

GENERAL NOTES:

- 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.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL 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 LOUISVILLE FIRE DISTRICT.
- 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 OF THE LDC.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- MINIMUM DRIVEWAY LENGTH IS 25' FROM GARAGE OF BUILDING FACE TO BACK OF SIDEWALK OR EDGE OF PAVEMENT OR CURB. MAXIMUM RESIDENTIAL DRIVEWAY WIDTH IS 20'.
- ALL SIDEWALKS ON PLAN ARE 4' WIDE UNLESS NOTED OTHERWISE.

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
- 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 SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMP" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- MINIMUM DRIVEWAY LENGTH IS 25 FT. FROM GARAGE OF BUILDING FACE TO BACK OF SIDEWALK OR EDGE OF PAVEMENT OR CURB. MAXIMUM RESIDENTIAL DRIVEWAY WIDTH IS 20 FT.

MSD NOTES:

- WASTEWATER: EX. SANITARY SEWER IS CONNECTED TO THE WEST COUNTY WASTEWATER TREATMENT PLANT. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: EX. DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS.
- 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.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211110073E).
- ALL NECESSARY RIGHTS FOR UTILITY PURPOSES SHALL BE RESERVED ON OPEN SPACE LOTS.

EROSION PREVENTION & SEDIMENT CONTROL:

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.

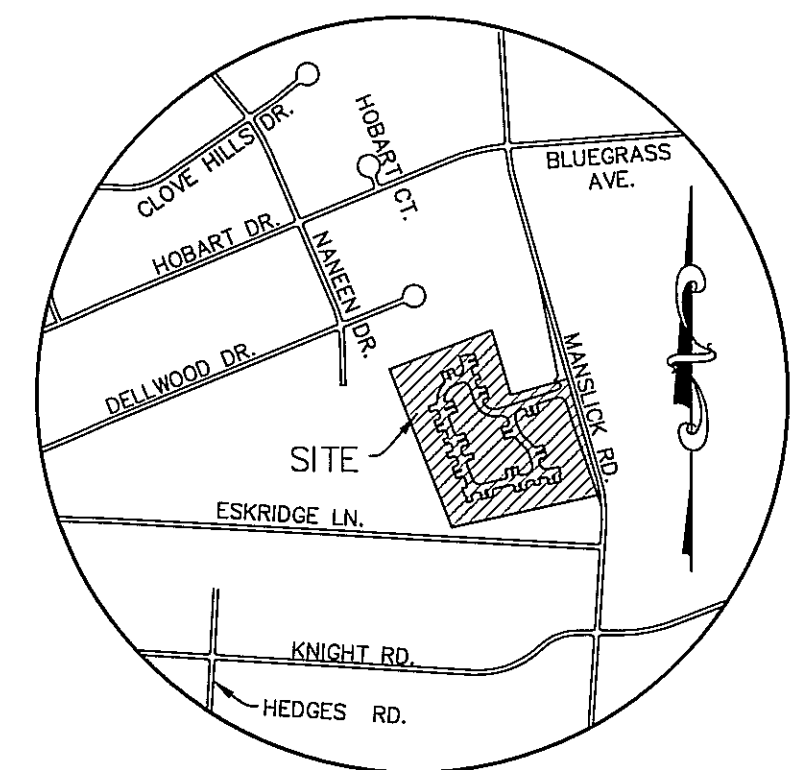
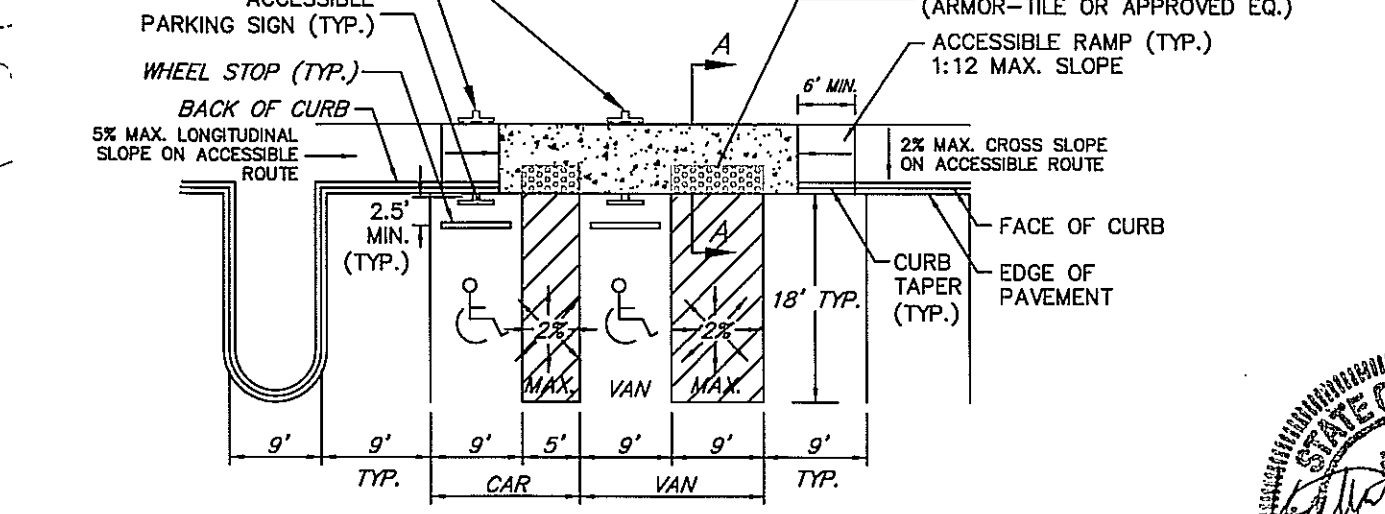
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

