

GENERAL NOTES

- 1.) ALL EXISTING STRUCTURES AND DRIVEWAYS TO BE REMOVED.
- 2.) SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION, 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.
- 3.) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA PER FIRM MAP NO.21111C0096 E DATED DECEMBER 5, 2006.
- 4.) A SIGNATURE ENTRANCE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION STAFF FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION AND RECORDING THE RECORD PLAT.
- 5.) RIGHT-OF-WAY DEDICATION WILL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT.
- 6.) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.
- 7.) ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- 8.) CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 9.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
- 10.) MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- 11.) 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.
- 12.) ALL ROADWAY AND ENTRANCE INTERSECTION SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 13.) VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- 14.) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE & CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 15.) STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- 16.) ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST SIDEWALK OR BUILDING ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE AND PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- 17.) THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- 18.) ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND SHALL BE APPROVED AT THE TIME OF CONSTRUCTION.
- 19.) CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE LAND DEVELOPMENT CODE.
- 20.) TREES AND SHRUBS SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- 21.) ON-SITE DETENTION WILL BE REQUIRED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE RECEIVING SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 22.) A KARST SITE INSPECTION WAS PERFORMED BY KELLI JONES ON JULY 26, 2011 AND NO KARST FEATURES WERE FOUND.

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." CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER 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.

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EX. SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM
- REINFORCED SILT FENCE
- EXISTING TREE LINE
- STABILIZED CONSTRUCTION ENTRANCE
- DRAINAGE FLOW ARROW
- EXISTING SEWER TAP
- WATER QUALITY FEATURE

DETENTION CALCULATION

SOIL TYPE C (LAWRENCE)	
EXISTING C (13% IMPERVIOUS)	0.27
PROPOSED C (R-5)	0.50

DETENTION REQUIRED FOR WATERSHED "A" (DUE TO DIVERSION)
 $(1.94(0.50-0.27)+5.43(0.50-0.00)*2.9/12 = 0.76 \text{ AC-FT (33,105 CF)}$

NOTE:
DETENTION WILL BE PROVIDED WITHIN WATER QUALITY FEATURE.

WATER QUALITY CALCULATION

REQUIRED WQ STORAGE VOLUME
 $Wq_v = (1/12)(0.60)[0.05=0.009(40)] (369,310) = 7,568 \text{ Cu.Ft.}$

BENCH MARK

1. VARIANCE FROM LDC CHAPTER 5.3.1.C TO REDUCE THE REQUIRED SETBACK FROM 40' TO 30'.

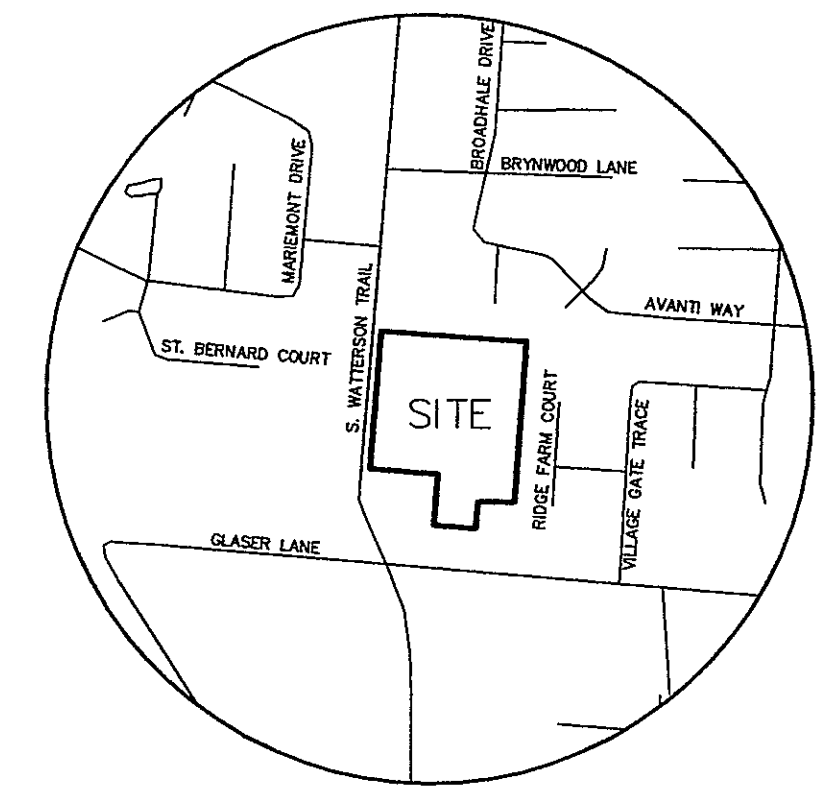
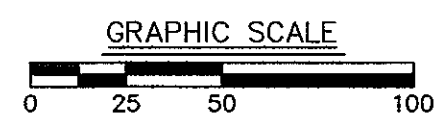
PRELIMINARY APPROVAL

