

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-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.

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 (GEO/TECHNICAL 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.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Tommy Mackert*
 DATE: 11-15-17
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



SETBACK CHART:

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

STREET RADII CHART:

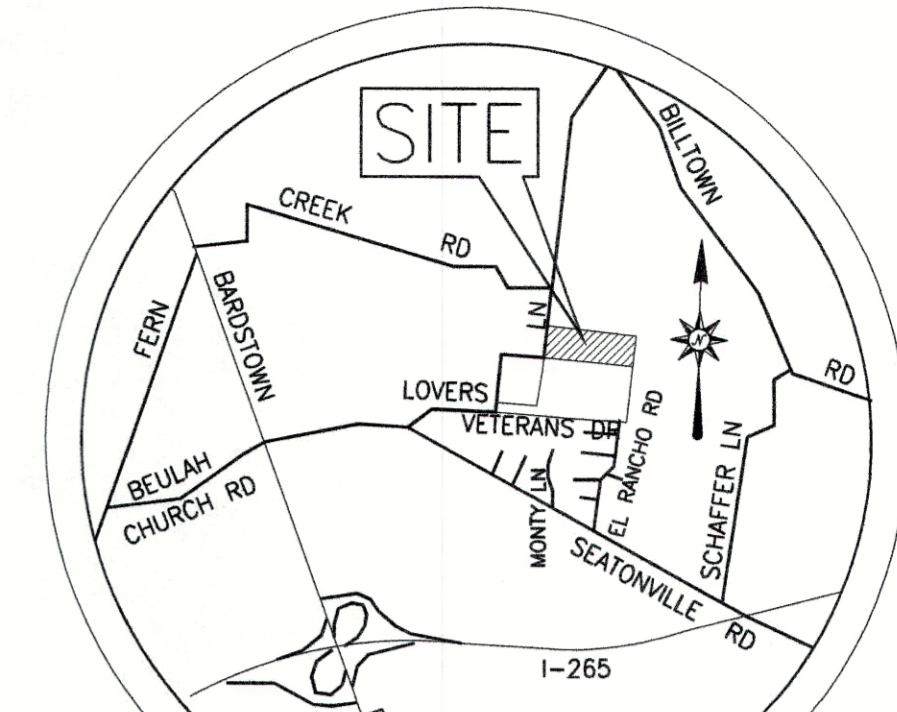
1	300' RADIUS
2	450' RADIUS
3	300' RADIUS
4	400' RADIUS

SITE DATA:

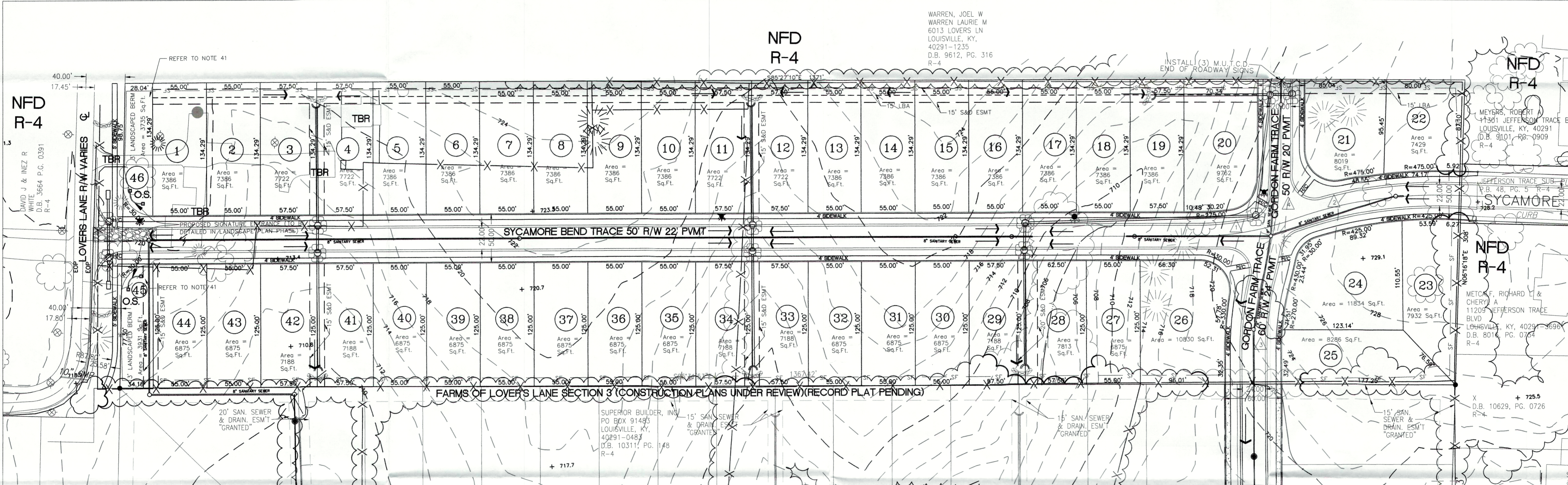
GROSS SITE AREA	9.77 Acres±
GROSS SITE IN SF	423,490 Sq.Ft.
ROW DEDICATION AREA	1.93 Acres±
ROW DEDICATION SF	84,088 Sq.Ft.
NET SITE AREA	7.84 Acres
NET SITE IN SF	339,402 Sq.Ft.
EXISTING ZONING	R-4
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	SINGLE FAMILY
PROPOSED ZONING	SINGLE FAMILY RESIDENTIAL LOTS
NO. OF LOTS	R-5
OPEN SPACE/NON-BUILDABLE LOT (0.18 AC)	46
BUILDABLE LOTS	44
MAXIMUM BUILDING HEIGHT	35' HT.(MAX)
GROSS DENSITY	4.50± DU/AC.
NET DENSITY	5.61± DU/AC.

