

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPC BMP'S 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.

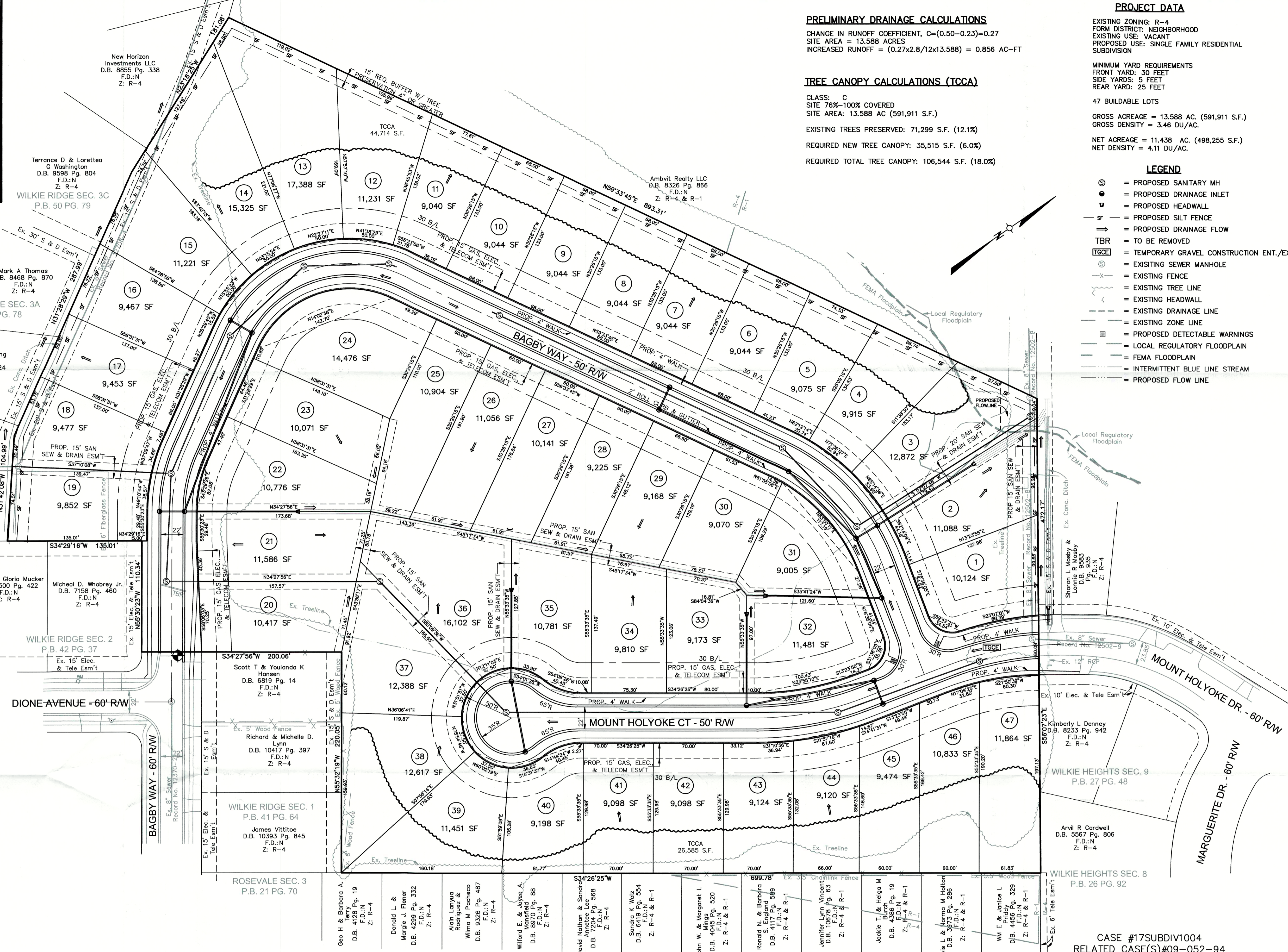
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.

