

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to metro roadways.
4. There shall be no commercial signs in the Right of Way.
5. There shall be no landscaping in the Right of Way without an encroachment permit.
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
7. Construction fencing shall be erected prior to any construction or grading activities preventing compaction 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
9. Compatible Utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
10. Applegate Lane to be widened to 18' along frontage, and existing culvert extended per Metro Public Works

PROJECT DATA

EXISTING ZONING & FORM DISTRICT	= R4 / NEIGHBORHOOD
TOTAL SITE AREA	= 5.40 ACRES (235,224 SF)
EXISTING USE	= VACANT LAND
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL ATTACHED
PROPOSED ZONING & FORM DISTRICT	= PLANNED RESIDENTIAL DEVELOPMENT (PRD) /NEIGHBORHOOD
PROPOSED TOWNHOMES (PRD)	
PROPOSED (29) 1,200 SF EA	= 34,800 SF
TOTAL NUMBER OF UNITS	= 29
TOTAL NUMBER OF BUILDABLE LOTS	= 29
BUILDING HEIGHT	= 2 STORY (35' MAX ALLOWED)
FAR	= 0.153 (0.56 MAXIMUM)
GROSS DENSITY (29 UNITS/5.40 ACRES)	= 5.37 UNITS/ACRE
OPEN SPACE REQUIRED	= 46,666 SF
COMMON OPEN SPACE PROVIDED	= 103,461.05 S.F.
OS Lot 1	= 94,421.43 S.F.
OS Lot 2	= 9,039.62 S.F.
RECREATION SPACE PROVIDED	= 16,389 S.F.(7.03%) "WALKING TRAILS/PARK"
ROW AREA TO BE DEDICATED	= 53,857.16 SF (1.24 AC)
NET DENSITY (29 UNITS/4.16 ACRES)	= 6.97 UNITS/ACRE (MAX DENSITY 7.26 DU/AC)
PARKING REQUIRED	
MINIMUM (1 X 29 DWELLING UNITS)	= 29 SPACES
2 X 29 DWELLING UNITS	= 58 SPACES
TOTAL PARKING PROVIDED	= 58 SPACES (2 PER DRIVEWAY)
TOTAL BICYCLE PARKING REQUIRED	= EXEMPT PER CHAPTER 9.2.5.A.

MSD NOTES:

1. Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
2. Drainage pattern depicted by arrows is for conceptual purposes. 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.
3. If the site has through drainage an easement plat will be required prior to MSD granting construction plan approval.
4. Post-developed peak flows will be limited to pre-developed peak flows for the 2, 10, 25, and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
5. A Downstream Facilities Capacity Request will be submitted to MSD.
6. 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 Management Practices.
7. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
8. Lowest finished floor elevation or machinery elevation shall be at or above 617.50
9. Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1
10. KDDW approval is required prior to MSD granting construction plan approval.
11. MSD drainage bond required prior to construction plan approval.
12. If site has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.

IMPERVIOUS AREA

1. TOTAL SITE AREA = 5.40 AC.
2. LIMITS OF DISTURBANCE = 174,220 SF (4.00 AC)
3. TOTAL IMPERVIOUS AREA (EXISTING) = 11,690 SF (0.27 AC)
4. INCREASE OF IMPERVIOUS AREA = 110,223 SF (2.53 AC)
5. TOTAL IMPERVIOUS AREA (PROPOSED) = 121,913 SF (2.80 AC)

