GENERAL NOTES

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1.) ALL EXISTING STRUCTURES AND DRIVEWAYS TO BE REMOVED.

2.) SANITARY SEWER WILL CONNECT TO THE CEDAR CREEP 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 RÉQUIRED RECORD PLAT.

8.) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.

9.) ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.

10.) CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

11.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS

12.) MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.

13.) 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.

14.) ALL ROADWAY AND ENTRANCE INTERSECTION SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.

15.) VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.

16.) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE & CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

17.) 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.

18.) 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 RESIDENCE 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.

19.) THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY

20.) ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADIUSES, SIDÉWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND SHALL BE APPROVED AT THE TIME OF CONSTRUCTION.

21.) 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.

22.) TREES AND SHRUBS SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.

23.) 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.

24.) 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

priation of management managements	EXISTING 2' CONTOUR
—680—	EXISTING 10' CONTOUR
<b></b>	EX. SANITARY SEWER
®	PROPOSED SANITARY SEWER
	PROPOSED STORM
-00	REINFORCED SILT FENCE
C	EXISTING TREE LINE
	STABILIZED CONSTRUCTION ENTRANCE
$\Longrightarrow$	DRAINAGE FLOW ARROW
0	EXISTING SEWER TAP
	WATER QUALITY FEATURE

WATER QUALITY FEATURE **A 16 16 16 16** 

## DETENTION CALCULATION

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

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 AC-FT (33,105 CF)

