

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to metro roadways.
4. There shall be no commercial signs in the Right of Way.
5. There shall be no landscaping in the Right of Way without an encroachment permit.
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
7. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
9. Compatible Utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
10. Applegate Lane to be widened to 18' along frontage, and existing culvert extended per Metro Public Works

PROJECT DATA

EXISTING ZONING & FORM DISTRICT	= R4 / NEIGHBORHOOD
TOTAL SITE AREA	= 5.40 ACRES (235,224 SF)
EXISTING USE	= VACANT LAND
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL ATTACHED
PROPOSED ZONING & FORM DISTRICT	= PLANNED RESIDENTIAL DEVELOPMENT (PRD) /NEIGHBORHOOD
PROPOSED TOWNHOMES (PRD)	
PROPOSED (29) 1,200 SF EA	= 34,800 SF
TOTAL NUMBER OF UNITS	= 29
TOTAL NUMBER OF BUILDABLE LOTS	= 29
BUILDING HEIGHT	= 2 STORY (35' MAX ALLOWED)
FAR	= 0.153 (0.56 MAXIMUM)
GROSS DENSITY (29 UNITS/5.40 ACRES)	= 5.37 UNITS/ACRE
OPEN SPACE REQUIRED	= 46,666 SF
COMMON OPEN SPACE PROVIDED	= 103,461.05 S.F.
OS Lot 1	= 94,421.43 S.F.
OS Lot 2	= 9,039.62 S.F.
RECREATION SPACE PROVIDED	= 16,389 S.F.(7.0%) "WALKING TRAILS/PARK"
ROW AREA TO BE DEDICATED	= 53,857.16 SF (1.24 AC)
NET DENSITY (29 UNITS/4.16 ACRES)	= 6.97 UNITS/ACRE (MAX DENSITY 7.26 DU/AC)
PARKING REQUIRED	
MINIMUM (1 X 29 DWELLING UNITS)	= 29 SPACES
2 X 29 DWELLING UNITS	= 58 SPACES
TOTAL PARKING PROVIDED	= 58 SPACES (2 PER DRIVEWAY)
TOTAL BICYCLE PARKING REQUIRED	= EXEMPT PER CHAPTER 9.2.5.A.

MSD NOTES:

1. Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
2. Drainage pattern depicted by arrows is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
3. If the site has through drainage an easement plat will be required prior to MSD granting construction plan approval.
4. Post-developed peak flows will be limited to pre-developed peak flows for the 2, 10, 25, and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
5. A Downstream Facilities Capacity Request will be submitted to MSD.
6. 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.
7. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
8. Lowest finished floor elevation or machinery elevation shall be at or above 617.50
9. Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1
10. KDDW approval is required prior to MSD granting construction plan approval.
11. MSD drainage bond required prior to construction plan approval.
12. If site has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.

IMPERVIOUS AREA

1. TOTAL SITE AREA = 5.40 AC.
2. LIMITS OF DISTURBANCE = 174,220 SF (4.00 AC)
3. TOTAL IMPERVIOUS AREA (EXISTING) = 11,690 SF (0.27 AC)
4. INCREASE OF IMPERVIOUS AREA = 110,223 SF (2.53 AC)
5. TOTAL IMPERVIOUS AREA (PROPOSED) = 121,913 SF (2.80 AC)

DETENTION BASIN CALCULATIONS

X = BCRA/12
 AC = 0.80-0.30-0.40
 A = 2.63 ACRES
 R = 2.8 INCHES
 X = (0.50)(2.63)(2.8)(12) = 0.307 AC.-FT. REQUIRED BASIN X 43,560 = 13,373 CU.FT.
 PROVIDED BASIN = 5,500 x 3 feet deep = 16,500 CU. FT.

KARST GEOLOGICAL DISCOVERY:

THE SITE ALONG WITH HISTORICAL MAPS AND PLATS WERE REVIEWED AND INSPECTED BY GEM ENGINEERING, INC. (GEOTECHNICAL ENGINEER) ON AUGUST 30, 2017 AND FOUND THAT NO KARST EVIDENCE WAS WITNESSED ON THE SITE, MAKING THE SITE IN COMPLIANCE WITH LDC SECTION 4.9.3.

LEGEND

- FLOW ARROW
- HANDICAP PARKING
- PROPOSED TREE/LANDSCAPING
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED PSC
- WHEEL STOP
- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND CREEKSTONE HEADWALL
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- LIMITS OF DISTURBANCE

EROSION PREVENTION AND SEDIMENT CONTROL PLAN 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 SEEDING AND STABILIZED.