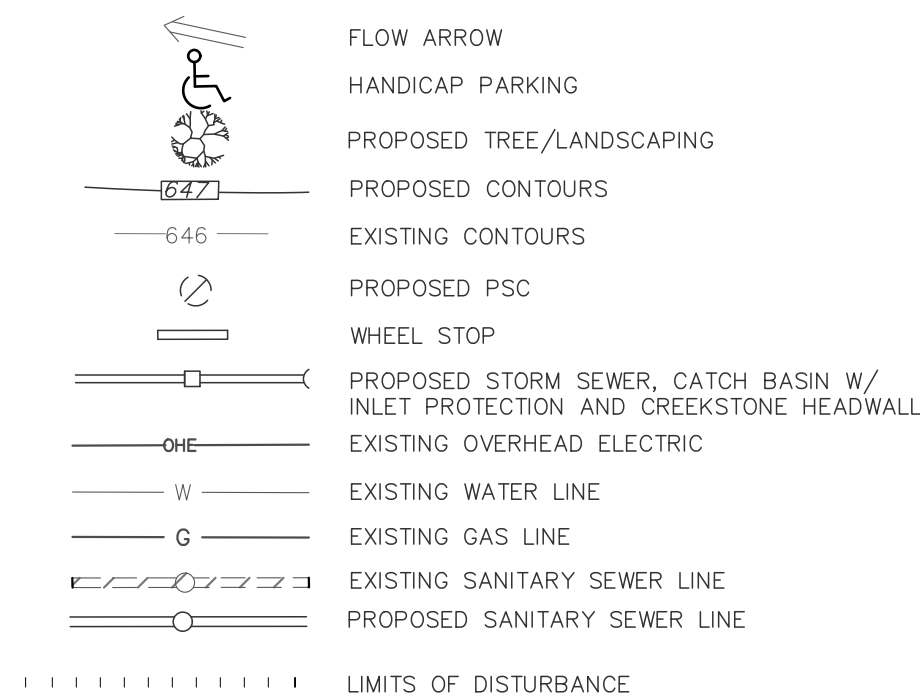
DETENTION BASIN CALCULATIONS

$X = BCRA/12$
 $AC = 0.80 \times 0.30 = 0.40$
 $A = 2.63 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.50)(2.63)(2.8)(12) = 0.307 \text{ AC-FIT. REQUIRED BASIN } X \ 43,560 = 13,373 \text{ CU.FT.}$
 PROVIDED BASIN = 5,500 x 3 feet deep = 16,500 CU. FT.

KARST GEOLOGICAL DISCOVERY:

THE SITE ALONG WITH HISTORICAL MAPS AND PLATS WERE REVIEWED AND INSPECTED BY GEM ENGINEERING, INC. (GEOTECHNICAL ENGINEER) ON AUGUST 30, 2017 AND FOUND THAT NO KARST EVIDENCE WAS WITNESSED ON THE SITE, MAKING THE SITE IN COMPLIANCE WITH LDC SECTION 4.9.3.

LEGEND



EROSION PREVENTION AND SEDIMENT CONTROL PLAN 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 SEEDING AND STABILIZED.