T.B. 968, LOT 102

ROBERT P. & LISA A. AZINGER

7006 S. WATTERSON TRAIL

LOUISVILLE, KY 40291

D.B. 7532, PG. 531

T.B. 968, LOT 101

GONZALEZ & YUNIETP CAVECO

7008 S. WATTERSON TRAIL

LOUISVILLE, KY 40291

D.B. 9892, PG. 858

T.B. 637, LOT 167

SHANNON M. HARRIS &

JOSEPH HUFNAGES

7012 S. WATTERSON TRAIL

LOUISVILLE, KY 40291

**R-4** 

T.B. 637, LOT 94

WILLIAM & CATHERINE FORD

7014 S. WATTERSON TRAIL

LOUISVILLE, KY 40291

OUTLET

STRUCTURE

OVERFLOW

 $\bigcirc$ 

- 680 -

D.B. 6899, PG. 475

T.B. 637, LOT 114

GREGORY & JENNIE STEWART

7100 S. WATTERSON TRAIL

LOUISVILLE, KY 40291

/R-4

T.B. 637, LOT 115-

SALLY BUTLER

7102 S. WATTERSON TRAIL

LOUISVILLE, KY 40291

D.B. 7477, RG. 674

T.B. 637, LOT 119

CLARENCE E. & MARTHA NAPIER

7104 S. WATTERSON TRAIL

LOUISVILLE, KY 40291

D.B. 6239, PG. 599

D.B. 10241, PG. 900

D.B. 9826, PG. 234

PROPOSED-

SIGNATURE

ENTRANCE

3

O

ä

All

R

ER

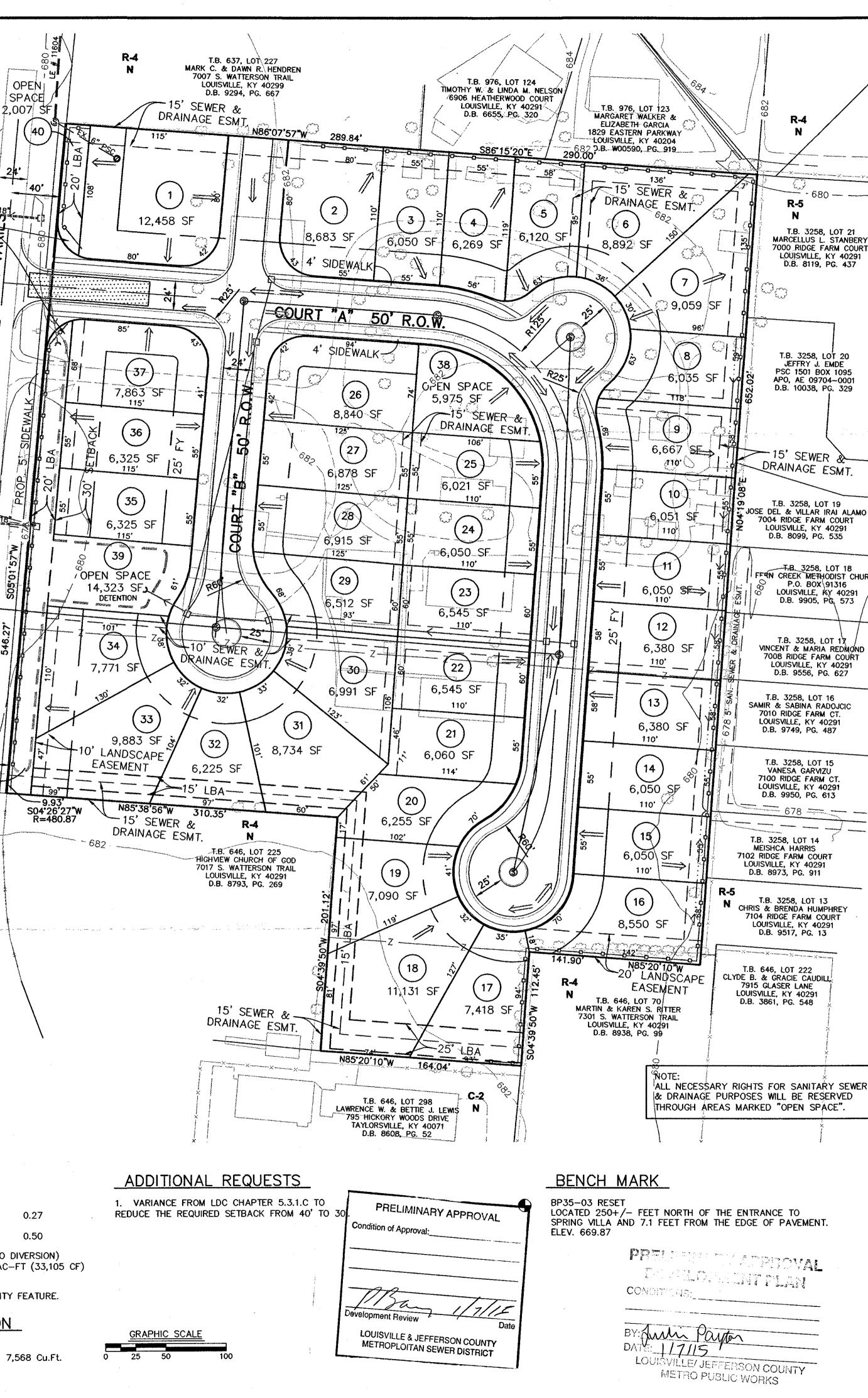
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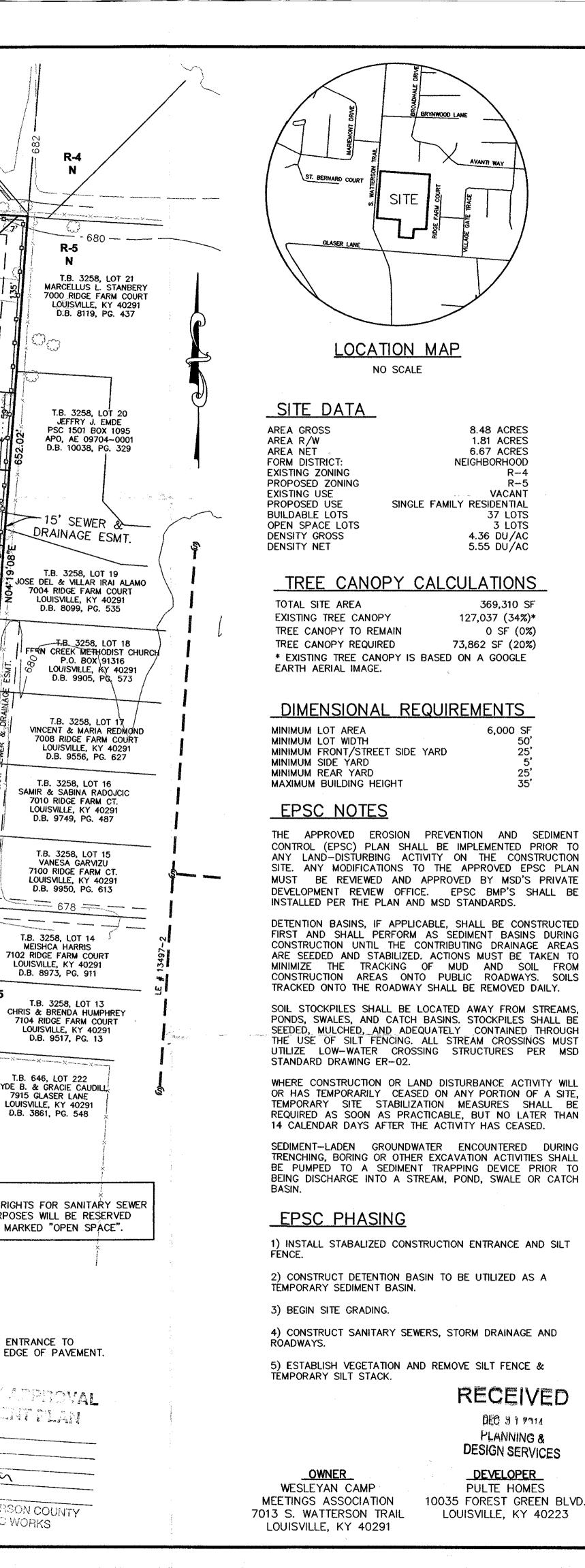
40'

