

GENERAL NOTES

- ALL EXISTING STRUCTURES AND DRIVEWAYS WITHIN SECTION 2 TO BE REMOVED.
 - 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.
 - DRAINAGE / STORM WATER 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.
 - ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 & 100 YEAR STORMS.
- APPROXIMATE DETENTION VOLUME REQUIRED:
 DETENTION BASIN "A" (EXISTING BASIN & EXPANSION)
 ((0.56 X 14.43) - (0.30 X 14.55)) X (2.9/12) = 0.90 AC-Ft
 DETENTION BASIN "B" (SOUTHEAST BASIN)
 ((0.56 X 2.81) - (0.30 X 1.13)) X (2.9/12) = 0.30 AC-Ft
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA PER FIRM MAP NO.21111C0097 E DATED 12/05/2006.
 - A SIGNATURE ENTRANCE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION STAFF FOR REVIEW AND APPROVAL PRIOR TO RECORDING THE RECORD PLAT.
 - RIGHT-OF-WAY DEDICATION WILL BE REQUIRED BY MINOR PLAT OR AS PART OF THE REQUIRED RECORD PLAT.
 - ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.
 - ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
 - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 - 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.
 - THE FINAL DESIGN OF THIS PROJECT MUST 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.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
 - A KARST SURVEY WAS PERFORMED ON JUNE 14, 2019 BY KELLI JONES. NO KARST FEATURES WERE FOUND.
 - VELOCITY DISSIPATION TO BE EVALUATED AND MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

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.

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

EPSC NARRATIVE

- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- CONSTRUCT DITCH CHECKS.
- BEGIN SITE GRADING.
- INSTALL CLEAN WATER DIVERSION.
- CONSTRUCT SANITARY SEWERS.
- CONSTRUCT STORM DRAINAGE & INSTALL ASSOCIATED INLET PROTECTION.
- CONSTRUCT ROADWAYS.
- ESTABLISH VEGETATION.
- REMOVE EPSC MEASURES ONCE DISTURBED AREA IS STABILIZED.

DIMENSIONAL REQUIREMENTS

FRONT YARD:	15'
SIDE YARD:	6' BETWEEN UNITS
REAR YARD:	10' OR 25' (SEE VARIANCE)
MAX. BUILDING HEIGHT:	35'
MIN. LOT WIDTH:	30'
MIN. EXTERIOR LOT SIZE:	3,000 SF
MAX. CONTIGUOUS UNITS:	2 UNITS
MAX. FLOOR AREA RATIO:	2.0

TREE CANOPY CALCULATIONS

TOTAL SITE AREA:	802,584 SF
EXISTING TREE CANOPY:	0-40%
EXISTING TREE CANOPY TO REMAIN:	0 SF (0%)
REQUIRED TREE CANOPY:	321,034 SF (40%)

BENCHMARK

BENCH MARK LOCATED AT SEWER PUMP STATION ON REAR PROPERTY APPROXIMATELY 151' EAST AND 43' SOUTH OF THE N/E CORNER OF THE SITE. ELEV. 664.30

