

MSD NOTES:

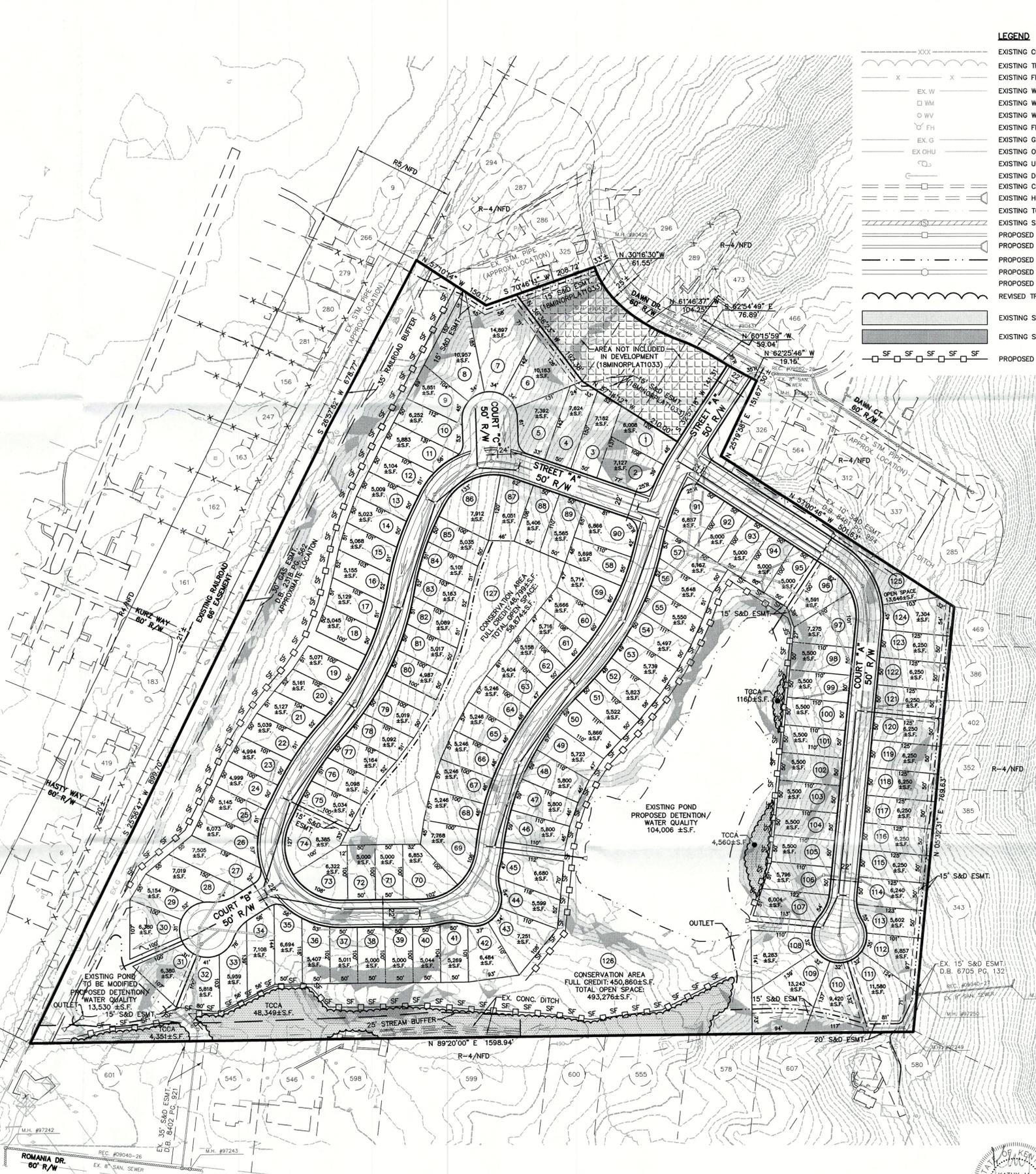
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL STATE AND FEDERAL ORDINANCES.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL 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 THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER 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.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C072E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- ALL NECESSARY RIGHTS FOR UTILITY PURPOSES SHALL BE RESERVED ON OPEN SPACE LOTS.
- FOR ANY EXISTING INFRASTRUCTURE TO REMAIN A TELL-A-INSPECTION, FLUSH AND CLEANING WILL BE REQUIRED PRIOR TO MSD ACCEPTING THROUGH DRAINAGE PIPE AND EASEMENT. MAINTENANCE ON EXISTING PIPE MAY BE REQUIRED TO BRING IT TO MSD SPECIFICATIONS.
- EXISTING OUTFALL DITCH TO BE EVALUATED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. REPAIR, IMPROVEMENTS OR MAINTENANCE MAY BE REQUIRED.

PUBLIC WORKS AND KTC NOTES:

- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE 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 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. 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 PAVEMENT 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 ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT. ANY STREET GRADE >10% MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL CUL-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.
- 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.

