

**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 SEED, 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 NOT LATER THAN 14-DAYS AFTER THE ACTIVITY HAS CEASED.

**DETENTION BASIN CALCULATIONS**

$$X = \Delta CRA/12$$

$$\Delta C = 0.70 - 0.30 = 0.40$$

$$A = 5.94 \text{ ACRES}$$

$$R = 2.8 \text{ INCHES}$$

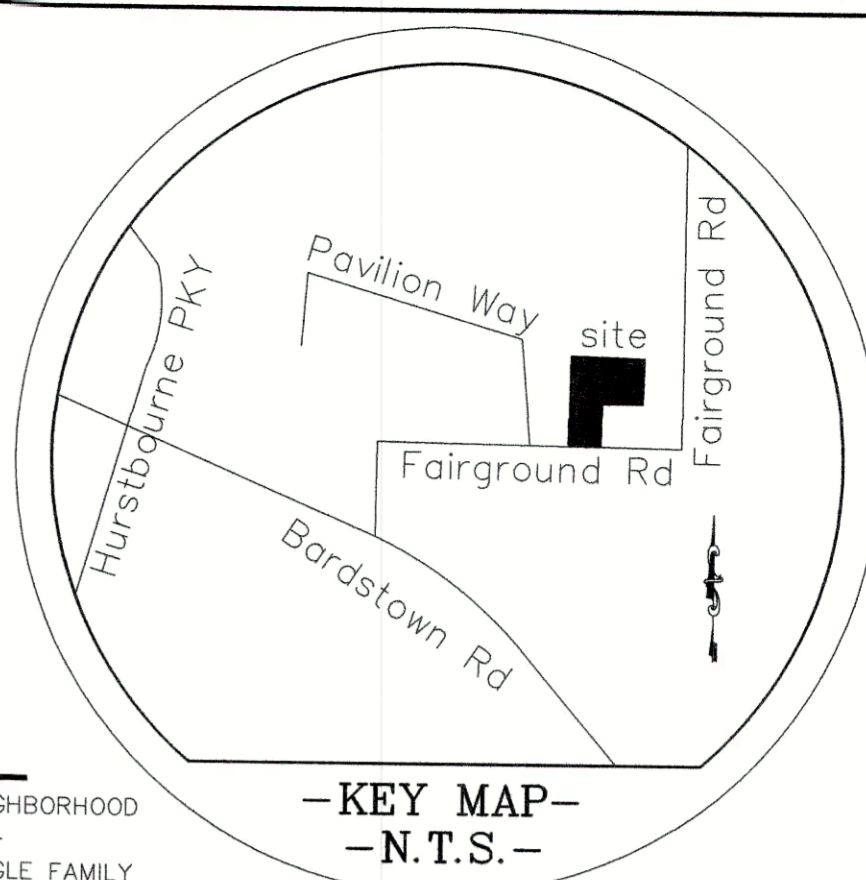
$$X = (0.40)(5.94)(2.8)/12 = 0.55 \text{ AC.FT.}$$

REQUIRED X = 23,958 CU.FT.  
PROVIDED BASINS = 24,394 CU.FT.  
0.56 AC. FT.

**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 (GEOLOGICAL 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 CHRISTOPHER T. CRUMPTON, P.E., ON NOVEMBER 18TH, 2016 AND FOUND THAT NO KARST EVIDENCE IS WITNESSED ON THE SITE.

