# 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

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, 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.

## KARST GEOLOGICAL DISCOVERY:

40.00' 17.45'

OSOK

LEGEND

EXISTING TREE

OPEN SPACE

EXISTING SPOT ELEVATION

PROPOSED TREE CANOPY

EXISTING TREE CANOPY TBR

PROPOSED SANITARY SEWER

PROPOSED DRAINAGE FLOW

CONSTRUCTION ENTRANCE

TEMPORARY BENCH MARK

H/C RAMP W/TACTILE WARNING

PROPOSED PEDESTRIAN CROSSING

PROPOSED DRAINAGE SYSTEM

EXISTING STRUCTURE TO BE REMOVED

\_

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 (GEOTECHNICAL 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 GEM ENGINEERING, INC., ON SEPTEMBER 20TH, 2016 AND FOUND THAT NO KARST EVIDENCE IS WITNESSED ON THE SITE.

# SETBACK CHART

FRONT YARD 25' MIN. STREET SIDE YARD 25' MIN. REAR YARD 25' MIN. SIDE YARD 5' MIN.

STREET RADII CHART:

300' RADIUS 450' RADIUS 300' RADIUS 400' RADIUS

#### SITE DATA:

GROSS SITE AREA

423,490 Sq.Ft. GROSS SITE IN SF ROW DEDICATION AREA 1.93 Acres± ROW DEDICATION SF 84,088 Sq.Ft. NET SITE AREA 7.84 Acres NET SITE IN SF 339,402 Sq.Ft. R-4EXISTING ZONING **NEIGHBORHOOD** EXISTING FORM DISTRICT SINGLE FAMILY EXISTING USE SINGLE FAMILY RESIDENTIAL LOTS PROPOSED USE PROPOSED ZONING R-5NO. OF LOTS

9.77 Acres±

44

OPEN SPACE/NON-BUILDABLE LOT (0.18 AC) BUILDABLE LOTS MAXIMUM BUILDING HEIGHT 35' HT.(MAX) GROSS DENSITY 4.50± DU/AC. NET DENSITY 5.61± DU/AC.

## TREE CANOPY

EXISTING TREE CANOPY 48,520 S.F. PRESERVED TREE CANOPY 0,000 S.F. REQUIRED TREE CANOPY 84,698 S.F. PROPOSED TREE CANOPY 84,698 S.F.

PER PER 1-265 -KEY MAP--N.T.S.-VICINITY MAP

NOT TO SCALE WARREN, JOEL W WARREN LAURIE M 6013 LOVERS LN NFD LOUISVILLE, KY, 40291-1235 R-4 D.B. 9612, PG. 316 REFER TO NOTE 41 11301 JEFFERSON LOUISVILLE, KY, Area = 7429 Area = Area = Area = 97/62 7386 7386 Sq.Ft. 55.00°/ 57,50 MEGA 55.00 55.00 55.00' 57.50' 57,50 55.00 55.00' \ 55,00° 55.00 ,57.50 SYCAMORE BEND TRACE 50' R/W 22' PVMT ANDHASE 2,5 V SIDEWALA.4 + 729.1 55.00 Area = 11834 Sq.Ft. 7932 Sq.F Area = Area = Area = 108/30 Sq.Ft. 6875 6875/ 6875 6875 6875 Area : FARMS OF LOYER'S LANE SECTION 3'(CONSTRUCTION PLANS UNDER REVIEW)(RECORD PLAT PENDING) + 725.5 O' SAN. SEWER DRAIN. ESM'T SEWER & -PO BOX 9148/3 DRAIN. E DRAIN. ESM'T "GRANTED" 40291-0483

PROPOSED SILT FENCE PROPOSED INLET PROTECTION SCALE: 1" = 50'PROPOSED SEDIMENT CHECK EXISTING EVERGREEN TREE PROPOSED FIRE HYDRANT EXISTING FIRE HYDRANT EXISTING EVERGREEN TBR EXISTING CONTOUR EXISTING UTILITY POLE EXISTING SEWER

~~~~~~