ADJACENT PROPERTY OWNERS:

- | | |
|---|--|
| HOWARD & CHARLOTTE B. COLLARD
1702 MEYERS LANE
TAX BLOCK 1026 LOT 9 | ROBERT D. & TAMMY B. CARTER
3002 DAWN COURT
TAX BLOCK 1026 LOT 337 |
| MICHAEL T. DOANE JR.
4003 BLANTON LANE
TAX BLOCK 1026 LOT 14 | KELLY & ANGELA LIVERS
5145 MARYVIEW DRIVE
TAX BLOCK 1026 LOT 343 |
| ELSWORTH & ANN E. JOHNSON
1812 HANCREST DRIVE
TAX BLOCK 1026 LOT 156 | SHARON S. LAFFLETTE
5128 MARYVIEW DRIVE
TAX BLOCK 1026 LOT 352 |
| SANDRA K. & DAVID LEWIS OSBORNE
5271 DOWNS COURT
TAX BLOCK 1026 LOT 161 | KAREN R. GLASS
5138 MARYVIEW DRIVE
TAX BLOCK 1026 LOT 385 |
| CAROL J. WARDRIP
5215 DOWNS COURT
TAX BLOCK 1026 LOT 162 | SCOTT A. & KIMBERLY C. ALEXANDER
5124 MARYVIEW DRIVE
TAX BLOCK 1026 LOT 386 |
| DELORIS CARLENE & WALL WEBB
5273 DOWNS COURT
TAX BLOCK 1026 LOT 163 | ROBERT & DARLENE CLARK
5218 MARYVIEW DRIVE
TAX BLOCK 1026 LOT 402 |
| BYRLE ARTHUR MCCOY
5217 DOWNS COURT
TAX BLOCK 1026 LOT 183 | THOMAS M. & ZEBORAH K. GAHAN
1701 HASTY WAY
TAX BLOCK 1026 LOT 419 |
| MELVIN L. & REBECCA B. JONES
10206 WINDROW COURT
TAX BLOCK 1026 LOT 247 | THE SUBLET LIVING TRUST
1807 DAWN COURT
TAX BLOCK 1026 LOT 466 |
| THOMAS W. HATHFIELD
5201 DOWNS COURT
TAX BLOCK 1026 LOT 266 | PAUL A. & SANDRA L. SCHUM
5122 MARYVIEW DRIVE
TAX BLOCK 1026 LOT 469 |
| JAMES ERIC BEDLER SR.
8103 ST ANDREWS CHURCH ROAD
TAX BLOCK 1026 LOT 279 | RUSSELL & SANDRA M. CUMMINGS
1609 DAWN DRIVE
TAX BLOCK 1026 LOT 473 |
| ELLEN D. BLAND
5208 DOWNS COURT
TAX BLOCK 1026 LOT 280 | JOHN A. & AMBER M. HAGAN
5703 ROMANIA DRIVE
TAX BLOCK 1026 LOT 545 |
| ALEXANDRO & LINDA GUANA
5207 DOWNS COURT
TAX BLOCK 1026 LOT 281 | CLAYTON & E. V. SCHLEIKER
3701 ROMANIA DRIVE
TAX BLOCK 1026 LOT 546, 598 & 601 |
| SARAH E. & JAMES P. RIEDINGER II
5200 DAWN COURT
TAX BLOCK 1026 LOT 285 | SAMUEL TOOD & REBECCA HAGAN
3635 ROMANIA DRIVE
TAX BLOCK 1026 LOT 555 |
| CYNTHIA LEE & LOUCEL RICHARD SCROGGY
1818 DAWN DRIVE
TAX BLOCK 1026 LOT 286 | ALLEN C. & JOAN Q. HEBEL
3603 ROMANIA DRIVE
TAX BLOCK 1026 LOT 578 & 607 |
| MILDRED LEE
1818 DAWN DRIVE
TAX BLOCK 1026 LOT 287 | KENNETH L. ENGLER
1611 DAWN DRIVE
TAX BLOCK 1026 LOT 289 |
| KENNETH L. ENGLER
1611 DAWN DRIVE
TAX BLOCK 1026 LOT 289 | CHARLES DAILEY & JENNIFER KELLY KING
1620 DAWN DRIVE
TAX BLOCK 1026 LOT 294 |
| MATTHEW J. LINDA J. ENGLERT
1618 DAWN DRIVE
TAX BLOCK 1026 LOT 296 | MACK S. GERSON
1618 DAWN DRIVE
TAX BLOCK 1026 LOT 600 |
| RITA K. MARTIN
1614 DAWN DRIVE
TAX BLOCK 1026 LOT 312 | BOB & MARY KATHLEEN SCHRADER
1614 DAWN DRIVE
TAX BLOCK 1434 LOT 6 |
| KAVIN D. MCGRATH
1614 DAWN DRIVE
TAX BLOCK 1026 LOT 325 | |