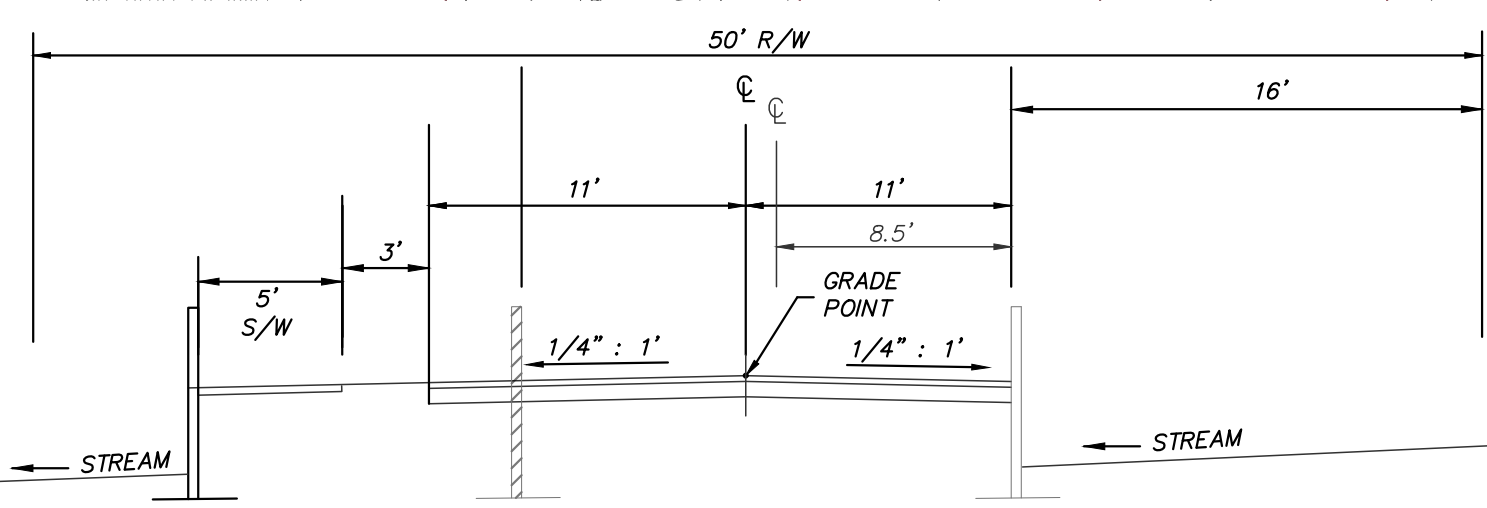
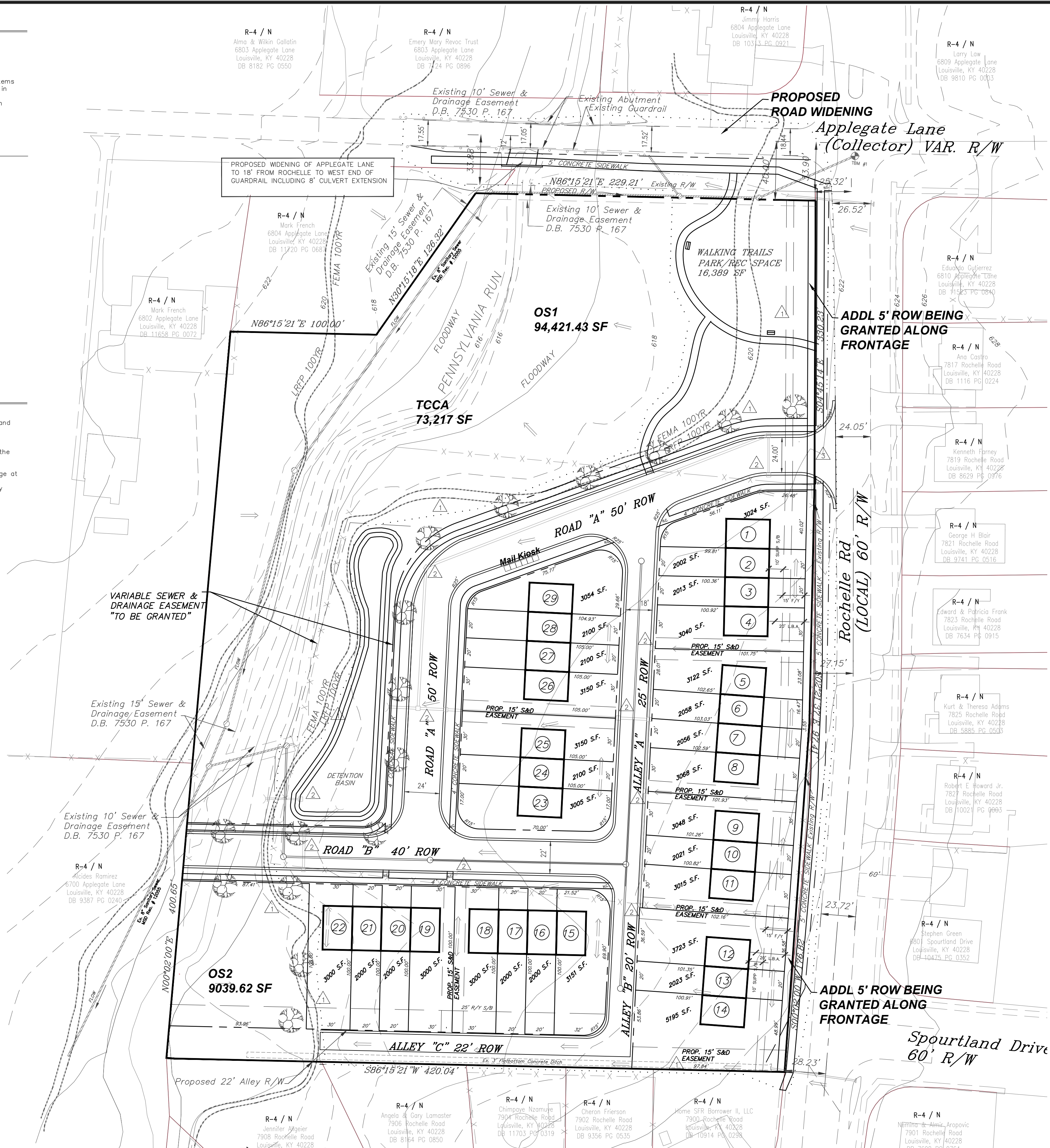
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