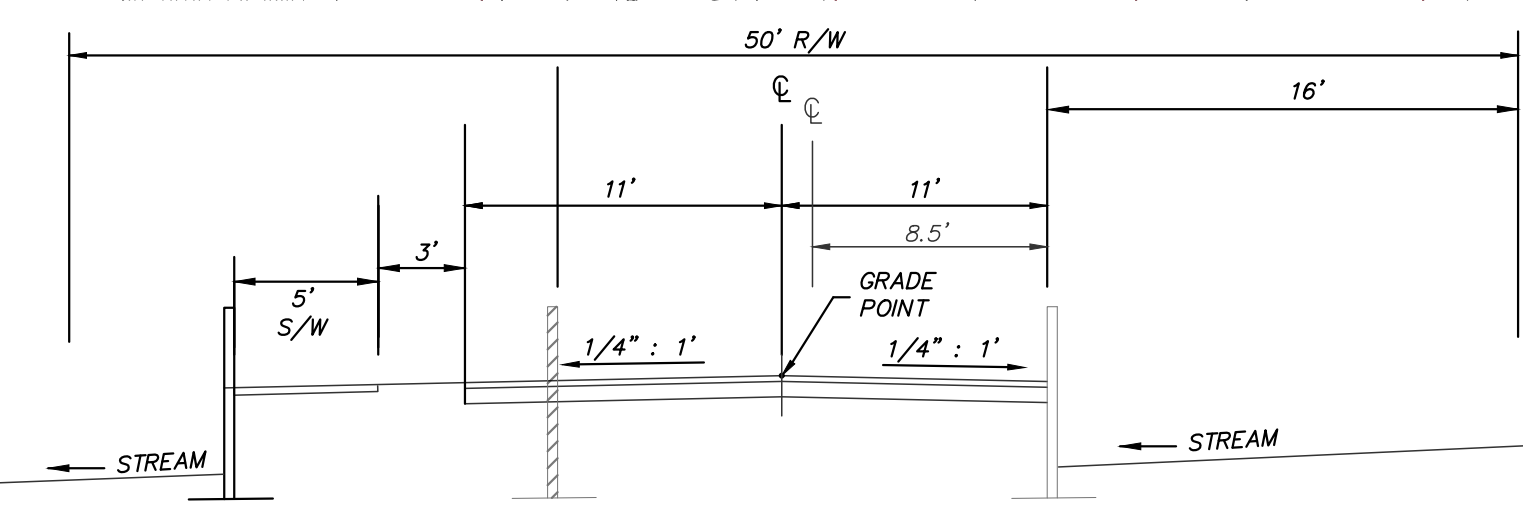
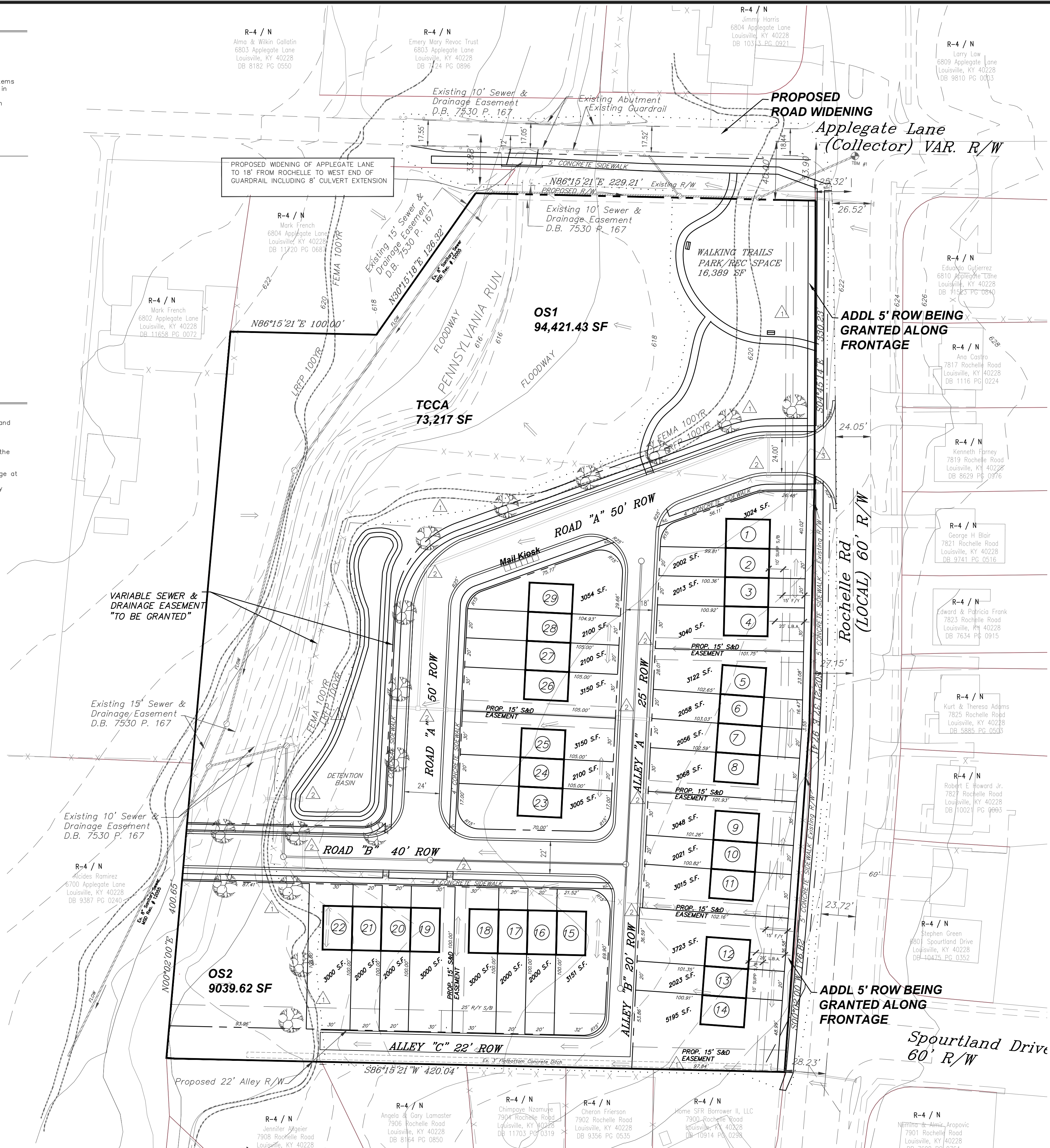
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