GENERAL NOTES

- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED WILL OCCUR WITHOUT APPROVAL OF THE PLANNING COMMISSION.
- THE APPLICANT SHALL SUBMIT A PLAN FOR APPROVAL BY THE PLANNING COMMISSION STAFF'S LANDSCAPE ARCHITECT SHOWING TREE/TREE MASSES TO BE PRESERVED PRIOR TO BEGINNING ANY CONSTRUCTION PROCEDURE (I.E. CLEARING, GRADING, DEMOLITION) ADJUSTMENTS TO THE TREE PRESERVATION PLAN AS REQUESTED BY THE APPLICANT MAY BE APPROVED BY THE PLANNING COMMISSION STAFF'S LANDSCAPE ARCHITECT IF THE REVISIONS ARE IN KEEPING WITH THE INTENT OF THE APPROVED TREE PRESERVATION PLAN. THE PLAN SHALL EXHIBIT THE FOLLOWING INFORMATION:
 - PROPOSED SITE PLAN (SHOWING BUILDING, EDGES OF PAVEMENT, PROPERTY LOT LINES, EASEMENTS, EXISTING TOPOGRAPHY, AND OTHER SIGNIFICANT SITE FEATURES (LOGIC TOPOGRAPHIC INFORMATION IS ACCEPTABLE).
 - PRELIMINARY DRAINAGE CONSIDERATIONS (RETENTION/DETENTION, DITCHES/LARGE SWALES, ETC.).
 - LOCATION OF ALL EXISTING TREES/TREE MASSES EXISTING ON THE SITE AS SHOWN BY AERIAL PHOTO OF LOGIC MAPS.
 - LOCATION OF CONSTRUCTION FENCING FOR EACH TREE/TREE MASS DESIGNATED TO BE PRESERVED.
- A NOTE SHALL BE PLACED ON THE PRELIMINARY PLAN, CONSTRUCTION PLAN AND THE RECORD PLAT THAT STATES, "CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVES - PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA."
- A SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT AND USDA SOIL CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF THE METROPOLITAN SEWER DISTRICT'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE LOUISVILLE METRO THE OFFICE OF PLANNING AND DESIGN SERVICES PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- MSD SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION. ALL LOTS SUBJECT TO SANITARY SEWER FEES. SEWAGE TO BE TREATED AT THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT.
- BASIS OF REFERENCE MERIDIAN IS COORDINATES, NORTH AND ALL BEARINGS SHOWN HEREON REFER TO GRID NORTH, KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE
- ALL STREETS SHALL BE A MINIMUM OF 1% AND NO GREATER THAN 10% GRADE.
- ALL STREETS SHALL BE CURB AND GUTTER.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
- WHEN SIDEWALKS ELEVATIONS DEViate SLIGHTLY FROM THE PROPOSED CONSTRUCTION PLAN ELEVATIONS, IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR THE ADJUSTMENT OF THE UTILITY COVER OR GRATE WHICH HAS BEEN PREVIOUSLY SET TO THE CONSTRUCTION PLAN ELEVATION FOR SIDEWALKS OR REMOVE THE SIDEWALKS AND RECONSTRUCT TO PROPER ELEVATIONS.



PRELIMINARY DRAINAGE CALCULATIONS
 CHANGE IN RUNOFF COEFFICIENT, C=(0.50-0.23)=0.27
 SITE AREA = 13.588 ACRES
 INCREASED RUNOFF = (0.27x2.8/12)x13.588) = 0.856 AC-FT

TREE CANOPY CALCULATIONS (TCCA)
 CLASS: C
 SITE 76%-100% COVERED
 SITE AREA = 13.588 AC (591,911 S.F.)
 EXISTING TREES PRESERVED: 71,299 S.F. (12.1%)
 REQUIRED NEW TREE CANOPY: 35,515 S.F. (6.0%)
 REQUIRED TOTAL TREE CANOPY: 106,544 S.F. (18.0%)

