GENERAL NOTES

1. ALL EXISTING STRUCTURES AND DRIVEWAYS TO BE REMOVED.
2. SANITARY SEWER WILL CONNECT TO THE MSD 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.
3. 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.
4. 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:
   –
5. THE REAR OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA PER FIRM MAP NO.21111C0111E DATED 12/05/2006.
6. A SIGNATURE ENTRANCE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION STAFF FOR REVIEW AND APPROVAL PRIOR TO RECORDING THE RECORD PLAT.
7. RIGHT-OF-WAY DEDICATION WILL BE RECORDED BY MINOR PLAT OR AS PART OF THE REQUIRED RECORD PLAT.
8. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
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 WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
14. 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.
15. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
16. A KARST SURVEY WAS PERFORMED ON _, 2019 BY _. NO KARST FEATURES WERE FOUND.
17. THIS DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
18. 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 THE CONSTRUCTION APPROVAL PROCESS.
19. THE MINIMUM LENGTH OF RESIDENTIAL DRIVEWAYS IS 22 FEET FROM GARAGE DOOR TO BACK OF SIDEWALK.

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.

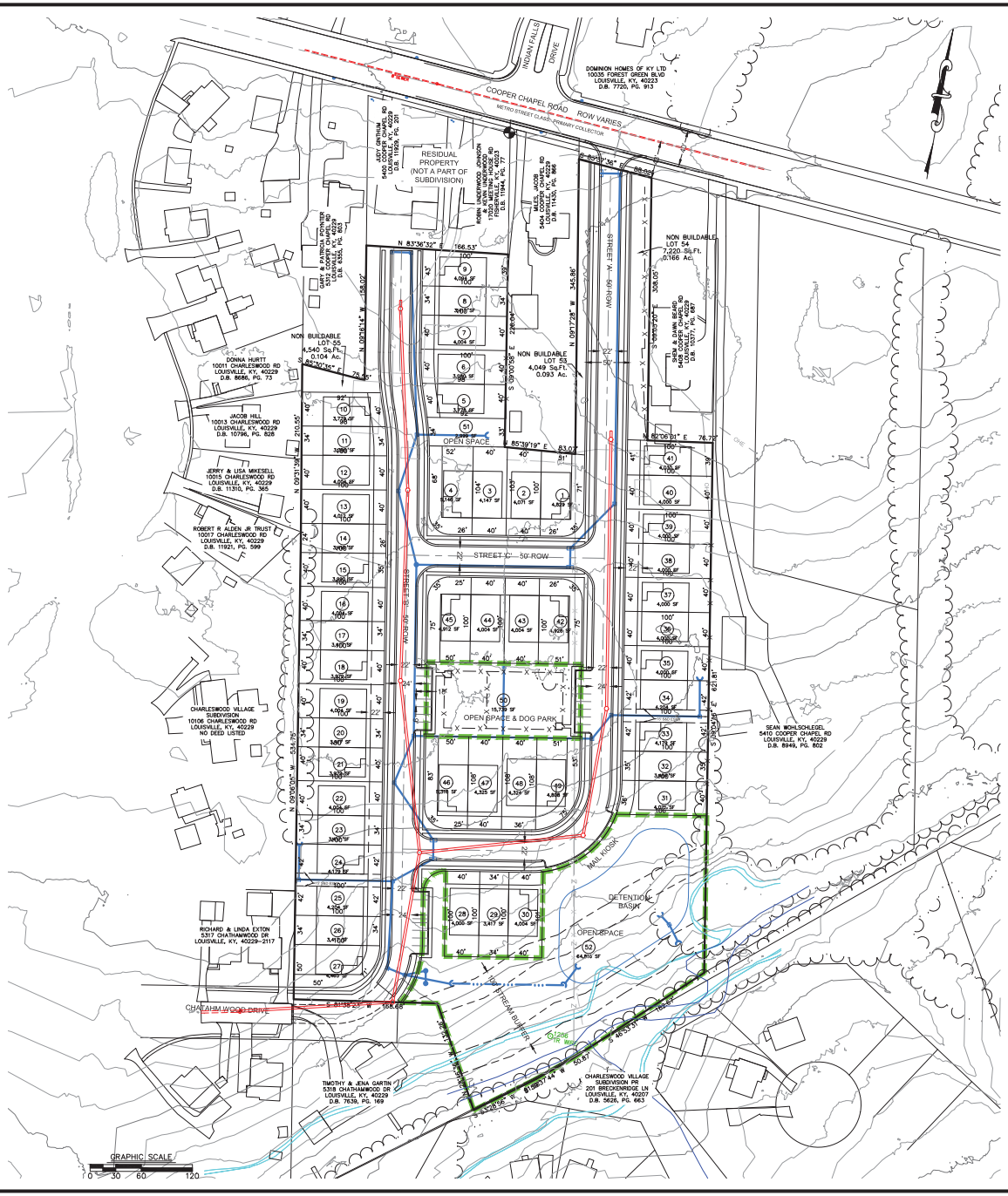
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING DR-02.

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.