LEGEND

- XXX --- EXISTING CONTOUR
- - - - - EXISTING TREE MASS
- - - - - EXISTING FENCE
- - - - - EXISTING WATER LINE
- - - - - EXISTING WATER METER
- - - - - EXISTING WATER VALVE
- - - - - EXISTING FIRE HYDRANT
- - - - - EXISTING GAS
- - - - - EXISTING OVERHEAD UTILITIES
- - - - - EXISTING UTILITY POLE
- - - - - EXISTING DRAIN GUY
- - - - - EXISTING CATCH BASIN
- - - - - EXISTING HEADWALL
- - - - - EXISTING TOE OF SLOPE/DITCH
- - - - - EXISTING SANITARY
- - - - - PROPOSED CATCH BASIN
- - - - - PROPOSED HEADWALL
- - - - - PROPOSED DITCH/SWALE
- - - - - PROPOSED SANITARY MANHOLE W/PIPE
- - - - - PROPOSED DRAINAGE ARROW
- - - - - REVISED TREE LINE
- SF --- EXISTING SLOPES 20-30%
- SF --- EXISTING SLOPES 30%+
- - - - - PROPOSED LIMITS OF DISTURBANCE



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APR 16 2014
PLANNING & DESIGN SERVICES

SITE DATA:

FORM DISTRICT	R4	NEIGHBORHOOD	R4
EXISTING ZONING	VACANT	EXISTING LAND USE	SINGLE-FAMILY RESIDENTIAL
*GROSS LAND AREA	35.22± AC.	*GROSS LAND AREA	35.22± AC.
NET LAND AREA	31.60± AC.	BUILDABLE LOTS	124
NON-BUILDABLE LOTS	3	GROSS DENSITY	3.5 D.U./AC.
GROSS DENSITY	3.9 D.U./AC.	NET DENSITY	460,316 ±S.F. (30%)
CONSERVATION AREA REQUIRED	499,659 ±S.F. (32.5%)	CONSERVATION AREA PROVIDED	499,659 ±S.F.
FULL CREDIT	0 ±S.F.	HALF CREDIT	0 ±S.F.
TOTAL OPEN SPACE PROVIDED	565,796± S.F. (36.8%)		

*DOES NOT INCLUDE AREA TO REMAIN STANDARD R-4
MAXIMUM LOTS PERMITTED
 STANDARD R-4 LAYOUT 119
 OPEN SPACE CREDIT (5%) ± 6
TOTAL LOTS PERMITTED 125

DIMENSIONAL STANDARDS

FRONT STREET SIDE YARDS	MIN. 15'; MAX. 25'
SIDE YARDS	MIN. 15'
REAR YARD	3' (0' IF ATTACHED UNIT)
MAXIMUM BUILDING HEIGHT	25'
FLOOR AREA RATIO:	
<6,000 S.F. LOT AREA	1.5
>6,000 S.F. LOT AREA	0.5

TREE CANOPY DATA:

*GROSS SITE AREA	1,534,388± S.F.
TREE CANOPY CATEGORY CLASS C	225,882± S.F. (15%)
*EXISTING TREE CANOPY	58,420± S.F. (4%)
TREE CANOPY TO BE PRESERVED	233,114± S.F. (15%)
TREE CANOPY REQUIRED	291,534± S.F. (19%)
TOTAL TREE CANOPY PROVIDED	291,534± S.F. (19%)

*DOES NOT INCLUDE AREA TO REMAIN STANDARD R-4
 **TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC-MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

DETENTION CALCULATION
 2.9/12 (0.5-0.2) (35.22 AC.) = 2.6 AC-FT

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE 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 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.
- THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
- 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 LUMINAIRES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE 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.
- ALL INTERIOR PAD, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- 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 MARK SITES ON 12/7/09 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY. THE SITE IS PREDOMINANTLY UNDERLAIN BY THE NEW PROVIDENCE SHALE, A FORMATION NOT SUSCEPTIBLE TO KARST ACTIVITY BUT WHICH IS SUSCEPTIBLE TO SLOPE INSTABILITY. THE PREVIOUSLY APPROVED PRELIMINARY PLAN DID NOT CONTAIN NOTES AND CONDITIONS RELATED TO THIS.
- A GEOTECHNICAL ENGINEER IS REQUIRED TO REVIEW AND APPROVE ALL CONSTRUCTION PLANS.



CASE #18SUBDIV1004
 RELATED CASE #10-26-02
 MSD SUB #1071
 GRAPHIC SCALE 1"=100'
 0 50 100 200

MINDEL SCOTT
 ENGINEERING & SURVEYING & PLANNING & LANDSCAPE ARCHITECTURE
 5151 Jefferson Blvd., Louisville, KY 40219
 502-485-1508 • MindelScott.com

OWNER/DEVELOPER
PRODIGY INVESTMENTS OF, LLC
 11106 DECIMAL DRIVE
 LOUISVILLE, KY 40299

CONSERVATION SUBDIVISION PLAN
OAK POINTE
CONSERVATION SUBDIVISION
 1600 KURZ WAY LOUISVILLE, KENTUCKY 40216
 T.B. 1026, LOT 58
 D.B. 11033 P.G. 35

Revisions	4/7/18 PER AGENCY COMMENTS
	4/7/18 PER AGENCY COMMENTS

Vertical Scale: N/A
 Horizontal Scale: 1"=100'
 Date: 3/12/18
 Job Number: 3465
 Sheet
1
 of 1

18 SUBDIV 1004