

K:\OBES\3506\Planning\DDP\3506_DDP - Matt Wolff, 2/20/2025



GENERAL NOTES

- 1. THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
2. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA MAP...
3. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN...

UTILITY NOTES

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811...

SWPPP NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE...

DETECTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING AND STABILIZED...

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED...

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...

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.

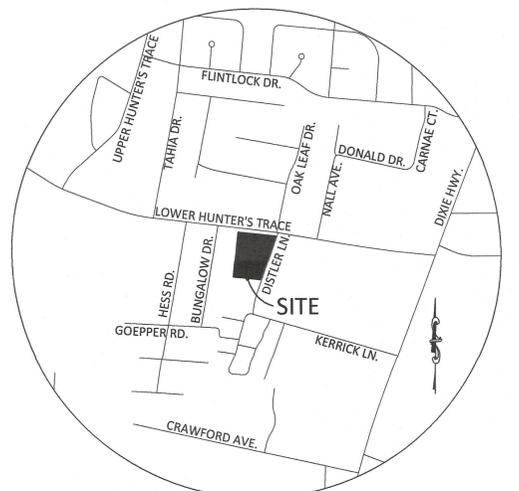
MSD NOTES

- 1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS...
2. SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

PRELIMINARY APPROVAL
Condition of Approval:
M. J. [Signature] for T.K. 2/26/25
Development Review Date

LEGEND

- OHE = OVERHEAD ELECTRIC
W = WATER
G = GAS
X = FENCE
@ = GAS VALVE
M = GAS METER
U = UTILITY POLE
S = SERVICE POLE
E = ELECTRIC PULL BOX
SM = SANITARY MANHOLE
CO = CLEAN OUT
I = INGRESS & EGRESS
B = BENCHMARK
FFE = FINISH FLOOR ELEVATION
HDPE = HIGH-DENSITY POLYETHYLENE PIPE
AC = AIR CONDITIONING UNIT



LAND AREA
PARCEL: 1922 LOWER HUNTER'S TRACE CONTAINS 0.26 ACRES
PARCEL: 1926 LOWER HUNTER'S TRACE CONTAINS 0.93 ACRES
PARCEL: 1918 LOWER HUNTER'S TRACE CONTAINS 2.47 ACRES
TOTAL: 3.66 ACRES

SITE DATA table with columns for FORM DISTRICT, ZONING, EXISTING USE, PROPOSED USE, GROSS SITE AREA, NET SITE AREA, BUILDABLE LOTS, OPEN SPACE LOTS, GROSS DENSITY, NET DENSITY, OPEN SPACE LOT#18.

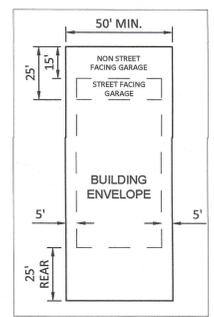
TREE CANOPY CALCULATIONS table with columns for GROSS SITE AREA, EXISTING TREE CANOPY, TOTAL TREE CANOPY REQUIRED, TREE CANOPY PRESERVED, TCCA CREDIT, ADDITIONAL TREE CANOPY REQUIRED.

IMPERVIOUS AREA CALCULATIONS table with columns for EXISTING SITE AREA, AREA OF DISTURBANCE, EXISTING IMPERVIOUS AREA, PROPOSED IMPERVIOUS AREA, NET INCREASE OF IMPERVIOUS.

LOT STANDARDS table with columns for PROPOSED ZONING, MINIMUM LOT SIZE, MINIMUM LOT WIDTH, FRONT YARD WITH NON STREET FACING GARAGE, FRONT YARD WITH FRONT STREET FACING GARAGE, STREET SIDE YARD, MIN. SIDE YARD, REAR YARD, MAX. BUILDING HEIGHT.

WAIVER REQUESTS
WAIVER FROM LDC 7.3.30.E TO ALLOW MORE THAN 15% OF THE REAR YARDS OF LOTS TO BE OCCUPIED BY UTILITY EASEMENT, A DETENTION BASIN, A RETENTION BASIN, OR ANY OTHER DRAINAGE EASEMENT.

LOT EXHIBIT



PROPERTY ADDRESSES:
1918, 1922, & 1926 LOWER HUNTER'S TRACE
LOUISVILLE, KY 40216
OWNER:
HABITAT FOR HUMANITY OF METRO LOUISVILLE
1620 BANK ST
LOUISVILLE, KY 40203-1314

PARCEL NUMBERS:
102500120000
102504260000
102500550000
WM # 12814
CASE# 24-ZONE-0139

RECEIVED
FEB 24 2025
OFFICE OF PLANNING

SABAK, WILSON & LINGO, INC. ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
SHEET TITLE: MAJOR PRELIMINARY SUBDIVISION PLAN
PROJECT TITLE: LOWER HUNTER'S TRACE SUBDIVISION
DEVELOPER: HABITAT FOR HUMANITY OF METRO LOUISVILLE
JOB NO. 3506
SCALE: 1"=30'
DATE: 02/06/25
DRAWING NO: MSP
SHEET 1 OF 1