~~~~~~~~

~~~~~~~

8" SANITARY SEVER

O.S.

**TBR** 

H/C

+ 710.8

SITE PLAN

1. SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. OFFSITE EASEMENTS AND OFFSITE LATERAL EXTENSION REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. DOMESTIC WATER SUPPLY:

DRAINAGE PATTERN DEPICTED BY ARROWS ( ---- ) IS FOR CONCEPT PURPOSES ONLY. FINAL

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:

SUBJECT TO MSD FACILITY FEES.

MAPPING, (21111C0097 E).

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 THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
SITE LAYOUT TO THE DESIGN PROFILE OF THE DESIGN PROPER SIZE OF GREEN BEST MGMT. PRACTICES. OFFSTIE DETENTION WILL BE PROVIDED, CAPACITY OF EXISTING BASIN TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. MODIFICATIONS MAY BE REQUIRED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, AND 100—YEAR STORMS OR TO THE CAPACITY OF THE 18. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1%, MAXIMUM GRADE SHALL BE 10%...
DOWNSTREAM SYSTEM, WHICH EVER IS MORE RESTRICTIVE.

19. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY DOWNSTREAM SYSTEM, WHICH EVER IS MORE RESTRICTIVE. EROSION & SILT CONTROL:

A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE

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:

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 COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE 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.

7. THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT. 8. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM

9. 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.

10. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR,

WITHOUT THE APPROVAL OF PLANNING COMMISSION 11. ALL EXISTING STRUCTURES AND/OR EXISTING ENTRANCES SHALL BE REMOVED. 12. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS

AS SET BY METRO PUBLIC WORKS. 13. ALL OPEN SPACE TO BE COMMON IN NATURE.

14. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES. 15. 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. 16. AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROAD WAY REPAIRS ON ALL 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

20. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY. 21. ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADIUSES, SIDEWALK LOCATIONS AND OFFSETS SHALL

BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.

22. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALLSTREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE. 23. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR STREET "A" SUCH SIGNS SHALL BE INSTALLED PRIOR

TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE. 24. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT

FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS. 26. THE DEVELOPER WILL BE RESPONSIBLE FOR FINAL SURFACE OVERLAY AND STRIPING ASSOCIATED WITH REQUIRED 27. ALL LUMINARES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM

THE LUMINARE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (ie. 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.

28. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.

29. ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.

30. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.

31. 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. 32. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY 33. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.

34. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.

35. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN

36. ALL SWALES AND DITCHES MUST HAVE AT LEAST A 0.5% SLOPE.

37. MINIMUM DRIVEWAY LENGTH IS 25 FEET FROM GARAGE OR BUILDING FACE TO BACK OF SIDEWALK OR EDGE OF PAVEMENT OR CURB (WHICHEVER IS APPLICABLE) MAXIMUM DRIVEWAY WIDTH IS 20 FEET. 38. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

39. EACH HOME MUST CONNECT TO ITS OWN SANITARY SEWER PSC.

40. MOSQUITO ABATEMENT REQUIREMENTS ON ALL DRAINAGE DITCHES AND DETENTION BASINS. 41. OPEN SPACE LOTS 45 & 46 SHALL BE DESIGNED A SIGNATURE ENTRANCE EASEMENT AND A 3' HIGH LANDSCAPE BERM SHALL BE INSTALLED ALONG THE FULL FRONTAGE OF LOVERS LANE LESS THE ENTRACE WALL. 42. IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION

PLAN APPROVAL. 43. OFFSITE EASEMENTS AND OFFSITE LATERAL EXTENSION REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL

44. ACOE JURISDICTIONAL WETLAND DETERMINATION REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. 45. ROAD IMPROVEMENTS ARE REQUIRED TO PROVIDE A MINIMUM PAVEMENT WIDTH OF 18' WITH A MINIMUM 2' WIDENDING. THE ROUTE WILL BE LOVERS LAND, FROM FERN CREEK ROAD TO VETERANS DRIVE. APPLICANT SHALL PROVIDE A ROAD WIDTH EXHIBIT SHOWING THE MEASERED PAEMENT WIDTH, FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT, ALONG THIS ROUTE TO IDENTIFY AREAS THAT REQUIRE WIDENING. THE DEVELPER SHALL BE RESPONSIBLE UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE AND STRIPING ASSOCIATED WITH THE REQUIRED ROAD IMPROVEMENTS. THE COST OF THE NON-SITE RELATED ROADWAY IMPROVEMENTS MAY BE USED TO OFFSET THE SYSTEM DEVELOPMENT CHARGE DUE, BUT CANNOT RESULT IN AN ADDITIONAL CREDIT OR A REFUND OF THE COST OF THE IMPROVEMENT IN EXCESS OF THE AMOUNT USED TO OFFSET THE SYSTEM DEVELOPMENT CHARGE PER ORDINANCE 164.16(C)(5).

## TEMPORARY BENCH MARKS:

TBM#1= RAILROAD SPIKE IN UTILITY POLE 18± NORTH OF LOVERS LANE @ SOUTH PROPERTY LINE OF 6018 LOVERS LANE ELEV= 720.36 (NGVD 29).

TBM#6= SQUARE CUT ON THE NORTHWEST CORNER OF SIDEWALK 24'± NORTH OF SYCAMORE BEND @ THE SOUTHWEST CORNER OF 11301 JEFFERSON TRACE BLVD LOUISVILLE, KY, 40291 ELEV= 729.79 (NGVD 29).

CASE NO: 16ZONE1052 SUB#1094 RELATED CASES:

THE FARMS AT
DISTRICT DE
PRELIMINA Checked By: Draw By: CW/CTC Scale: 1"=50 )rawing Date: 8-1-2016 rawing Name:

RECEIVED NO

NOV 09 2017

PLAIVIVINO &

DESIGN SERVICES

16 ZONE 1052

2014-18-DDDP