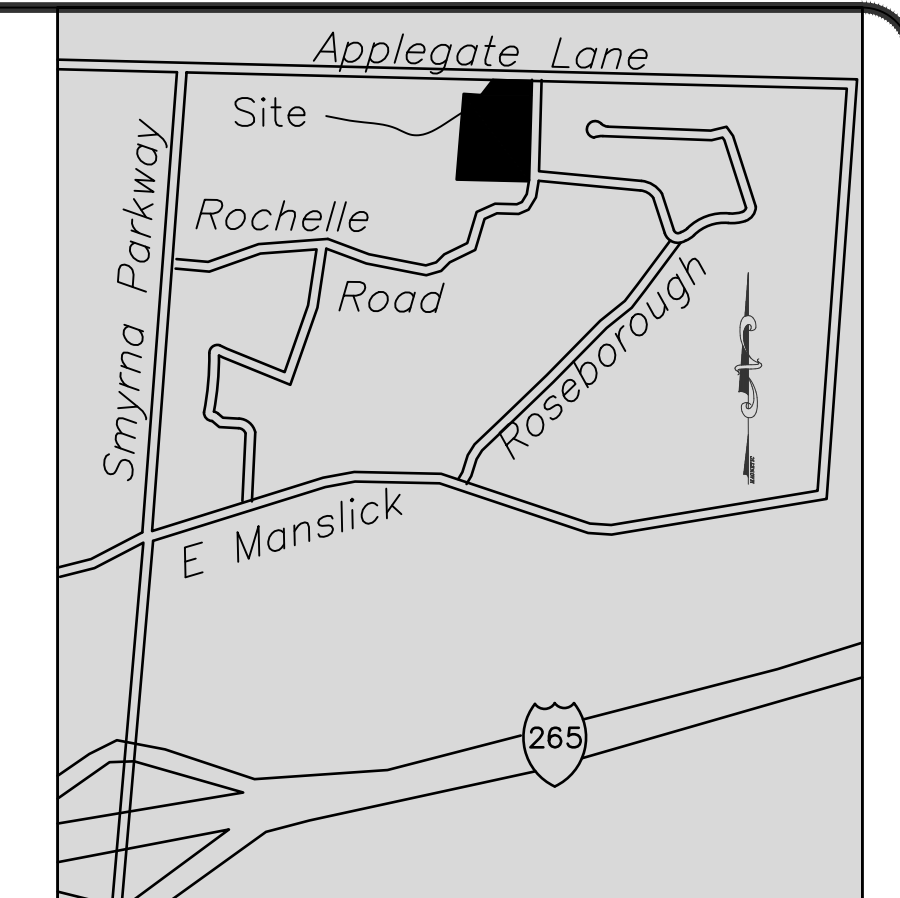
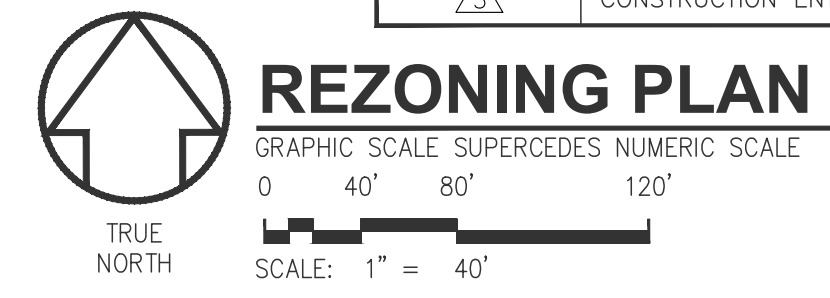
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.



MSD STANDARD EROSION CONTROLS	
	SILT FENCE
	STONE BAG INLET PROTECTION
	CONSTRUCTION ENTRANCE



LOCATION MAP
N.T.S.

OPEN SPACE AREA REQ PER LOT 2.7.3.G.5.a					
LOT #	LOT AREA	DIFF-THAN 6000 SF	LOT #	LOT AREA	DIFF-THAN 6000 SF
1	3024	2976	16	2000	4000
2	2002	3998	17	2000	4000
3	2013	3987	18	3000	3000
4	3040	2960	19	3000	3000
5	3122	2878	20	2000	4000
6	2058	3942	21	2000	4000
7	2056	3944	22	3000	3000
8	3068	7292	23	3005	2995
9	3048	2952	24	2100	3900
10	2021	3979	25	3150	2850
11	3015	2985	26	3150	2850
12	3723	2277	27	2100	3900
13	2023	3977	28	2100	3900
14	5195	805	29	3054	2946
15	3151	2849		TOTAL	95,782

OPEN SPACE REQUIRED = 0.5 X 95,782 = 47,891 SF
 OPEN SPACE PROVIDED = 103,461 SF

SETBACK DATA

Front Yard Setback	=	MIN 15'
Side Yard Setback	=	5' OR 20'
Rear Yard Setback	=	MIN 25'

