

1. ALL EXISTING STRUCTURES AND DRIVEWAYS TO BE REMOVED.
2. A SIGNATURE ENTRANCE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION STAFF FOR REVIEW AND APPROVAL PRIOR TO RECORDING THE RECORD PLAT.
3. RIGHT-OF-WAY DEDICATION WILL BE RECORDED BY MINOR PLAT OR AS PART OF THE REQUIRED RECORD PLAT.
4. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
5. ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
6. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
8. MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
9. 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.
10. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
11. A KARST SURVEY WAS PERFORMED ON AUGUST 6, 2021 BY KELL JONES. NO KARST FEATURES WERE FOUND.
12. THIS DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
13. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. PLANT SPECIES WILL BE DETERMINED DURING THE CONSTRUCTION APPROVAL PROCESS.
14. THE MINIMUM LENGTH OF RESIDENTIAL DRIVEWAYS IS 25 FEET FROM GARAGE DOOR TO BACK OF SIDEWALK WITH THE EXCEPTION OF LOTS 5, 6, 10, 11, & 27 WHICH ARE DIMENSIONED AS LABELED.

1. SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. THE SANITARY SEWER PATTERN SHALL BE S-15 OR C-15 FOR CONVEYANCE 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.
2. 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.
3. ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOW SHALL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 & 100 YEAR STORMS.

APPROXIMATE DETENTION VOLUME REQUIRED:

$$X = \Delta C R A / T^2 \quad A = 9.24 \text{ ACRES}$$

$$C = 0.68 - 0.23(0.45) \quad R = 2.8 \text{ INCHES}$$

$$X = (9.24)(0.45)(2.8)/12 = 0.97 \text{ AC} \cdot \text{FT.} \quad (42,262 \text{ CU. FT.})$$

5. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL M54 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
6. PSC MAY NEED TO BE RELOCATED FOR 5318 CHATHAM WOOD DRIVE AT THE TIME DETAILED DETAILS TO BE APPROVED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
7. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISIANA AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
8. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT PLANNED. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE KENTUCKY DIG SAFELY UTILITY PROTECTION CENTER "K.D.S." (TOLL FREE PHONE NUMBER 1-800-752-6007) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROTECT 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 YOU ARE THE OWNER OF THE PROPERTY AND NOT POWER 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.

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.

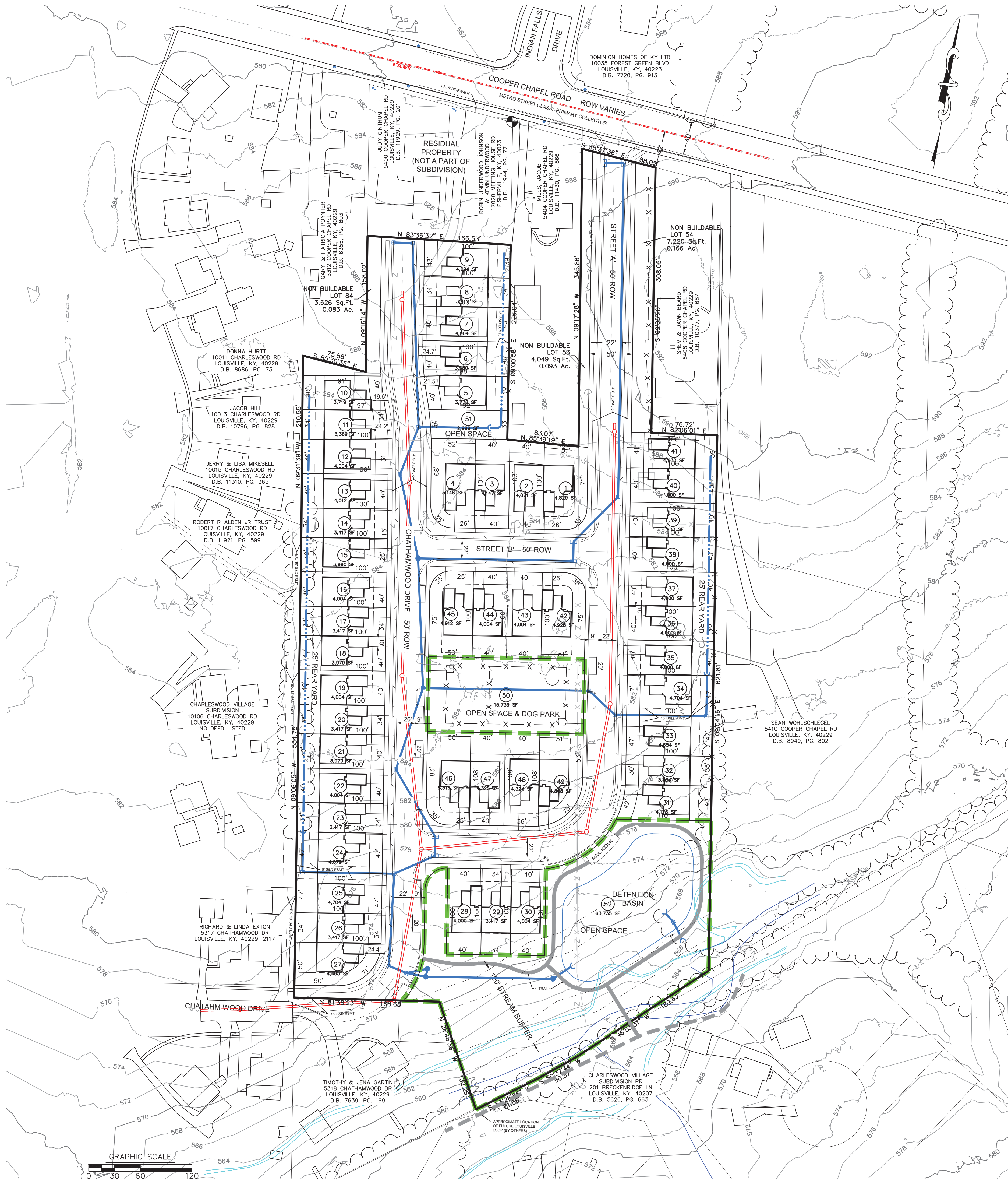
DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED 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.