PROJECT DATA
 EXISTING ZONING: R-4
 FORM DISTRICT: NEIGHBORHOOD
 EXISTING USE: VAGANT
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION

MINIMUM YARD REQUIREMENTS
 FRONT YARD: 30 FEET
 SIDE YARDS: 5 FEET
 REAR YARD: 25 FEET

47 BUILDABLE LOTS
 GROSS ACREAGE = 13.588 AC. (591,911 S.F.)
 GROSS DENSITY = 3.46 DU/AC.

NET ACREAGE = 11.438 AC. (498,255 S.F.)
 NET DENSITY = 4.11 DU/AC.

- LEGEND**
- ⊙ = PROPOSED SANITARY MH
 - = PROPOSED DRAINAGE INLET
 - ▭ = PROPOSED HEADWALL
 - ▭ = PROPOSED SILT FENCE
 - = PROPOSED DRAINAGE FLOW
 - TBR = TO BE REMOVED
 - TCCE = TEMPORARY GRAVEL CONSTRUCTION ENT./EXIT
 - ⊙ = EXISTING SEWER MANHOLE
 - X— = EXISTING FENCE
 - = EXISTING TREE LINE
 - = EXISTING HEADWALL
 - = EXISTING DRAINAGE LINE
 - = EXISTING ZONE LINE
 - ▭ = PROPOSED DETECTABLE WARNINGS
 - ▭ = LOCAL REGULATORY FLOODPLAIN
 - ▭ = FEMA FLOODPLAIN
 - ▭ = INTERMITTENT BLUE LINE STREAM
 - ▭ = PROPOSED FLOW LINE

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WILKIE RIDGE SUBDIVISION SECTION 4

DATE: 1/6/2017
 DRAWN BY: N.E.M.
 CHECKED BY: J.M.M.
 SCALE: 1"=50' (HORZ)
 SCALE: N/A (VERT)

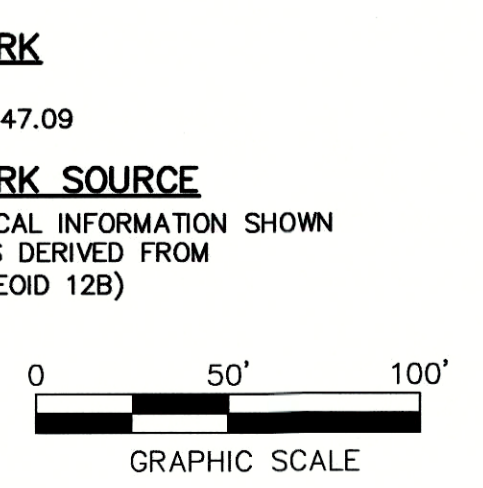
REVISIONS

△	AGENCY COMMENTS 4/17/17
△	AGENCY COMMENTS 6/11/17
△	AGENCY COMMENTS 8/30/17
△	AGENCY COMMENTS 9/13/17

CASE #17SUBDIV1004
 RELATED CASE(S)#09-052-94
REVISED PRELIMINARY SUBDIVISION PLAN
 FOR
WILKIE RIDGE SUBDIVISION SECTION 4
 SITE ADDRESS:
 5408 MOUNT HOLYOKE DRIVE
 OWNER/DEVELOPER:
 HYWEE ESTATES INC.
 6414 MANSLUCK ROAD
 LOUISVILLE, KENTUCKY 40214
 DEED BOOK 8392, PAGE 975
 TAX BLOCK 1024, LOT 303

RECEIVED
 SEP 23 2017
 PLANNING & DESIGN SERVICES

JOB NUMBER 16076
SHEET 1 OF 1



FLOOD NOTE
 FLOOD PLAN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. PORTIONS OF THE PROPERTY SHOWN HEREON ARE IN THE 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0071E EFFECTIVE DATE OF 12/05/2006.

MSD SUB# 785

16076pre.dwg

17subdiv1004