BENCHMARK:

TBM #1 INVERT OF EXISTING MANHOLE IN THE INTERSECTION OF APPLEGATE LANE & ROCHELLE ROAD
 ELEVATION 615.76 (NGVD 29)

TREE CANOPY CALCULATIONS

SITE AREA	=	5.40 AC (235,224 S.F.)
TOTAL EXISTING TREE CANOPY ON SITE	=	77% (181,100 S.F.)
TOTAL PERCENTAGE TREE CANOPY REQUIRED	=	40% (94,090 S.F.)
TREE CANOPY TO BE PRESERVED	=	31.13% (73,217 S.F.)
% OF EXISTING TREE CANOPY PRESERVED	=	77.82% (73,217 / 94,090)
TREE CANOPY TO BE PLANTED	=	0% (0 S.F.)*

* STREET TREES WILL ADDITIONALLY BE REQUIRED

GENERAL SITE INFORMATION:

1. THIS SITE IS CURRENTLY ZONED R-4 IN THE NEIGHBORHOOD FORM DISTRICT.
2. SITE IS LOCATED IN COUNCIL DISTRICT 23 & FIRE PROTECTION DISTRICT HIGHWAY.
3. SITE IS LOCATED IN THE FLOODPLAIN PER FEMA MAP#2111C0095E.
4. SITE IS LOCATED IN A KARST TERRAIN AREA.
5. SITE IS PART OF THE PLEASANT VALLEY SUBDIVISION SECTION 26 PB 34 PG 008
6. SITE IS LOCATED IN THE HIGHWAY NEIGHBORHOOD PLAN STUDY AREA.



UTILITY WARNING
 THE UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CONTACT KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123 PRIOR TO ANY CONSTRUCTION ACTIVITY.

REVISIONS	
Date	Description
7/2021	Agency Comments
8/2021	Open Space Totals
9/2021	Mod Alley
10/2021	Add Drainage Easmts

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

BlueStone
 ENGINEER
 DEVELOPER/OWNER:
 PLEASANT APPLE, LLC
 PO Box 5695
 LOUISVILLE, KENTUCKY 40255

DATE
 SIGNATURE

PLANNED RESIDENTIAL DEVELOPMENT
CREEK'S EDGE TOWNHOMES
 TAX BLOCK 0654 LOT 0192 / DB 11 234 PG 0473
 6806 APPLEGATE LANE
 LOUISVILLE, KENTUCKY 40219

PRD
 SHEET NO.
1 OF 1
 DATE: 08-15-20
 SCALE: 1"=40'
 DRAWN BY: DLW
 CHECKED BY: CTC

PREVIOUS CASES: NONE

CASE NO:
 21-ZONE-0018
 MSD WM # 11455

Case No. 21-ZONE-0018 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Detailed District Development Plan/Major Preliminary Subdivision Plan, **SUBJECT** to the following binding elements:

1. The development shall be in accordance with the approved Preliminary Subdivision Plan. No further subdivision of the land into a greater number of lots than originally approved shall occur without approval of the Planning Commission.
2. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
3. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
4. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.
 - a) Articles of Incorporation filed with the Secretary of State and recorded in the office of the Clerk of Jefferson County and the Certificate of Incorporation of the Homeowners Association.
 - b) A deed of restriction in a form approved by Counsel to the Planning Commission addressing responsibilities for the maintenance of common areas and open space, maintenance of trees and fences within buffer areas and other issues required by these binding elements / conditions of approval.
 - c) Bylaws of the Homeowner's Association in a form approved by the Counsel for the Planning Commission.
5. At the time the developer turns control of the homeowner's association over to the homeowners, the developer shall provide sufficient funds to ensure there is no less than \$3,000 cash in the homeowner's association account. The subdivision

performance bond may be required by the Planning Commission to fulfill this funding requirement.

6. Open space lots shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity. A note to this effect shall be placed on the record plat.

7. A note shall be placed on the preliminary plan, construction plan(s) and the record plat that states, "Construction fencing shall be erected to protect trees on site and when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected areas."

