURES WERE FOUND.
- DRAINAGE/STORMWATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND PERMANENT WATER QUALITY FEATURES TO BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. ON SITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK RUNOFF RATES WILL NOT EXCEED PRE-DEVELOPED PEAK RATES FOR THE 2, 10 & 25 YEAR EVENTS AND WILL BE REDUCED BY 50% OF PRE-DEVELOPED PEAK FLOW RATES FOR THE 100 YEAR STORM EVENT.
APPROXIMATE DETENTION VOLUME REQUIRED:
(2.9/12) X (0.56-0.23/2) X 41.9 = 4.51 Ac-Ft
- THE DEVELOPMENT IS LOCATED WITHIN THE MIDDLETOWN FIRE DISTRICT.
- 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.
- RIGHT-OF-WAY DEDICATION SHALL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT.
- THE FINAL DESIGN OF THIS PROJECT SHALL 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.
- SANITARY SEWERS SHALL BE SIZED FOR THE ENTIRE SEWERSHED PRIOR TO MSD SANITARY OR STORM WATER CONSTRUCTION PLAN APPROVAL.
- REFER TO CITY OF DOUGLASS HILLS REGULATIONS REGARDING PERMITTED SQUARE FOOTAGE FOR RESIDENCES.

EPSC 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 DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

EPSC PHASING

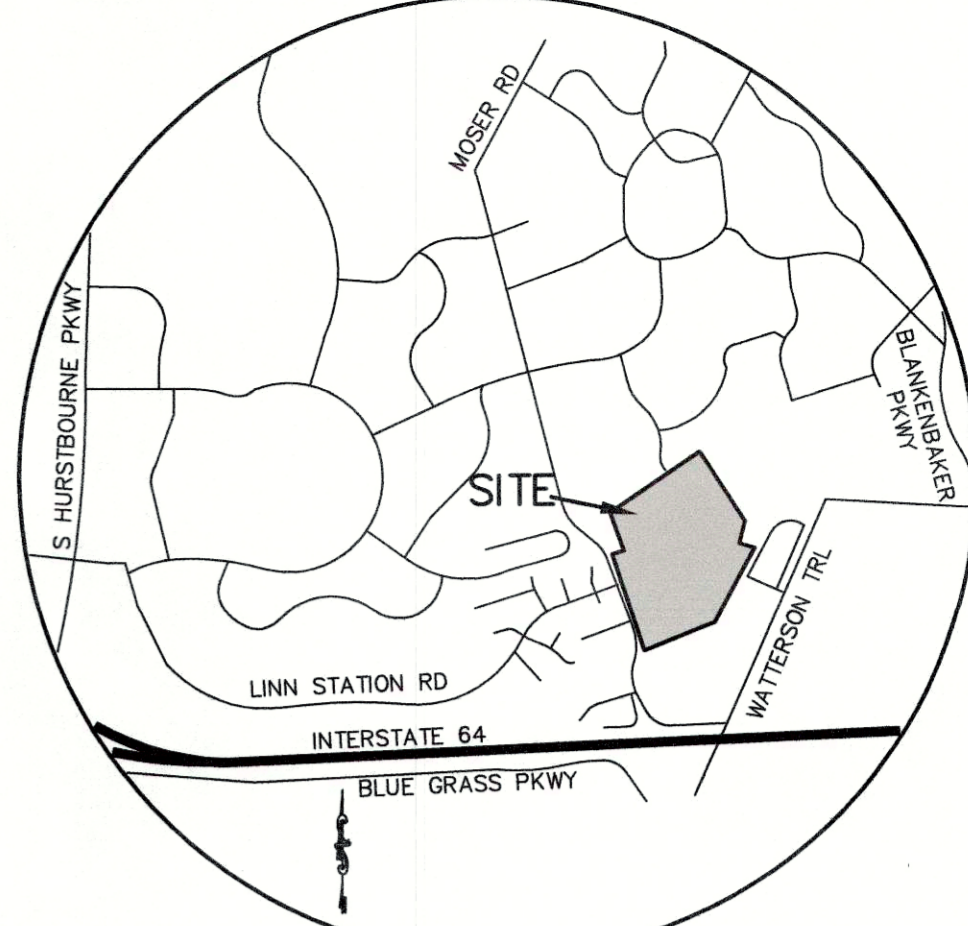
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL PERIMETER SILT FENCING.
- CONSTRUCT DETENTION.
- BEGIN SITE GRADING.
- CONSTRUCT SANITARY SEWERS.
- CONSTRUCT STORM DRAINAGE AND INSTALL ASSOCIATED INLET PROTECTION.
- CONSTRUCT ROADWAYS.
- ESTABLISH VEGETATION.
- REMOVE EPSC MEASURES ONCE DISTURBED AREA IS STABILIZED.

UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE KENTUCKY DIG SAFELY UTILITY PROTECTION CENTER "K.D.S." (TOLL FREE PHONE NO. 1-800-752-6007) 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 THE "K.D.S." 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.

BENCH MARK (NAVD88 DATUM)

BC42.02 - 15.15 FEET SOUTH OF THE CENTER LINE OF BLACKTHORN ROAD, 8.60 FEET WEST OF A LIGHT POLE, 2.15 FEET SOUTH OF THE BACK OF CURB, AND 13.70 FEET NORTHEAST FROM THE NORTHEAST CORNER OF AN 18" STONE HEADWALL.
ELEV. 641.20



LOCATION MAP
NO SCALE

LEGEND

- 650 - EXISTING ELEVATION
- EXISTING TREE LINE
- DETENTION BASIN
- PROPOSED STORM
- PROPOSED SANITARY
- EXISTING STORM LINE
- EXISTING FENCE
- WOODLAND PROTECTION AREA (WPA)
- DRAINAGE FLOW ARROWS
- SLOPES
- 15-20%
- 20-30%
- 30% & GREATER

LOT REQUIREMENTS

NEIGHBORHOOD/R-5	
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	50'
FRONT YARD	25'
STREET SIDE YARD	5'
MIN. SIDE YARD	5'
MIN. REAR YARD	25'
MAX BUILDING HT	35'

SITE DATA

EXISTING ZONING:	R-4
EXISTING FORM DISTRICT:	N
JURISDICTION:	CITY OF DOUGLASS HILLS
PROPOSED ZONING:	R-5
ADJACENT ZONE/FD:	R-4 (R5A AS NOTED)/N
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
GROSS ACERAGE:	50.2 AC./2,184,910 SF
AREA IN ROW:	8.3 AC./360,997 SF
NET AREA:	41.9 AC.
NUMBER OF UNITS:	161 BUIDABLE LOTS
OPEN SPACE LOTS:	6 LOT
OPEN SPACE:	618,983 SF
% OF OPEN SPACE:	28%
GROSS DENSITY:	3.2 DU/AC.
NET DENSITY:	3.8 DU/AC.

TREE CANOPY CALCULATIONS

GROSS SITE AREA:	2,184,910 SF / 50.2 ACS
EXISTING TREE CANOPY:	949,500 SF (43%)
TOTAL TREE CANOPY REQUIRED	436,982 SF (20%)
TREE CANOPY TO BE PRESERVED	45,400 SF (2%)
ADDITIONAL TREE CANOPY REQUIRED	391,582 SF (18%)

RECEIVED
FEB 14 2017
PLANNING & DESIGN SERVICES



WM # 11556
CASE NO. 16Z0N1076
TAX BLOCK 31, LOT 39
D.B. W0556, PG. 956

OWNER
LILLIE M LILLARD
1401 MOSER ROAD
LOUISVILLE, KY 40299-2821

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
606 S. THIRD STREET,
LOUISVILLE, KENTUCKY 40202
(502) 584 - 6271



SHEET TITLE: DEVELOPMENT PLAN & MAJOR PRELIMINARY SUBDIVISION PLAN
PROJECT TITLE: LILLARD PROPERTY - 1207 MOSER ROAD, LOUISVILLE, KY 40223
DEVELOPER: ELITE BUILT HOMES, LLC., 16218 SHELBYVILLE ROAD LOUISVILLE, KY 40245

JOB NO.	2998
SCALE:	1"=100'
DATE:	12/7/16
DRAWING NO.:	1

SHEET 1 OF 1