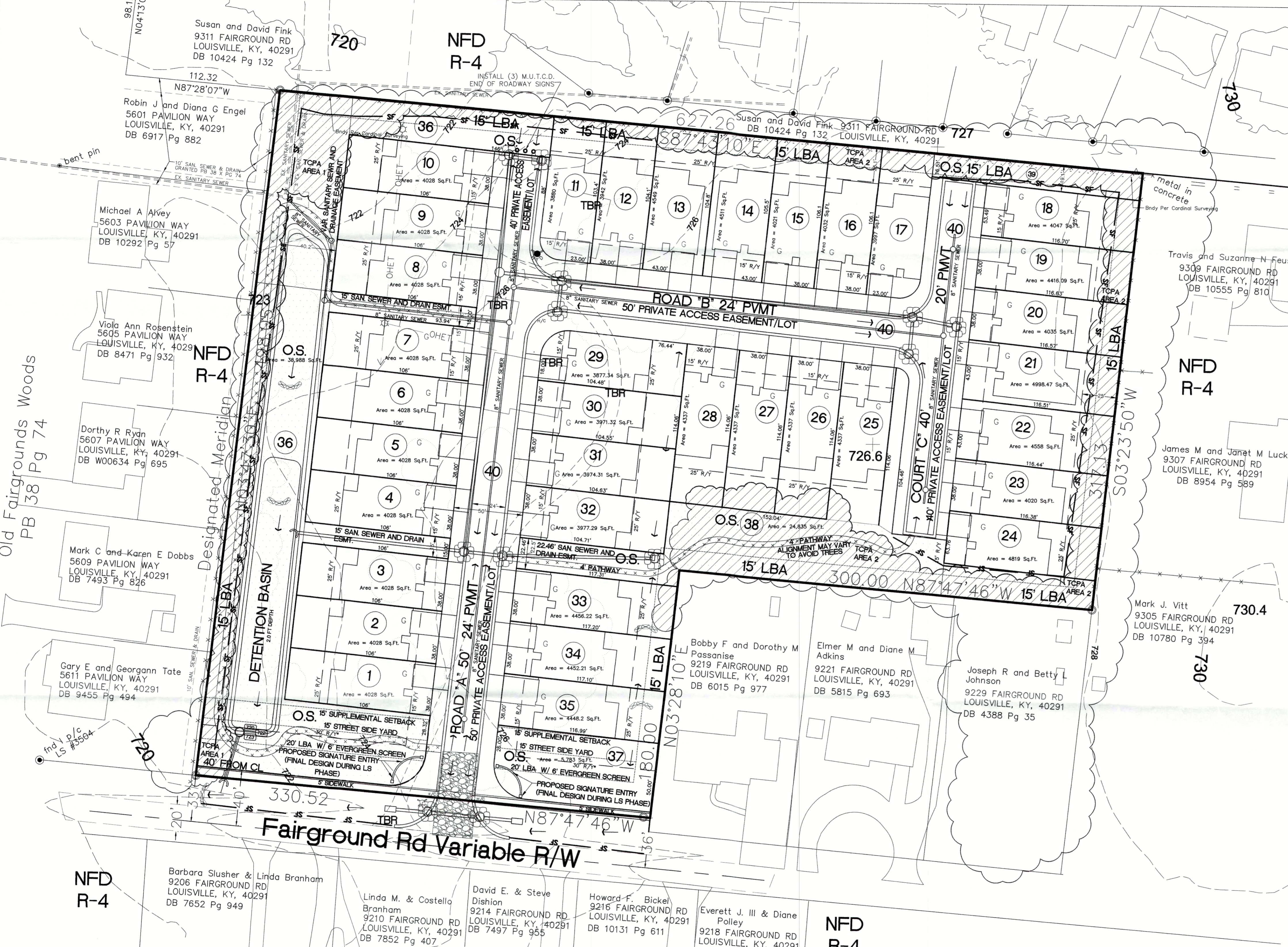


**SITE DATA:**

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-4
EXISTING LAND USE	SINGLE FAMILY
PROPOSED FORM DISTRICT	NEIGHBORHOOD FORM DISTRICT
PROPOSED ZONING	PLANNED RESIDENTIAL DEVELOPMENT
PROPOSED LAND USE	ATTACHED SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	5.94 Acres ± 258,888 SF
NO. OF DWELLING UNITS (12.01x5.94AC = 71 MAX)	35
GROSS DENSITY	1.07 ACRES/UNIT
ACCESS & PUBLIC UTILITY EASEMENT LOT	4.82 Acres ± 46,576 SF
NET LAND AREA	7.26 ± DU/AC
NET DENSITY	35' HT.(MAX) (1 1/2 STORY)
BUILDING HEIGHT	0.21 F.A.R.
PROPOSED SIZE PER HOME	1,541 SF/UNIT
FLOOR AREA RATIO	47,801 SF
OPEN SPACE REQUIRED	30,789 SF
RECREATIONAL:	42,025 SF
ENVIRONMENTAL:	5,783 SF
TOTAL PROVIDED	47,801 SF
OPEN SPACE PROVIDED OVERALL	63,012 SF (24% OF SITE)
EXISTING TREE CANOPY	160,930 SF
TREE CANOPY CATEGORY	CLASS "C" 62% COVERED IN EXISTING TREE CANOPY
PRESERVED TREE CANOPY AREA	AREA 1-12,650 SF + AREA 2-24,750 SF = 37,400 SF 14%
TOTAL TREE CANOPY COVERAGE REQUIRED	44,011 SF 17%

