

LEGEND

- 520- EX. MAJOR CONTOUR
-522- EX. MINOR CONTOUR
- - - EX. SANITARY SEWER
- - - PROP. SANITARY SEWER
- - - PROP. STORM SEWER
- - - PROP. DITCH
DRAINAGE FLOW ARROW
20-29.99% SLOPES
30%+ SLOPES
TREE CANOPY CREDIT AREA

DEVELOPMENT POTENTIAL TRANSFER

MAXIMUM LOTS PERMITTED (MLP): 270 LOTS
TOTAL LAND AREA (TA): 66.88 ACS
STEEP SLOPES AREA (SS): 3.04 ACS
INFRASTRUCTURE AREA (IA): 9.42 ACS
MLP = [(TA-SS-IA) X 4.84] + [(SS X 4.84)/2]
MLP = [(66.88-3.04-9.42) X 4.84] + [(3.04 X 4.84)/2]
MLP = 263.39 + 7.36 = 270.75
LOTS PROPOSED: 213 LOTS
9,000+ SF LOTS REQUIRED (20%): 43 LOTS
9,000+ SF LOTS PROVIDED: 44 LOTS
<6,000 SF LOTS PERMITTED (25%): 53 LOTS
<6,000 SF LOTS PROVIDED: 0 LOTS

YARD REQUIREMENTS

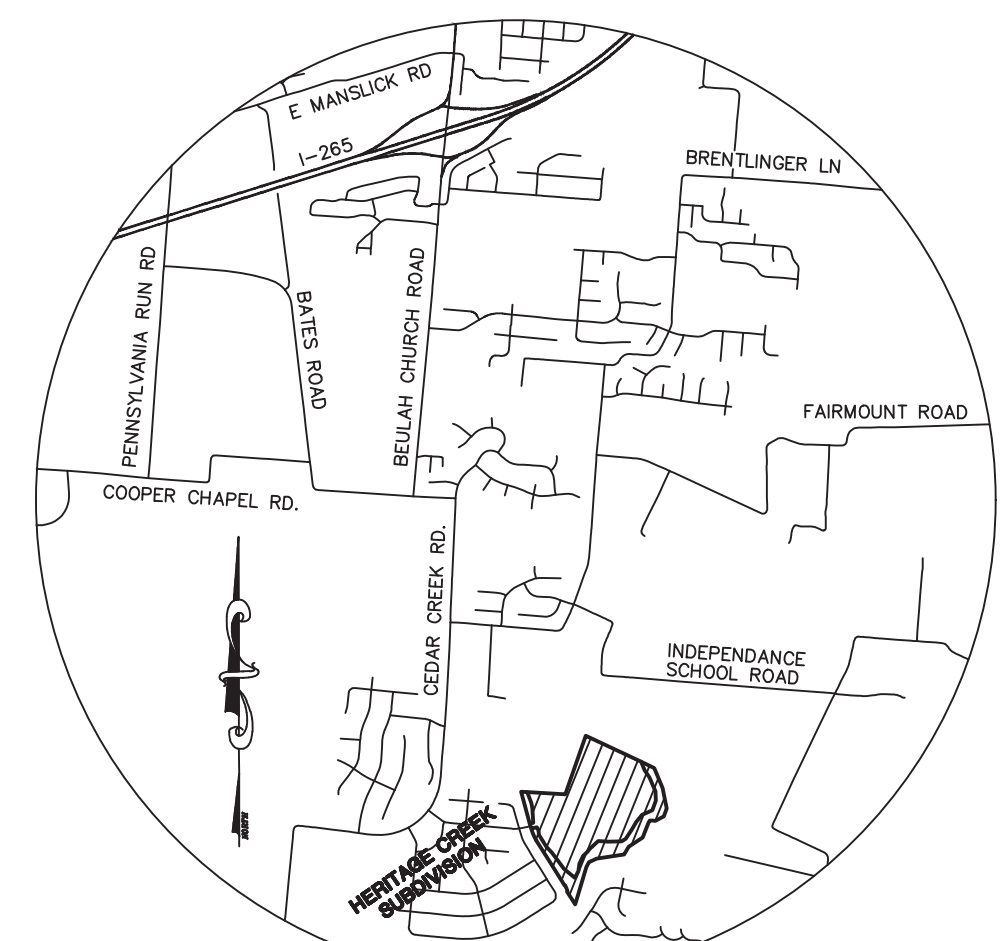
FRONT/STREET SIDE YARD: 15'
GARAGE SETBACK FROM BACK OF SIDEWALK: 25'
PROPOSED USE: 25'
REAR YARD: 25'
SIDE YARD: 5'

TREE CANOPY CALCULATIONS

TOTAL SITE AREA: 66.88 ACS
EXISTING TREE CANOPY: 55.26 ACS (83%)
EXISTING TREE CANOPY TO REMAIN: 22.24 ACS (33%)
ADDITIONAL TREE CANOPY REQUIRED: 4.51 (7%)
TOTAL TREE CANOPY PROVIDED: 26.75 ACS (40%)

