

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

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 (BEST MANAGEMENT PRACTICES) 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. SOIL 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 FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LODEN 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.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

KARST GEOLOGICAL DISCOVERY:

THE DISCOVERY OF KARST GEOLOGIC FEATURES SUCH AS SINKHOLES, SPRINGS, SINKHOLE COLLAPSE FEATURES AND CAVES SHALL BE REPORTED TO THE PLANNING DIRECTOR OR DESIGNEE. ALL WORK WITHIN THE AREA SHALL DISCONTINUE UNTIL SUCH TIME AS THE APPLICANT'S ENGINEER (GEOTECHNICAL ENGINEER) LICENSED IN THE STATE OF KENTUCKY WITH EXPERIENCE IN THE REVIEW AND ANALYSIS OF KARST GEOLOGIC FEATURES PRACTICING IN ACCORDANCE WITH KRS 322 HAS REPORTED TO THE PLANNING DIRECTOR OR DESIGNEE AND THE PLANNING DIRECTOR OR DESIGNEE HAS APPROVED THE CONTINUATION OF SITE DISTURBANCE AND CONSTRUCTION. IN NO CASE SHALL THE CONSTRUCTION OF RESIDENTIAL PRINCIPAL STRUCTURES OVER SINKHOLE COLLAPSE FEATURES BE APPROVED EXCEPT THROUGH THE LDC WAIVER PROCESS AS OUTLINED IN CHAPTER 11, PART 8.

THE SITE ALONG WITH HISTORICAL MAPS AND PLATS WERE REVIEWED AND INSPECTED BY GEM ENGINEERING, INC., ON SEPTEMBER 20TH, 2016 AND FOUND THAT NO KARST EVIDENCE IS WITNESSED ON THE SITE.

SETBACK CHART:

FRONT YARD	25' MIN.
STREET SIDE YARD	25' MIN.
REAR YARD	25' MIN.
SIDE YARD	5' MIN.

STREET RADII CHART:

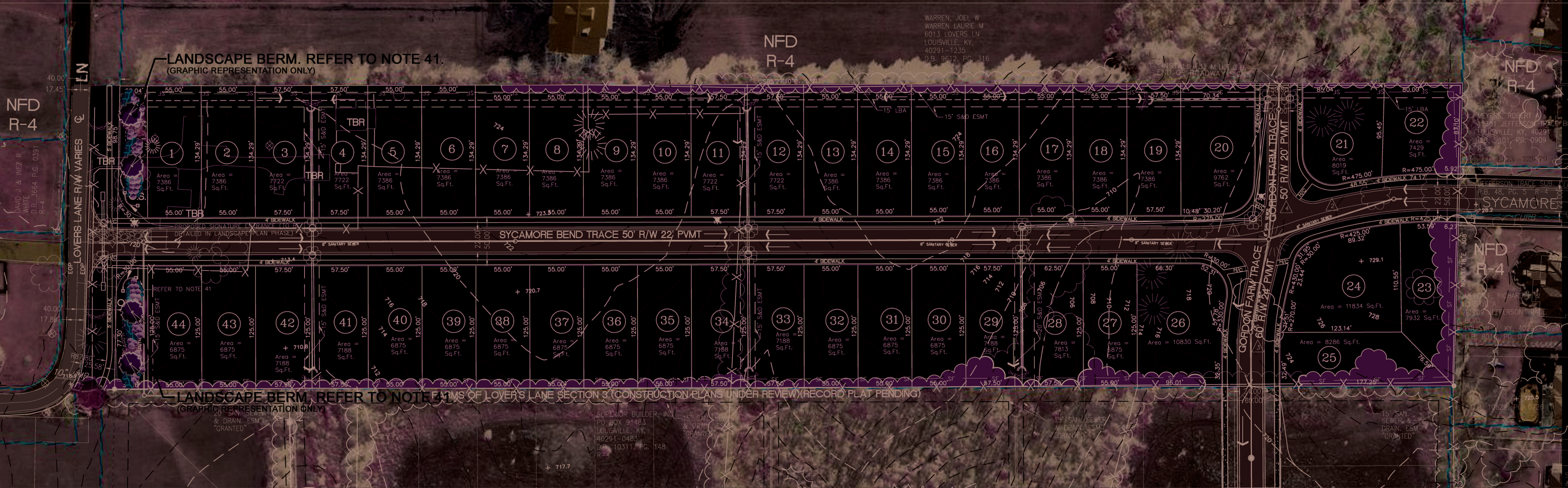
	300' RADIUS
	450' RADIUS
	300' RADIUS
	400' RADIUS

SITE DATA:

GROSS SITE AREA	9.77 Acres±
GROSS SITE IN SF	423,490 Sq.Ft.
ROW DEDICATION AREA	1.93 Acres±
ROW DEDICATION SF	84,088 Sq.Ft.
NET SITE AREA	7.84 Acres
NET SITE IN SF	339,402 Sq.Ft.
EXISTING ZONING	R-4
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	SINGLE FAMILY
PROPOSED USE	SINGLE FAMILY RESIDENTIAL LOTS
PROPOSED ZONING	R-5
NO. OF LOTS	46
OPEN SPACE/NON-BUILDABLE LOT (0.16 AC)	2
BUILDABLE LOTS	44
MAXIMUM BUILDING HEIGHT	35' H-1(VAX)
GROSS DENSITY	4.50± DU/AC.
NET DENSITY	5.61± DU/AC.

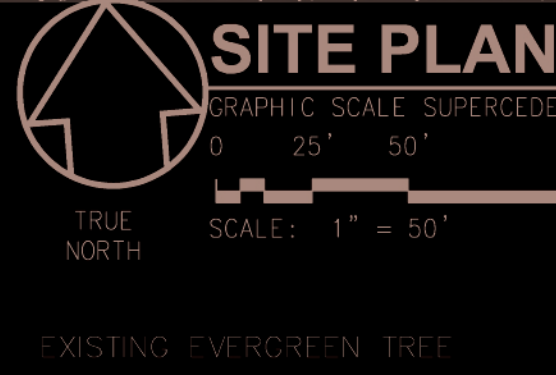
TREE CANOPY

EXISTING TREE CANOPY	48,520 S.F.
PRESERVED TREE CANOPY	0,000 S.F.
REQUIRED TREE CANOPY	84,698 S.F.
PROPOSED TREE CANOPY	84,698 S.F.



LEGEND

PROPOSED SILT FENCE	
PROPOSED INLET PROTECTION	
PROPOSED SEDIMENT CHECK	
PROPOSED FIRE HYDRANT	



NOTES:

- WASTEWATER:
1. SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. OFFSITE EASEMENTS AND OFFSITE LATERAL EXTENSION REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- DOMESTIC WATER SUPPLY:
SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / HOMEOWNER'S EXPENSE.

12. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
13. ALL OPEN SPACE TO BE COMMON IN NATURE.
14. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

35. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
36. ALL SWALES AND DITCHES MUST HAVE AT LEAST A 0.5% SLOPE.
37. MINIMUM DRIVEWAY LENGTH IS 25 FEET FROM GARAGE OR BUILDING FACE TO BACK OF SIDEWALK OR EDGE OF PAVEMENT OR CURB (WHICHEVER IS APPLICABLE). MAXIMUM DRIVEWAY WIDTH IS 20 FEET.

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