Condition of Approval:

Development Review

Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



LOCATION MAP

NO SCALE

SITE DATA

AREA GROSS	8.48 ACRES
AREA R/W	1.81 ACRES
AREA NET	6.67 ACRES
FORM DISTRICT:	NEIGHBORHOOD
EXISTING ZONING	R-4
PROPOSED ZONING	R-5
EXISTING USE	VACANT
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
BUILDABLE LOTS	37 LOTS
OPEN SPACE LOTS	3 LOTS
DENSITY GROSS	4.36 DU/AC
DENSITY NET	5.55 DU/AC

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	369,310 SF
EXISTING TREE CANOPY	127,037 (34%)*
TREE CANOPY TO REMAIN	0 SF (0%)
TREE CANOPY REQUIRED	73,862 SF (20%)

* EXISTING TREE CANOPY IS BASED ON A GOOGLE EARTH AERIAL IMAGE.

DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT WIDTH	50'
MINIMUM FRONT/STREET SIDE YARD	25'
MINIMUM SIDE YARD	5'
MINIMUM REAR YARD	25'
MAXIMUM BUILDING HEIGHT	35'

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 SEEDDED 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 SEEDDED, 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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

EPSC PHASING

- 1) INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE.
- 2) CONSTRUCT DETENTION BASIN TO BE UTILIZED AS A TEMPORARY SEDIMENT BASIN.
- 3) BEGIN SITE GRADING.
- 4) CONSTRUCT SANITARY SEWERS, STORM DRAINAGE AND ROADWAYS.
- 5) ESTABLISH VEGETATION AND REMOVE SILT FENCE & TEMPORARY SILT STACK.

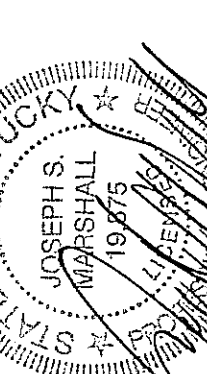
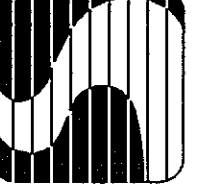
RECEIVED

PLANNING & DESIGN SERVICES

OWNER: WESLEYAN CAMP, MEETINGS ASSOCIATION, 7013 S. WATKINSON TRAIL, LOUISVILLE, KY 40291

DEVELOPER: PULTE HOMES, 10035 FOREST GREEN BLVD., LOUISVILLE, KY 40223

SABAK, WILSON & LINGO, INC.
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 THE HENRY CLAY
 LOUISVILLE, KENTUCKY 40202
 608 S. THIRD STREET, SUITE 504 - 6271



NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT TITLE:
WESLEYAN FARMS

7009 S. WATKINSON TRAIL & 7909 GLASER LN.
 LOUISVILLE, KY 40291

SHEET TITLE:
 PRELIMINARY SUBDIVISION PLAN & DETAILED DISTRICT DEVELOPMENT PLAN

JOB NO.: 2759-DDP
 SCALE: 1" = 50'
 DATE: 12/30/14
 DRAWING NO.: DDP
 SHEET 1 OF 1

WESLEYAN