8. The applicant shall submit a plan for approval by Planning Commission staff showing trees/tree masses to be preserved prior to beginning any construction procedure (i.e. clearing, grading, demolition). Adjustments to the tree preservation plan which are requested by the applicant may be approved by Planning Commission staff if the revisions are in keeping with the intent of the approved tree preservation plan. The plan shall exhibit the following information:

- a. Proposed site plan (showing buildings, edges of pavement, property/lot lines, easements, existing topography, and other significant site features (LOJIC topographic information is acceptable).
- b. Preliminary drainage considerations (retention/detention, ditches/large swales, etc.).
- c. Location of all existing trees/tree masses existing on the site as shown by aerial photo or LOJIC maps.
- d. Location of construction fencing for each tree/tree mass designated to be preserved.

9. An original stamped copy of the approved Tree Preservation Plan shall be present on site during all clearing, grading, and construction activity and shall be made available to any DPDS inspector or enforcement officer upon request.

10. All street signs shall be installed by the Developer, and shall conform with the Manual on Uniform Traffic Control Devices (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street, and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.

11. Trees will be preserved and/or provided on site and maintained thereafter as required by Chapter 10, Part 1 of the Land Development Code and as indicated

in the Tree Canopy Calculations on the Preliminary Subdivision Plan. The applicant shall submit a landscape plan for approval by Planning Commission staff for any trees to be planted to meet the Tree Canopy requirements of Chapter 10, Part 1 of the Land Development Code. A tree preservation plan shall be submitted for review and approval for any trees to be preserved to meet the Tree Canopy requirements of Chapter 10.

12. The signature entrance shall be submitted to the Planning Commission staff for review and approval prior to recording the record plat.
13. The applicant shall submit a landscape plan for approval by Planning Commission staff showing plantings and/or other screening and buffering materials to comply with the Chapter 10 of the Land Development Code prior to recording the record plat. The applicant shall provide the landscape materials on the site as specified on the approved Landscape Plan prior to issuance of Certificates of Occupancy for the site.
14. The applicant shall install signs to be located within the public right-of-way at the terminus of Road "B". These signs shall indicate that this street shall, in the future, extend beyond the subject property and connect to roadways on adjacent properties. Such signage and location are subject to the prior approval by the Louisville Metro Public Works Department, and shall be installed prior to release of bonds for the installation of the street infrastructure.
15. The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.
16. After release of the drainage bond, mosquito abatement on open space lots shall be the responsibility of the Homeowners Association. Accumulations of water in which mosquito larvae breed or have the potential to breed are required to be treated with a mosquito larvicide approved by the Louisville Metro Health Department. Larvicides shall be administered in accordance with the product's labeling. This language shall appear in the deed of restrictions for the subdivision.
17. PRD Transfer of Infrastructure Binding Element Covenants, Conditions, and Restrictions ("CCRs") shall be prepared by the developer to be submitted to and reviewed and approved by Planning Commission legal counsel, prior to recording of the subdivision's Record Plat, for consistency with any binding elements that mandate inclusion in the CCRs, as well as the inclusion of the following requirements: (a) all road, drainage, sanitary sewer, water, other necessary infrastructure and other required landscaping and facilities shall be installed by the developer prior to turn-over of maintenance responsibilities to the Home Owners Association ("HOA"); (b) any shared water meters and property service connections for sanitary sewers shall be the sole responsibility of the HOA; (c)

any water, sewer and drainage facilities that cross lot lines shall be included in blanket easements for purposes of both lot owner and HOA access and maintenance; and (d) where attached residences are proposed, easements shall be provided to provide for incidental encroachments, property maintenance and repair.

18. No driveways shall be permitted on Road "A", Road "B", or Rochelle Road. All driveway access shall be achieved from the alleys.
18. Garages and parking pads which are constructed in the rear of any lot shall be built so as to allow for 42' of clearance between the front wall of the garage or front of the pad and the opposite edge of alley pavement.
19. Right-of-way shall be dedicated to the end of proposed Road "B" at the property line with the record plat. The road to the edge of the property line shall be constructed at such time as the lot to the west (currently Parcel ID 065402140000) develops and makes the required roadway connection. Construction of the road shall be the responsibility of the Developer if the lot to the west is developed prior to Developer turning control of the development over to the HOA. Developer shall grade the end of proposed Road "B" so as to facilitate future connectivity, in consultation with the Department of Works. The Louisville Metro Department of Public Works and Highview Fire Department shall review the treatment of the terminus of Road B to ensure that fire apparatus can safely maneuver to turn around.
21. The CCR shall include a prohibition on parking in the alleys.
22. The area in Open Space 1 to the northeast of the site labeled on the Development Plan as "Walking Trails / Park Rec Space" shall be shown on the record plat as public open space, in compliance with the Land Development Code.