EXISTING VARIATIONS - SECTION 1

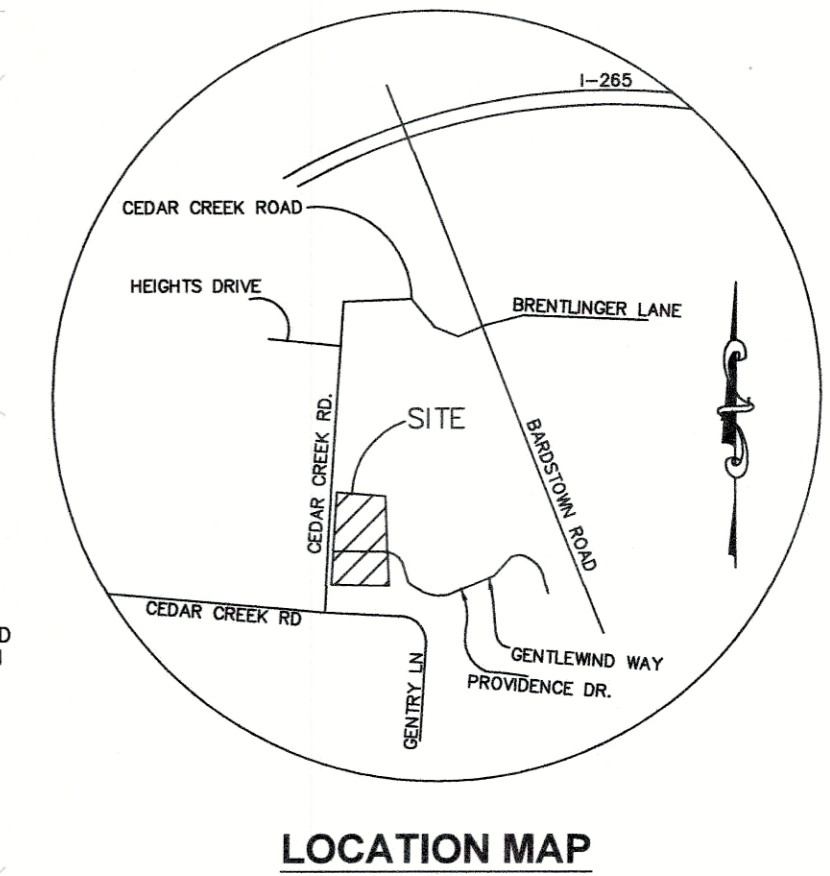
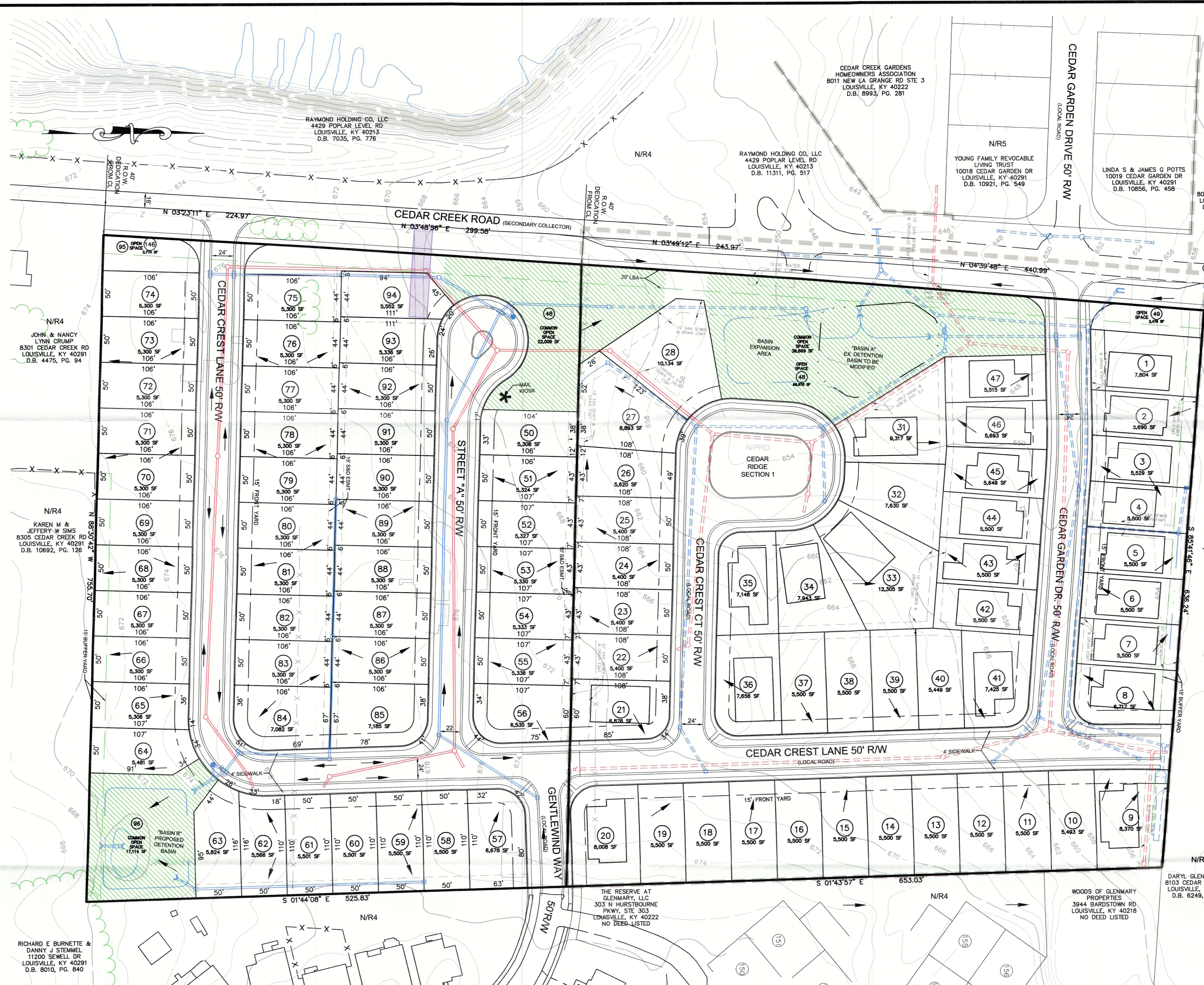
- WAIVER FROM LDC CHAPTER 10.2.4.B TO ALLOW UTILITY EASEMENTS TO ENCRoACH INTO THE REQUIRED LANDSCAPE BUFFER BY MORE THAN 50%. (NO LONGER REQUIRED.)
- VARIANCE FROM LDC CHAPTER 5.3.1.D.B.v TO REDUCE THE REAR YARD FROM 25' TO 10'.
- VARIANCE FROM LDC CHAPTER 5.3.1.D.B.ii TO REDUCE THE FRONT YARD SETBACK FOR LOTS 28-30, 34 & 35 FROM 15' TO 2' MINIMUM. (NOT APPLICABLE TO THIS PLAN.)