DETENTION WILL BE PROVIDED WITHIN WATER QUALITY FEATURE.

## WATER QUALITY CALCULATION

REQUIRED WQ STORAGE VOLUME WQv = (1/12)(0.60)[0.05=0.009(.40)](369,310) = 7,568 Cu.Ft.





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SHEET 1 OF 1

1470/JE1040

AVANTI WAY

8.48 ACRES

6.67 ACRES

NEIGHBORHOOD

1.81 ACRES

R-4

R-5

VACANT

37 LOTS

4.36 DU/AC

5.55 DU/AC

3 LOTS

369,310 SF

0 SF (0%)

6,000 SF

RECEIVED

DEC 31 9914

PLANNING &

**DESIGN SERVICES** 

DEVELOPER

PULTE HOMES

50'

25'

25' 35'

127,037 (34%)\*

73,862 SF (20%)

#### Case No. 14ZONE1040 Binding elements

**RESOLVED**, the Louisville Metro Planning Commission does hereby **APPROVE** the requested District Development/Subdivision plan, **SUBJECT** to the following binding elements:

#### **Binding Elements**

- The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
- 2. The development shall be in accordance with the approved Preliminary Subdivision Plan. No further subdivision of the land into a greater number of lots than originally approved shall occur without approval of the Planning Commission.
- 3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
- 4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit) is requested:

a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.

c. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.

d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.

- 5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
- 6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
- 7. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.

a) Articles of Incorporation filed with the Secretary of State and recorded in the office of the Clerk of Jefferson County and the Certificate of Incorporation of the Homeowners Association.

b) A deed of restriction in a form approved by Counsel to the Planning Commission addressing (responsibilities for the maintenance of common areas and open space, maintenance of noise barriers,

maintenance of WPAs, TPAs) and other issues required by these binding elements / conditions of approval.

c) Bylaws of the Homeowner's Association in a form approved by the Counsel for the Planning Commission.

- 8. At the time the developer turns control of the homeowner's association over to the homeowners, the developer shall provide sufficient funds to ensure there is no less than \$3,000 cash in the homeowner's association account. The subdivision performance bond may be required by the Planning Commission to fulfill this funding requirement.
- All street name signs shall be installed prior to requesting a certificate of occupancy for any structure. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
- 10. A note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected 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 dripline of the tree canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
- 11. Open space lots shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity. A note to this effect shall be placed on the record plat.
- 12. The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.
- 13. After release of the drainage bond, mosquito abatement on open space lots shall be the responsibility of the Homeowners Association. Accumulations of water in which mosquito larvae breed or have the potential to breed are required to be treated with a mosquito larvacide approved by the Louisville Metro Health Department. Larvacides shall be administered in accordance with the product's labeling. This language shall appear in the deed of restrictions for the subdivision.
- 14. The signature entrance shall be submitted to the Planning Commission staff for review and approval prior to recording the record plat.
- 15. The applicant shall submit a landscape plan for approval by Planning Commission staff showing plantings and/or other screening and buffering materials to comply with the Chapter 10 of the Land Development Code prior to recording the record plat. The applicant shall provide the landscape materials on the site as specified on the approved Landscape Plan prior to issuance of Certificates of Occupancy for the site.
- 16. The applicant will document the site at the National-Register level, which includes photographs and an historic context. Planning and Design Services staff can provide a list of preservation professionals that would be qualified to do the type of documentation requested. All materials shall be submitted to Historic Preservation Staff prior to ground disturbance and demolition.