VARIANCE REQUESTED

A VARIANCE IS REQUESTED OF 5.3.1.D.1.b OF THE LDC TO ALLOW THE PROPOSED BUILDINGS & THEIR PATIOS/DECKS TO ENROACH INTO THE PROPOSED REAR YARD SETBACKS.



PRELIMINARY APPROVAL

Condition of Approval: _____

Development Review: *Alman* / 11/14/14 Date: _____

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

OPEN SPACE DATA:

LOT AREA (SF.) (LOTS-6,000 SF.)	REQUIRED OPEN SPACE (6000-AREA/2)
9) 5,983	8.5
10) 3,890	1,055
13) 3,994	1,003
16) 3,994	1,003
17) 5,460	270
18) 4,884	558
27) 3,748	1,126
28) 4,823	588.5
29) 5,970	15
31) 4,529	735.5
TOTAL REQ.	6,362.5± SF.

PROJECT DATA:

FORM DISTRICT	NEIGHBORHOOD
R5A	R5A
EXISTING ZONING	MULTI-FAMILY RES.
EXISTING LAND USE	PRD
PROPOSED ZONING	SINGLE FAMILY ATTACHED RES.
PROPOSED LAND USE	BUILDABLE LOTS
FLOOR AREA RATIO (MAX.)	2.0±
GROSS DENSITY (D.U./AC.)	5.62±
GROSS LAND AREA	5.69± AC.
OPEN SPACE REQ.	5,363± SF.
OPEN SPACE PROP.	27,073± SF.

TREE CANOPY DATA:

GROSS SITE AREA	247,698± S.F.
TREE CANOPY CATEGORY	CLASS C
EX. TREE CANOPY TO BE PRES.	0 S.F. (0%)
TOTAL TREE CANOPY REQUIRED	49,540± S.F. (20%)
TREE CANOPY TO BE PLANTED	49,540± S.F. (20%)

ALTERNATE HOUSING DIMENSIONAL STANDARDS (5.3.1.D.1.6.)

MIN. LOT AREA:	3,000 SF.
END UNITS:	2,000 SF.
INTERIOR UNITS:	18'
MIN. LOT WIDTH:	15' (+15' ADJ. TO MANSLICK)
MIN. FRONT YARD:	0'
MIN. SIDE YARD:	0'
MIN. REAR YARD:	3' (?)
END UNITS:	25'
MIN. REAR YARD:	4'
MAX. CONTIGUOUS UNITS:	4

RECEIVED

NOV 10 2014
PLANNING & DESIGN SERVICES



GRAPHIC SCALE 1"=40'

0 10 20 40 80

CASE # 14ZONE1045
PREV. CASE # 09-08-07
MSD WM # 1049

Mindel, Scott & Associates, Inc.
Planning - Engineering - Surveying - Landscape Architecture
Utility Consulting - Property Management
5151 Jefferson Boulevard, Louisville, KY 40219
Phone: (502) 485-1508 Fax: (502) 485-1505 Email: msand@msa.com

OWNER/DEVELOPER
CDJ DEVELOPMENT LLC
10122 TAYLORSVILLE RD.
LOUISVILLE, KY. 40299

DETAILED DISTRICT DEVELOPMENT PLAN
CLOVER TRACE
4806 MANSLICK RD., LOUISVILLE, KY. 40216
T.B. 80H LOT 70
D.B. 10160 PG. 991
REZONING PLAN

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 10/27/14
Job Number: 2579
Sheet
1
of 1

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