ADDITIONAL REQUESTS

- WAIVER FROM LDC 7.3.30.E TO ALLOW A REAR YARD AND DRAINAGE EASEMENT TO OVERLAP.

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- SWALE OR DITCH
- EX. SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER QUALITY STRUCTURE
- DRAINAGE FLOW ARROW
- COMMON OPEN SPACE
- STABILIZED CONSTRUCTION ENTRANCE
- SECTION BOUNDARY
- ZONING BOUNDARY

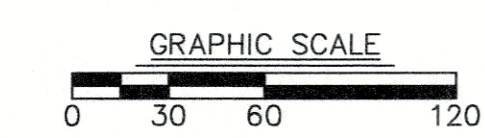


SITE DATA

GROSS AREA:	18.42 ACRES
AREA IN ROW:	4.18 ACRES
NET AREA:	14.24 ACRES
FORM DISTRICT:	NEIGHBORHOOD PRD & R4
EXISTING ZONING:	PRD
PROPOSED ZONING:	SINGLE FAMILY/VACANT
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	SINGLE FAMILY
BUILDABLE LOTS:	90 LOTS
OPEN SPACE LOTS:	4 LOTS
COMMON OPEN SPACE:	78,792 SF
TOTAL OPEN SPACE:	93,336 SF
GROSS DENSITY:	4.89 DU/AC
NET DENSITY:	6.32 DU/AC

OPEN SPACE CALCULATIONS

Lot	Area	< 6000	50	5,308	692	SF
1	7,804	-1,804	51	5,324	676	SF
2	5,690	310	52	5,327	673	SF
3	5,529	471	53	5,330	670	SF
4	5,500	500	54	5,333	667	SF
5	5,500	500	55	5,336	664	SF
6	5,500	500	56	5,335	-535	SF
7	5,500	500	57	5,338	-678	SF
8	6,717	-717	58	5,500	500	SF
9	8,370	-2,370	59	5,500	500	SF
10	5,493	507	60	5,501	499	SF
11	5,500	500	61	5,501	499	SF
12	5,500	500	62	5,566	434	SF
13	5,500	500	63	5,524	176	SF
14	5,500	500	64	5,481	519	SF
15	5,500	500	65	5,306	694	SF
16	5,500	500	66	5,300	700	SF
17	5,500	500	67	5,300	700	SF
18	5,500	500	68	5,300	700	SF
19	5,500	500	69	5,300	700	SF
20	8,008	-2,008	70	5,300	700	SF
21	6,876	-876	71	5,300	700	SF
22	5,400	600	72	5,300	700	SF
23	5,400	600	73	5,300	700	SF
24	5,400	600	74	5,300	700	SF
25	5,400	600	75	5,300	700	SF
26	5,620	380	76	5,300	700	SF
27	8,893	-2,893	77	5,300	700	SF
28	10,134	-4,134	78	5,300	700	SF
29	NOT USED		79	5,300	700	SF
30	NOT USED		80	5,300	700	SF
31	9,317	-3,317	81	5,300	700	SF
32	7,630	-1,630	82	5,300	700	SF
33	12,305	-6,305	83	5,300	700	SF
34	7,943	-1,943	84	7,082	-1,082	SF
35	7,148	-1,148	85	7,185	-1,185	SF
36	7,656	-1,656	86	5,300	700	SF
37	5,500	500	87	5,300	700	SF
38	5,500	500	88	5,300	700	SF
39	5,500	500	89	5,300	700	SF
40	5,449	551	90	5,300	700	SF
41	7,425	-1,425	91	5,300	700	SF
42	5,500	500	92	5,300	700	SF
43	5,500	500	93	5,336	664	SF
44	5,500	500	94	5,552	448	SF
45	5,649	351	95	OPEN SPACE		
46	5,693	307	96	OPEN SPACE		
47	5,515	485	97	41,737		SF
48	OPEN SPACE		98	-2		SF
49	OPEN SPACE		99	20,869		SF



RECEIVED NOV 13 2020 PLANNING & DESIGN SERVICES

SUB #1199

CASE # 20-ZONE-0092

RELATED CASE # 20-ZONEA-0075, 9-13839, 10-43-05

TAX BLOCK 657, LOT 1, 60 & 83

OWNER/DEVELOPER: LIMESTONE BUILDERS, INC. 10719 MEETING STREET, SUITE 101 PROSPECT, KY 40259 D.B. 11286, PG. 302 D.B. 11368, PG. 642

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

PROJECT TITLE: CEDAR RIDGE
 8205 & 8211 CEDAR CREEK ROAD, LOUISVILLE, KY 40291

SHEET TITLE: REV. MAJOR PRELIMINARY SUBDIVISION PLAN & DETAILED DEVELOPMENT PLAN - SECTION 1
 MAJOR PRELIMINARY SUBDIVISION PLAN & DETAILED DEVELOPMENT PLAN - SECTION 2

JOB NO. 2888-02
 SCALE: 1"=60'
 DATE: 08/10/20
 DRAWING NO. DDP
 SHEET 1 OF 1