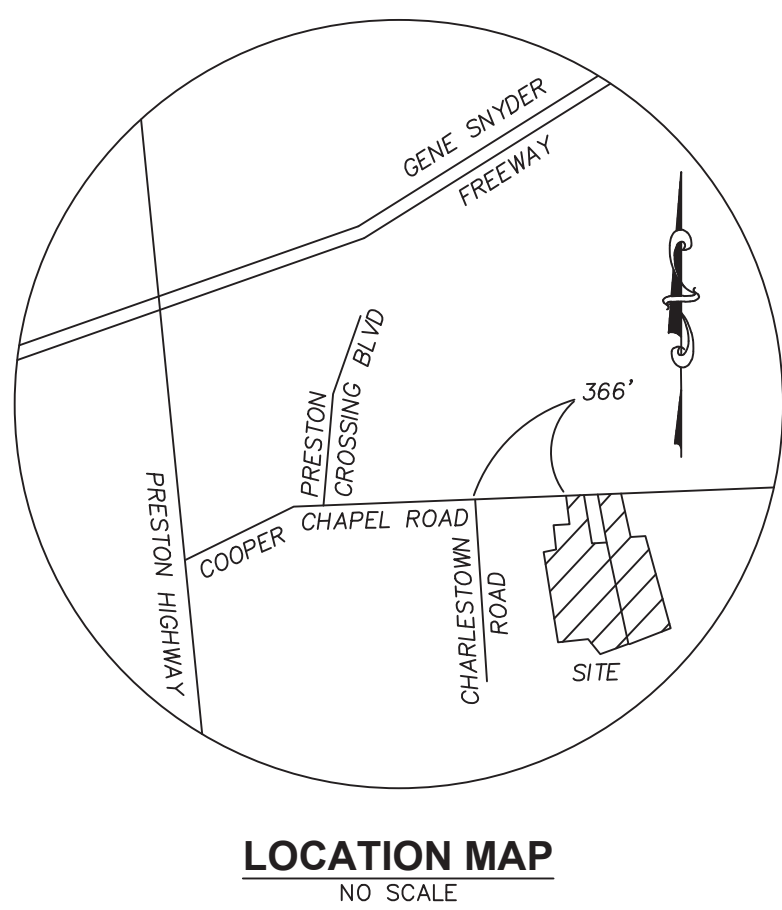
WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.

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.



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	3,719	2,281 SF
11	3,369	2,631 SF
12	4,004	1,996 SF
13	4,012	1,988 SF
14	3,417	2,583 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



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:	49 LOTS
NON-BUILDABLE LOTS:	3 LOTS
OPEN SPACE LOTS:	3 LOTS
RECREATIONAL/NATURAL RESOURCE OPEN SPACE:	79.74 SF
TOTAL OPEN SPACE:	89,473 SF
GROSS DENSITY:	5.30 DU/ACRE
NET DENSITY:	7.16 DU/ACRE

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

TOTAL SITE AREA:	402,396 SF
EXISTING TREE CANOPY:	13024 SF (3%)
EXISTING TREE CANOPY TO REMAIN:	0 SF (0%)
REQUIRED TREE CANOPY:	160,958 SF (40%)
PROPOSED TREE CANOPY:	160,958 SF (40%)

RAILROAD SPIKE IN POWER POLE AT THE NORTHEAST CORNER  
OF 5402 COOPER CHAPEL ROAD. ELEVATION 585.97

1. WAIVER FROM LDC 7.3.30.E TO ALLOW REAR YARDS AND

NO.	REVISION	DATE
1	REVISED PER AGENCY COMMENTS	09/15/21
2	REVISED PER AGENCY COMMENTS	09/29/21
3	REVISED PER AGENCY COMMENTS	10/04/21

SHEET TITLE: MAJOR PRELIMINARY SUBDIVISION PLAN  
& DETAILED DEVELOPMENT PLAN

PROJECT TITLE: HARDENS COVE

56402 & 5406 COOPER CHAPEL ROAD, LOUISVILLE, KY 40229  
HARDENS COVE, LLC  
11511 SHELBYVILLE ROAD, LOUISVILLE, KY 40243

DEVELOPER:

JOB NO.	3197
SCALE:	1"=60'
DATE:	08/16/2021

RAWING NO:

P S P

SHEET 1 OF 1