SITE DATA

EXISTING FORM DISTRICT: NEIGHBORHOOD
EXISTING ZONING DISTRICT: R4
PROPOSED USE: VACANT
GROSS SITE AREA: SINGLE-FAMILY RESIDENTIAL 66.88 ACS
AIRPORT AUTHORITY: 52.28 ACS
CITY OF HERITAGE CREEK: 14.6 ACS
AREA IN ROW: 9.42 ACS
NET SITE AREA: 57.46 ACS
BUILDABLE LOTS: AIRPORT AUTHORITY: 213 LOTS
CITY OF HERITAGE CREEK: 0 LOTS
OPEN SPACE LOTS: AIRPORT AUTHORITY: 6 LOTS
CITY OF HERITAGE CREEK: 3 LOTS
GROSS DENSITY: 3.18 DU/AC
NET DENSITY: 3.71 DU/AC



LOCATION MAP NOT TO SCALE

GENERAL NOTES

- 1. THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
2. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF THE PLANNING COMMISSION.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE.
5. ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
7. A KARST SURVEY WAS PERFORMED BY KELLI JONES ON 11/25/2025 AND NO KARST FEATURES WERE NOTED.
8. ALL SIGNAGE WILL COMPLY WITH LDC CHAPTER 8 REQUIREMENTS AND WILL OBTAIN THE PROPER PERMITS.
9. A LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

MSD NOTES

- 1. 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.
2. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER PATTERN DEPICTED 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. ONLY THE PORTION OF THE PROPERTY BEING PRESERVED BY THE CITY OF HERITAGE CREEK AS OPEN SPACE LIES WITHIN A FLOOD HAZARD AREA PER FEMA MAPS 21111C0130E AND 21111C0133E DATED DECEMBER 5, 2006.
4. 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 MGMT. PRACTICES.
5. DRAINAGE/STORMWATER 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. ON-SITE DETENTION WILL BE PROVIDED.
6. STORMWATER DETENTION REQUIREMENTS: ON-SITE DETENTION WILL BE PROVIDED AS SHOWN ON THIS PLAN. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 & 100 YEAR STORMS.

APPROXIMATE DETENTION VOLUME REQUIRED:
X = 0.04 R^2/12
R = 52.28 ACRES (DEVELOPABLE)
AC = 0.56 - 0.26 - 0.30 R = 2.8 INCHES
X = (52.28)(0.30)(2.8)/12 = 3.66 AC.-FT. (159,412 CU.-FT.)
PROVIDED BASIN AREAS = 55,000 SQ.FT.
TOTAL VOLUME = 55,000 SQ.FT. @ APPROX. 3 FT. DEPTH = 165,000 CU.FT. > 159,412 CU.FT.

- 5. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

SWPPP 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 DRAINABLE AREAS ARE SEEDED AND STABILIZED. FORTY EIGHT (48) 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 KENTUCKY 811 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.

