

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:
 EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE APPROVED BY THE LOCAL PUBLIC WORKS DEPARTMENT. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE PLAN AND MUST STANDARDS.

PUBLIC WORKS AND KTC NOTES:
 1. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 2. VARIOUS AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
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GENERAL NOTES:
 1. DOMESTIC WATER SUPPLY SHALL BE PROVIDED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S RESPONSIBILITY.
 2. TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES ON THE SITE.
 3. PROTECTION OF TREES TO BE PRESERVED BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE SHALL ENCLOSE THE AREA BENEATH THE DROP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL THE TREE IS REMOVED. MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 4. THE DEVELOPMENT LIES IN THE EASTWOOD PRE DISTRICT.
 5. SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE DISTRICT MANAGER PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES ON THE SITE.
 6. THE DEVELOPMENT LIES IN THE EASTWOOD PRE DISTRICT.
 7. THE DEVELOPMENT LIES IN THE EASTWOOD PRE DISTRICT.
 8. ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED UNLESS NOTED OTHERWISE.
 9. EXISTING UTILITIES SHALL BE PRESERVED AND PROTECTED FROM DAMAGE.
 10. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A MARKET SURVEY OF THE SITE WAS PERFORMED BY THE DEVELOPER TO DETERMINE THE POTENTIAL MARKET TOPOGRAPHY WAS IDENTIFIED.
 11. CONCEPTUAL SITE PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES ON THE SITE.
 12. PRIOR TO ANY SITE DISTURBANCE THE PERMETER BOUNDARY OF THE DEVELOPMENT SHALL BE VERIFIED AND THE PERMETER BOUNDARY SHALL BE DELINEATED WITH THE INSTALLATION OF TEMPORARY FENCING DURING CONSTRUCTION.
 13. METRO PUBLIC WORKS STANDARDS, TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
 14. ALL SIDEWALK RAMP SHALL CONFORM TO A.S.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR SIDEWALK RAMP" SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES ON THE SITE.
 15. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
 16. ALL ROADWAY IMPROVEMENTS SHALL BE PROVIDED PER METRO PUBLIC WORKS STANDARDS.
 17. SHOULDER IMPROVEMENTS ALONG THE Aiken Road Frontage MAY BE REQUIRED TO PROVIDE A 6' MINIMUM SHOULDER.
 18. PREPARATION LANE SHALL BE CONSTRUCTED ON Aiken Road AT BECKLEY STATION ROAD, AS WELL AS AN EASTBOUND RIGHT TURN LANE. FINAL DESIGN SHALL BE COORDINATED WITH AND APPROVED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION PLAN APPROVAL.
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OVERALL SITE DATA
 FORM DISTRICT: R-4
 EXISTING ZONING: R-4
 EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL/AGRICULTURE
 GROSS LAND AREA: 101.414 AC
 NET LAND AREA: 88.614 AC
 BUILDABLE LOTS: 237
 NON-BUILDABLE LOTS: 4
 GROSS DENSITY: 2.34 (DU/AC)
 OPEN SPACE PROVIDED: 1,453,742 SF (33%)
 MIN. BUILDABLE LOT AREA: 8.71 AC
 PROPOSED BUILDABLE AREA: 55.24 AC

TREE CANOPY DATA:
 GROSS SITE AREA: 4,417,444 SF
 (NOT INCLUDING AREA DEDICATED TO PUBLIC USE)
 EXISTING TREE CANOPY: CLASS C
 971,204 SF (22%)
 622,818 SF (14%)
 61,532 SF (1%)
 TOTAL TREE CANOPY TO BE PRESERVED: 1,595,554 SF (36%)
 TREE CANOPY TO BE PLANTED: AS REQUIRED, WITH APPROPRIATE SPECIES
 PLANTING SHALL BE PROVIDED DURING CONSTRUCTION

DIMENSIONAL STANDARDS
 FRONT YARD SETBACK: 5' (MIN. 30')
 REAR YARD SETBACK: 5' (MIN. 30')
 MINIMUM LOT AREA: 4,200 SF
 NO. LOTS: 45,000 SF (MAX 23%) 14 LOTS (68)
 NO. LOTS: 25,000 SF (MIN 20%) 139 LOTS (584)

DETECTION CALCULATIONS
 $2.9 / 1.2 (0.50 - 0.35) (70.0) = 5.52$ AC.FT.
 **ACQUIES WILL BE SUBMITTED TO METRO TO LIMIT THE POST TO 10 TO 15 YEAR RETURN.

APPROVED
 Louisville Metro Planning Commission
 1-27-16 date
 Louisville Metro Public Works
 8-17-16 date
 Metropolitan Sewer District
 5/23/16 date
 Louisville Metro Planning & Design Services
 8/19/2016 date
 Louisville Metro Planning Commission
 Checked if conditional approval
 See back of plan for conditions of approval
 Expiration date