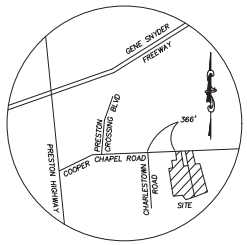
EPSC NARRATIVE

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. CONSTRUCT DITCH CHECKS.
3. BEGIN SITE GRADING.
4. INSTALL CLEAN WATER DIVERSION.
5. CONSTRUCT SANITARY SEWERS.
6. CONSTRUCT STORM DRAINAGE & INSTALL ASSOCIATED INLET PROTECTION.
7. CONSTRUCT ROADWAYS.
8. ESTABLISH VEGETATION.
9. REMOVE EPSC MEASURES ONCE DISTURBED AREA IS STABILIZED.



OPEN SPACE CALCULATIONS

Lot	Area	< 6000	
1	4,829	1,171	SF
2	4,071	1,929	SF
3	4,147	1,853	SF
4	5,146	854	SF
5	3,778	2,222	SF
6	3,980	2,020	SF
7	4,004	1,996	SF
8	3,417	2,583	SF
9	4,094	1,906	SF
10	3,779	2,221	SF
11	3,395	2,605	SF
12	4,004	1,996	SF
13	4,012	1,988	SF
14	3,416	2,584	SF
15	3,990	2,010	SF
16	4,004	1,996	SF
17	3,417	2,583	SF
18	3,979	2,021	SF
19	4,004	1,996	SF
20	3,417	2,583	SF
21	3,979	2,021	SF
22	4,004	1,996	SF
23	3,417	2,583	SF
24	4,179	1,821	SF
25	4,204	1,796	SF
26	3,417	2,583	SF
27	4,465	1,535	SF
28	4,000	2,000	SF
29	3,417	2,583	SF
30	4,004	1,996	SF
31	4,071	1,929	SF
32	3,454	2,546	SF
33	4,179	1,821	SF
34	4,204	1,796	SF
35	4,000	2,000	SF
36	4,000	2,000	SF
37	4,000	2,000	SF
38	4,000	2,000	SF
39	4,000	2,000	SF
40	4,000	2,000	SF
41	4,030	1,970	SF
42	4,928	1,072	SF
43	4,004	1,996	SF
44	4,004	1,996	SF
45	4,912	1,088	SF
46	5,316	684	SF
47	4,325	1,675	SF
48	4,324	1,676	SF
49	4,808	1,192	SF
		95,472	SF
		÷2	SF
REQUIRED		47,736	SF



LOCATION MAP
NO SCALE

SITE DATA

GROSS AREA:	9.24 ACRES
AREA IN ROW:	2.40 ACRES
NET AREA:	6.84 ACRES
FORM DISTRICT:	NEIGHBORHOOD
EXISTING ZONING:	R4
PROPOSED ZONING:	PRD
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED
BUILDABLE LOTS:	49 LOTS
NON-BUILDABLE LOTS:	3 LOTS
OPEN SPACE LOTS:	3 LOTS
COMMON OPEN SPACE:	80,555 SF
TOTAL OPEN SPACE:	83,554 SF
GROSS DENSITY:	5.30 DU/AC
NET DENSITY:	7.16 DU/AC

DIMENSIONAL REQUIREMENTS

FRONT YARD:	15'
SIDE YARD:	0'
REAR YARD:	25'
MAX. BUILDING HEIGHT:	35'
MIN. LOT WIDTH:	18'
MIN. EXTERIOR LOT SIZE:	3,000 SF
MIN. INTERIOR LOT SIZE:	2,000 SF
MAX. CONTIGUOUS UNITS:	4 UNITS
MAX. FLOOR AREA RATIO:	2.0
MAX. DENSITY:	7.26 DU/AC

TREE CANOPY CALCULATIONS

TOTAL SITE AREA:	402,396 SF
EXISTING TREE CANOPY:	< 50%
EXISTING TREE CANOPY TO REMAIN:	0 SF (0%)
REQUIRED TREE CANOPY:	160,958 SF (40%)

BENCHMARK

RAILROAD SPIKE IN POWER POLE AT THE NORTHEAST CORNER OF 5402 COOPER CHAPEL ROAD.

ELEVATION 585.97

LEGEND

- EXISTING 2' CONTOUR
- 650 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
- COMMON OPEN SPACE

SUB # _

CASE # 21-ZONE-_

TAX BLOCK 85, LOTS 98 & 102/290

OWNER

ROBIN UNDERWOOD JOHNSON
17020 MEETING HOUSE ROAD
FISHERVILLE, KY 40023
D.B. 11944, PG. 77 & D.B. 11357, PG. 191

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

NO.	REVISION	DATE
-	-	
-	-	
-	-	
-	-	

SHEET TITLE: MAJOR PRELIMINARY SUBDIVISION PLAN & DETAILED DEVELOPMENT PLAN

PROJECT TITLE: HARDENS COVE
5402 & 5410 COOPER CHAPEL ROAD, LOUISVILLE, KY 40229

DEVELOPER: HARDENS COVE, LLC
11101 SHELBYVILLE ROAD, LOUISVILLE, KY 40243

JOB NO.	3197
SCALE:	1"=60'
DATE:	07/02/2021
DRAWING NO:	PSP

SHEET 1 OF 1

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