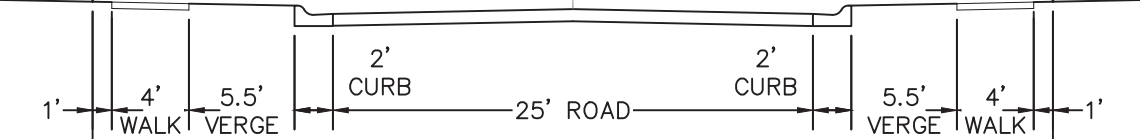
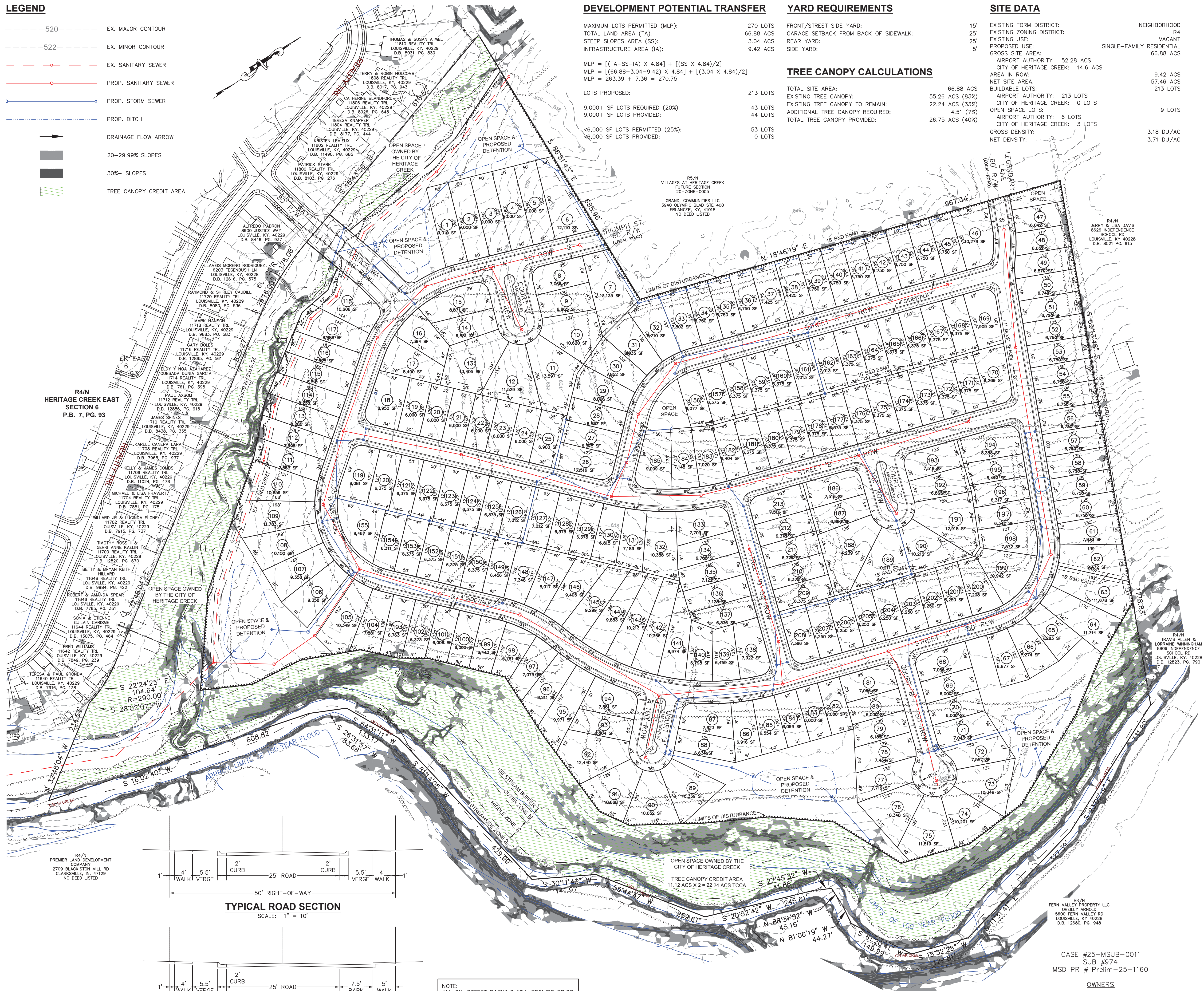
WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

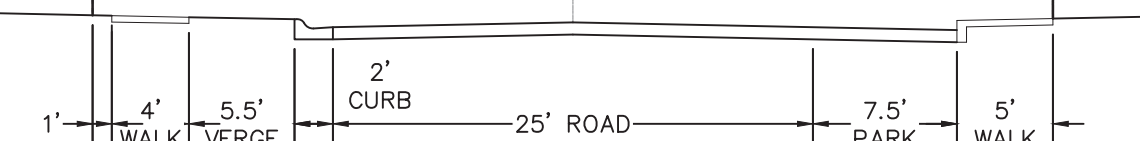
UTILITY NOTES

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE: 811, WWW.KENTUCKY811.COM) 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 KENTUCKY 811 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.

R4/N HERITAGE CREEK EAST SECTION 6 P.B. 7, PG. 93

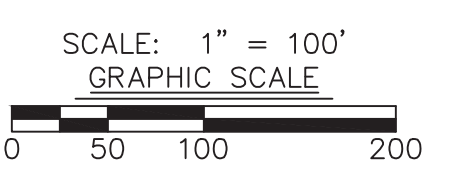


TYPICAL ROAD SECTION SCALE: 1" = 10'



ROAD SECTION WITH PARKING SCALE: 1" = 10'

NOTE: ALL ON-STREET PARKING WILL REQUIRE PRIOR APPROVAL OF THE CITY OF HERITAGE CREEK.



CASE #25-MSUB-0011 SUB #974 MSD PR # Prelim-25-1160

OWNERS: THE CITY OF HERITAGE CREEK 8700 JUSTICE WAY LOUISVILLE, KY 40229 D.B. 10723, PG. 663

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



Table with columns: NO., REVISION, DATE. Row 1: 1, REVISED PER AGENCY COMMENTS, 11/25/25

Table with columns: SHEET TITLE, PROJECT TITLE, DEVELOPER. Row 1: MAJOR PRELIMINARY SUBDIVISION PLAN (DEVELOPMENT POTENTIAL TRANSFER), HERITAGE CREEK SECTION 3 (NO ADDRESS ASSIGNED, LOUISVILLE, KY 40229 TAX BLOCK 98, LOTS 208 & 213), LEISURE DEVELOPMENT, LLC 6600 W. PRESTON HWY., LOUISVILLE, KY 40228

Table with columns: JOB NO., SCALE, DATE, DRAWING NO. Row 1: 2867, 1"=100', 11/3/25, P SP