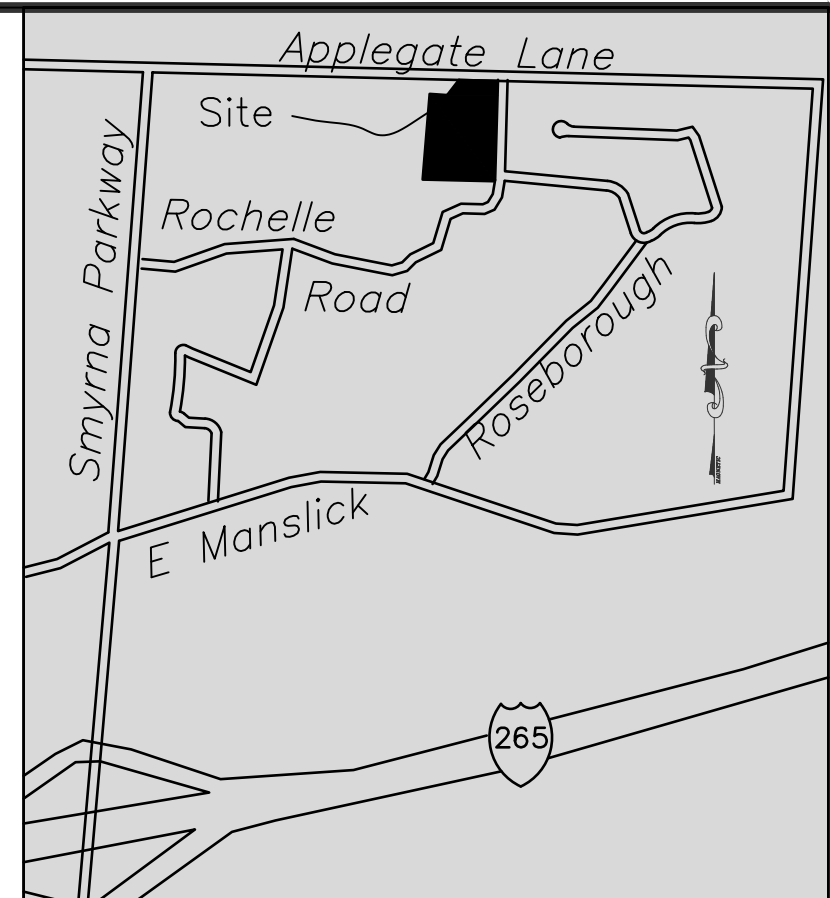
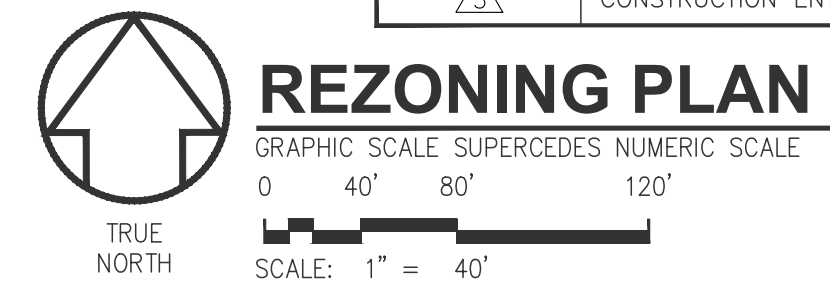
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-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.