**NOTES:**

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DRWOTC PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES.
- 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: 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 THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111C0080 E). SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES. ON-SITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. A LOCAL FLOODPLAIN STUDY SHALL BE SUBMITTED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. MSD DRAINAGE BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL. 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.
- 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 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 CONTACT 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 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, (2111C0080 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 AND 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 IS TO REMAIN 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 SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM 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, RADIUS, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- CURBS AND GUTTERS SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
- LOT 40 IS DESIGNATED AS A PRIVATE ACCESS EASEMENT IN ITS ENTIRETY. LOTS 40 IS DESIGNATED IN ITS ENTIRETY AS: SANITARY SEWER AND DRAINAGE EASEMENT, LOUISVILLE WATER COMPANY EASEMENT, ELECTRIC, GAS AND TELECOM EASEMENT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FLUCTIVE 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 RADI TO BE 5' UNLESS OTHERWISE INDICATED.
- NOT USED.
- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR ANY 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.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE BACK OF SIDEWALK OR EDGE OF PAVEMENT OR CURB (WHICHEVER IS APPLICABLE) MAXIMUM DRIVEWAY WIDTH IS 20 FEET.
- HOUSE DRIVE(S) LOCATION MAY BE FLIP/ALTERED TO AVOID EXISTING TREE(S) OR AT DEVELOPER'S DISCRETION.
- EACH HOME MUST CONNECT TO ITS OWN SANITARY SEWER SYSTEM.
- MOSQUITO ABATEMENT REQUIREMENTS ON ALL DRAINAGE DITCHES AND DETENTION BASINS.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY TRANSPORTATION PLANNING OR SHALL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT. THIS WILL BE DETERMINED BY TRANSPORTATION PLANNING AT THE TIME OF CONSTRUCTION APPROVAL.
- OPEN SPACE LOTS 36 & 37 SHALL BE SIGNATURE ENTRY EASEMENTS.
- CONTOUR DATA & THEREFORE BENCH ELEVATION (BM) PURCHASED/DERIVED FROM LOJIC MAPPING.



**SITE PLAN**  
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
0 20' 40' 80'  
SCALE: 1" = 40'  
**BENCH MARK**  
BM - AZI 8638-2001  
DESC. From the intersection of Billtown Road parentheses Highway 1819 in print to see's and Eastend Road, travel north on Billtown Road 0.2 mile to the intersection of lovers Lane parentheses Highway 1065) and the station on the left at the southwest corner of the intersection.  
Elevation 739.70 (NAVD 88)

**LEGEND**

PROPOSED SILT FENCE	EXISTING TREE CANOPY	PROPOSED SANITARY SEWER
PROPOSED INLET PROTECTION	EXISTING TREE CANOPY TBR	PROPOSED DRAINAGE SYSTEM
PROPOSED SEDIMENT CHECK	PROPOSED TREE CANOPY	PROPOSED DRAINAGE FLOW
PROPOSED FIRE HYDRANT	PROPOSED TCPA	OPEN SPACE
EXISTING FIRE HYDRANT	PROPOSED REQUIRED YARD	PROPOSED GARAGE
EXISTING CONTOUR	PROPOSED 30° R/Y	EXISTING STRUCTURE TO BE REMOVED
EXISTING UTILITY POLE	PROPOSED 4' PEDESTRIAN PATHWAY (MATERIAL TBD)	CONSTRUCTION ENTRANCE
EXISTING SEWER	PROPOSED OPEN SPACE	H/C RAMP W/TACTILE WARNING
EXISTING SPOT ELEVATION		

**REVISIONS**

NO.	DATE	DESCRIPTION
1	07/16	REVISED PER NEW UNIT
2	07/16	REVISED PER PRELIMINARY DESIGN
3	07/16	REVISED PER CLIENT REQUEST
4	07/16	REVISED PER INTERPRETED MEETING COMMENTS
5	07/17	REVISED PER AGENCIES REVIEW COMMENTS
6	07/17	REVISED PER AGENCIES REVIEW COMMENTS
7	07/17	REVISED PER TRAIL & BASH CALCS & SIZE PER AGENCY COMMENTS
8	07/17	REVISED PER AGENCY AND CLIENT COMMENTS TO PRIVATE RD

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**Superior BUILDERS INC**  
762-9196

**FAIRGROUND'S RUN**  
Planned Residential Development  
DEVELOPER: BRUNN & HEATHER H. SUPERIOR BUILDERS, INC. 9213 FAIRGROUND RD LOUISVILLE, KY 40291  
PO BOX 91483 LOUISVILLE, KY 40291  
DB 9923 Pg 15  
PARCEL ID: 05000032000

Project: **FAIRGROUND'S RUN**  
Planned Residential Development  
Drawn By: **CW** Checked By: **CW/CTC**  
Scale: 1" = 40'  
Drawing Date: 2-3-2016  
Drawing Name: 2013-01-DDDP7  
Sheet: **DDDP7**

**RECEIVED**  
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PLANNING & DESIGN SERVICES

CASE NO: 16JZONE1037 WM NO: 11434