

LEGEND

- EXISTING TREE
- FLOW ARROW
- TCCA**
- TREE CANOPY CREDIT AREA
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- EXISTING VEGETATION/TREE LINE
- LIMITS OF DISTURBANCE (0.71 ACRES)

Kentucky 811 * CALL BEFORE YOU DIG "B.U.D." *
1 (800) 752-6007

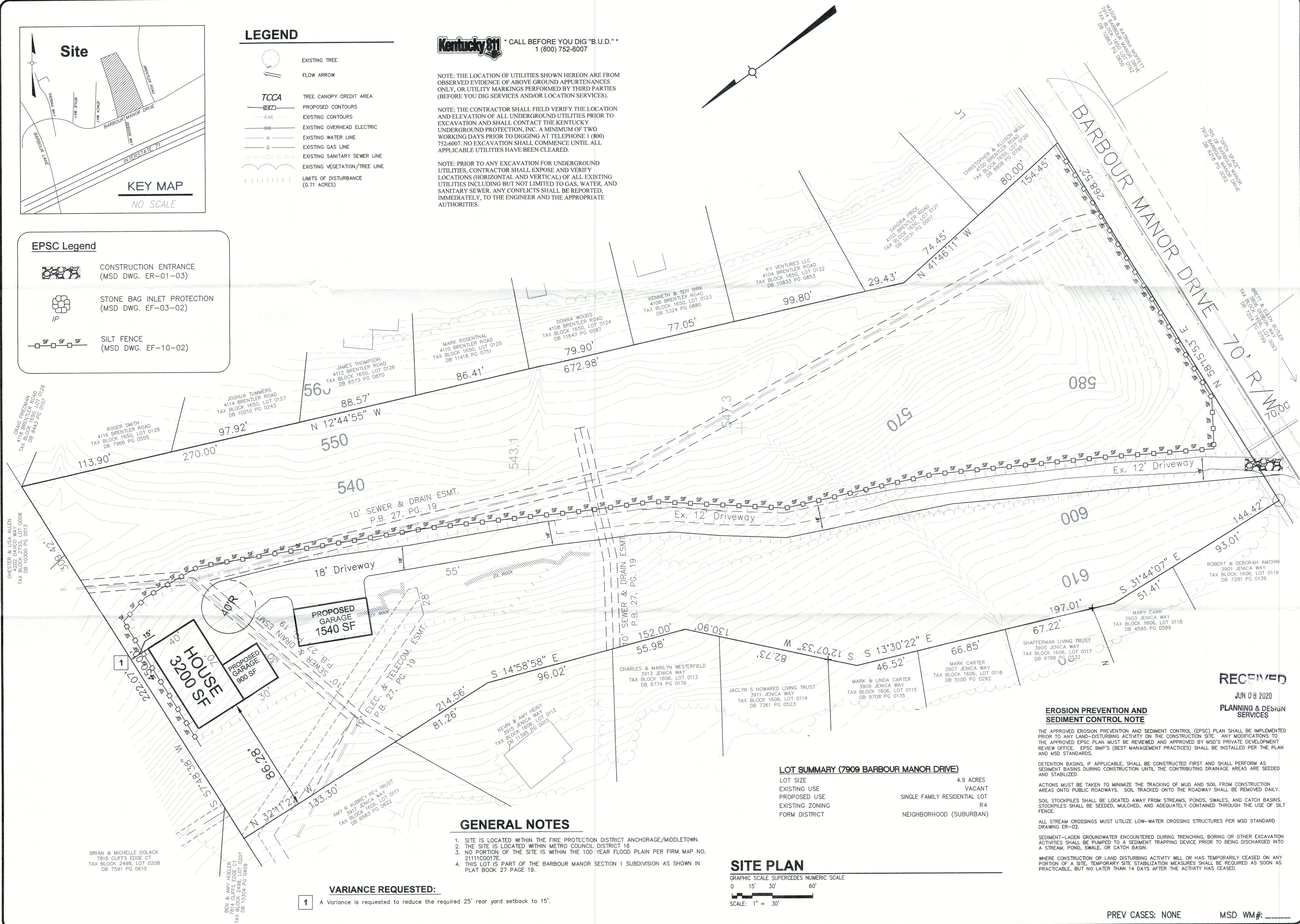
NOTE: THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY, OR UTILITY MARKINGS PERFORMED BY THIRD PARTIES (BEFORE YOU DIG SERVICES AND/OR LOCATION SERVICES).

NOTE: THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND SHALL CONTACT THE KENTUCKY UNDERGROUND PROTECTION, INC. A MINIMUM OF TWO WORKING DAYS PRIOR TO DIGGING AT TELEPHONE 1 (800) 752-6007. NO EXCAVATION SHALL COMMENCE UNTIL ALL APPLICABLE UTILITIES HAVE BEEN CLEARED.

NOTE: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED, IMMEDIATELY, TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

EPSC Legend

- CONSTRUCTION ENTRANCE (MSD DWG. ER-01-03)
- STONE BAG INLET PROTECTION (MSD DWG. EF-03-02)
- SILT FENCE (MSD DWG. EF-10-02)



GENERAL NOTES

1. SITE IS LOCATED WITHIN THE FIRE PROTECTION DISTRICT ANCHORAGE/MIDDLETOWN.
2. THE SITE IS LOCATED WITHIN METRO COUNCIL DISTRICT 16
3. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111100017E.
4. THIS LOT IS PART OF THE BARBOUR MANOR SECTION 1 SUBDIVISION AS SHOWN IN PLAT BOOK 27 PAGE 19.

SITE PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 15' 30' 60'
SCALE: 1" = 30'

LOT SUMMARY (7909 BARBOUR MANOR DRIVE)

LOT SIZE	4.9 ACRES
EXISTING USE	VACANT
PROPOSED USE	SINGLE FAMILY RESIDENTIAL LOT
EXISTING ZONING	R4
FORM DISTRICT	NEIGHBORHOOD (SUBURBAN)

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 SEED 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 NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

RECEIVED
JUN 08 2020
PLANNING & DESIGN SERVICES

BRIAN & MICHELLE DOLACK
7816 CLIFFS EDGE CT
TAX BLOCK 2498, LOT 0208
DB 7591 PG 0610

BEN & AMY HOELER
CLIFFS EDGE CT
TAX BLOCK 2498, LOT 0207
DB 10304 PG 0409

VARIANCE REQUESTED:

1 A Variance is requested to reduce the required 25' rear yard setback to 15'.

REVISIONS	Date	Description	By

BlueStone
Engineers, PLLC
3703 Taylorsville Road, Suite 205
Louisville, Kentucky 40220
(502) 292-9288
www.bluestoneengineers.com

BlueStone
Engineers, PLLC
BARBOUR MANOR, LLC
A KENTUCKY LIMITED LIABILITY COMPANY
4307 PROGRESS BLVD
LOUISVILLE, KENTUCKY 40218

ENGINEER: _____
DATE: _____
SIGNATURE: _____

TITLE: **7909 BARBOUR MANOR DRIVE LOT PLAN & VARIANCE**
SITE INFO: **7909 BARBOUR MANOR DRIVE BLOCK 1606 LOT 0092**

LOT PLAN
SHEET NO. **1 OF 1**
DATE: 02-20-20
DRAWN BY: ACW CHECKED BY: CTC

PREV CASES: NONE MSD WM#: _____

20-VARIANCE-0061