TREE CANOPY

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



KEY MAP - N.T.S. VICINITY MAP NOT TO SCALE



LEGEND

- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED SEDIMENT CHECK
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING CONTOUR
- EXISTING UTILITY POLE
- EXISTING SEWER
- EXISTING TREE
- EXISTING SPOT ELEVATION
- EXISTING TREE CANOPY
- PROPOSED TREE CANOPY
- PROPOSED SANITARY SEWER
- PROPOSED DRAINAGE SYSTEM
- PROPOSED DRAINAGE FLOW
- OPEN SPACE
- EXISTING STRUCTURE TO BE REMOVED
- CONSTRUCTION ENTRANCE
- H/C RAMP W/TACTILE WARNING
- PROPOSED PEDESTRIAN CROSSING
- TEMPORARY BENCH MARK

SITE PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 25' 50' 100'

TRUE NORTH

SCALE: 1" = 50'

- NOTES:**
- 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 / DEVELOPER'S EXPENSE.
 - DRAINAGE / STORM WATER DETENTION: SUBJECT TO MSD FACILITY FEES.
 - DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. 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. 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. OFFSITE DETENTION WILL BE PROVIDED. CAPACITY OF EXISTING BASIN TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. MODIFICATIONS MAY BE REQUIRED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICH EVER IS MORE RESTRICTIVE.
 - EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111C0097 E).
 - SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 AND 8, RESPECTIVELY, IF APPLICABLE.
 - THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF PLANNING COMMISSION.
 - ALL EXISTING STRUCTURES AND/OR EXISTING ENTRANCES SHALL BE REMOVED.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - ALL OPEN SPACE TO BE COMMON IN NATURE.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
 - AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROAD WAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 - ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE.
 - THE MINIMUM GRADE OF ALL STREETS SHALL BE 1%, MAXIMUM GRADE SHALL BE 10%.
 - THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
 - ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADIIUSES, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
 - CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
 - THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR STREET "A" SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - THE DEVELOPER WILL BE RESPONSIBLE FOR FINAL SURFACE OVERLAY AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
 - ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
 - ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
 - ALL INTERIOR SIDEWALKS THAT BUT PARKING TO BE 5' WIDE MINIMUM.
 - THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR RUNOFF TO THE STATE RIGHT OF WAY.
 - THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
 - THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
 - SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.

REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/17	PRELIMINARY APPROVAL
2	11/15/17	PER AGENCY COMMENTS
3	11/15/17	PER AGENCY COMMENTS
4	11/15/17	PER AGENCY COMMENTS
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46	11/15/17	PER AGENCY COMMENTS

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LANDSCAPE & DESIGN SERVICES

Project: THE FARMS AT LOVERS LANE SECTION 4 DISTRICT DEVELOPMENT & MAJOR PRELIMINARY SUBDIVISION PLAN

Draw By: CW
 Checked By: CW/CTC

Scale: 1" = 50'

Drawing Date: 8-1-2016

Drawing Name: 2014-18-DDDP

Sheet: DDDP3