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.



MSD STANDARD EROSION CONTROLS	
	SILT FENCE
	STONE BAG INLET PROTECTION
	CONSTRUCTION ENTRANCE



OPEN SPACE AREA REQ PER LOT 2.7.3.G.5.a					
LOT #	LOT AREA	DIFF-THAN 6000 SF	LOT #	LOT AREA	DIFF-THAN 6000 SF
1	3024	2976	16	2000	4000
2	2002	3998	17	2000	4000
3	2013	3987	18	3000	3000
4	3040	2960	19	3000	3000
5	3122	2878	20	2000	4000
6	2058	3942	21	2000	4000
7	2056	3944	22	3000	3000
8	3068	7292	23	3005	2995
9	3048	2952	24	2100	3900
10	2021	3979	25	3150	2850
11	3015	2985	26	3150	2850
12	3723	2277	27	2100	3900
13	2023	3977	28	2100	3900
14	5195	805	29	3054	2946
15	3151	2849		TOTAL	95,782

OPEN SPACE REQUIRED = 0.5 X 95,782 = 47,891 SF
 OPEN SPACE PROVIDED = 103,461 SF

SETBACK DATA

Front Yard Setback	=	MIN 15'
Side Yard Setback	=	5' OR 20'
Rear Yard Setback	=	MIN 25'

BENCHMARK:

TBM #1 INVERT OF EXISTING MANHOLE IN THE INTERSECTION OF APPLEGATE LANE & ROCHELLE ROAD
 ELEVATION 615.76 (NGVD 29)

TREE CANOPY CALCULATIONS

SITE AREA	=	5.40 AC (235,224 S.F.)
TOTAL EXISTING TREE CANOPY ON SITE	=	77% (181,100 S.F.)
TOTAL PERCENTAGE TREE CANOPY REQUIRED	=	40% (94,090 S.F.)
TREE CANOPY TO BE PRESERVED	=	31.13% (73,217 S.F.)
% OF EXISTING TREE CANOPY PRESERVED	=	77.82% (73,217 / 94,090)
TREE CANOPY TO BE PLANTED	=	0% (0 S.F.)*

* STREET TREES WILL ADDITIONALLY BE REQUIRED

GENERAL SITE INFORMATION:

1. THIS SITE IS CURRENTLY ZONED R-4 IN THE NEIGHBORHOOD FORM DISTRICT.
2. SITE IS LOCATED IN COUNCIL DISTRICT 23 & FIRE PROTECTION DISTRICT HIGHWAY.
3. SITE IS LOCATED IN THE FLOODPLAIN PER FEMA MAP#2111C0095E.
4. SITE IS LOCATED IN A KARST TERRAIN AREA.
5. SITE IS PART OF THE PLEASANT VALLEY SUBDIVISION SECTION 26 PB 34 PG 008
6. SITE IS LOCATED IN THE HIGHWAY NEIGHBORHOOD PLAN STUDY AREA.



UTILITY WARNING
 THE UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CONTACT KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123 PRIOR TO ANY CONSTRUCTION ACTIVITY.

CASE NO:
 21-ZONE-0018
 MSD WM # 11455

PREVIOUS CASES: NONE

REVISIONS	
Date	Description
7/2021	By CC Agency Comments
8/2021	By CC Open Space Totals
9/2021	By CC Mod Alley
10/2021	By CC Add Drainage Easmts

BlueStone
 Engineers, PLLC
 3703 Taylorsville Road, Suite 205
 Louisville, Kentucky 40220
 (502) 292-9288
 www.bluestoneengineers.com

DEVELOPER/OWNER:
 PLEASANT APPLE, LLC
 PO Box 5695
 LOUISVILLE, KENTUCKY 40255

DATE
 SIGNATURE

TITLE
 PLANNED RESIDENTIAL DEVELOPMENT
 CREEK'S EDGE TOWNHOMES
 TAX BLOCK 0654 LOT 0192 / DB 11 234 PG 0473
 6806 APPLEGATE LANE
 LOUISVILLE, KENTUCKY 40219
 SITE INFO

PRD
 SHEET NO.
 1 OF 1
 DATE: 08-15-20
 SCALE: 1"=40'
 DRAWN BY: DLW CHECKED BY: CTC