

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE.**  
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE EPSC PLAN SHALL 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.

**SOIL TRACKING.** SOIL TRACKING SHALL BE PREVENTED FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS.

**SOIL STOCKPILES.** 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 EN-02.**

**SEMENT-LAID GROUNDWATER MONITORING.** MONITORING DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE FUNELED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

**TEMPORARY STABILIZATION MEASURES.** TEMPORARY STABILIZATION MEASURES SHALL BE REQUIRED AS SHOWN AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

**MSD NOTES:**

1. WASTEWATER SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY LATERAL EXTENSION AGREEMENT.
2. DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN AND IN EXISTING AND PROPOSED OFFSITE. THEN, EXISTING DETENTION SHALL BE PROVIDED. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS.
3. CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
5. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY THE US EPA AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
6. ALL NECESSARY RIGHTS FOR STORM & SANITARY SEWER PURPOSES SHALL BE RETAINED ON ALL OPEN SPACE LOTS AND RECORDED ON THE RECORD PLAN.

**PUBLIC WORKS AND KTC NOTES:**

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
2. APPROVAL BY PUBLIC WORKS OR METRO ASSOCIATED RECORD PLAN AS REQUIRED BY METRO PUBLIC WORKS.
3. SET BY METRO PUBLIC WORKS.
4. VERGE AREAS WITH PUBLIC RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS FOR LANDSCAPING AREAS AS SET BY METRO PUBLIC WORKS.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE NOTED.
6. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL.
7. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY CONSTRUCTION TRAFFIC ACTIVITIES. ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES SHALL BE 14' AND A MAXIMUM GRADE OF 10%.
8. ALL STREET NAME SIGNS AND PAYMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM CERTIFICATE OF OCCUPANCY (MUCO) AND THE KENTUCKY STATE HIGHWAY DESIGN MANUAL.
9. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
10. ALL CUL-DE-SACS AND BUBBLE PAVEMENT MOTIFS, ROAD SIDEWALK LOCATIONS, AND OFFSETS SHALL BE CONSTRUCTED.
11. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS AND DRIVEWAYS. THE DEVELOPMENT SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE KENTUCKY STATE HIGHWAY DESIGN MANUAL.
12. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER DETECTABLE MARKINGS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
13. DETECTABLE MARKINGS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
14. ALL SIDEWALK RAMP SHALL CONFORM TO ADA STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE MARKINGS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION."
15. KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
16. OLD ROAD IMPROVEMENTS ARE REQUIRED TO PROVIDE 18 FEET OF PAVEMENT WIDTH (MINIMUM 2 FEET MINIMUM) AND 8-8 FEET SHOULDERS (OR CURB) PER METRO PUBLIC WORKS STANDARDS AND STRIPPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS. REQUIRED, FINAL SURFACE OVERLAY AND SHOULDER IMPROVEMENTS ALONG THE Aiken Road Frontage MAY BE REQUIRED TO PROVIDE A 6' LEFT TURN LANE TO BE CONSTRUCTED ALONG Aiken Road. FINAL DESIGN SHALL BE COORDINATED WITH THE DESIGNER. THE DESIGN AND CONNECTION OF THE SIDEWALK ALONG Aiken Road AT THE BRIDGE AT FLOYDS FORK PREPARATION SHALL BE COORDINATED WITH AND APPROVED BY MPW AT THE TIME OF CONSTRUCTION PLAN.
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19. LEFT TURN LANE TO BE CONSTRUCTED ALONG Aiken Road. FINAL DESIGN SHALL BE COORDINATED WITH THE DESIGNER. THE DESIGN AND CONNECTION OF THE SIDEWALK ALONG Aiken Road AT THE BRIDGE AT FLOYDS FORK PREPARATION SHALL BE COORDINATED WITH AND APPROVED BY MPW AT THE TIME OF CONSTRUCTION PLAN.
20. THE DEVELOPER REQUESTS THAT THE SIDEWALK MAY BE ELIMINATED FOR LOTS 28 TO 39 IF THE ELEVATIONS OF THE PROPOSED STREET RELATIVE TO THE EXISTING ELEVATION OF THE LOTS MAKE THE SIDEWALK IMPRACTICAL TO CONSTRUCT.

**GENERAL NOTES:**

1. DOMESTIC WATER SUPPLY: DOMESTIC WATER SUPPLY TO BE PROVIDED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
2. 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.
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**OVERALL SITE DATA**

EXISTING ZONING: R-4  
EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL  
GROSS LAND AREA: 101.41E AC.  
(NOT INCLUDING AREA DEDICATED TO R/W ALONG Aiken Road)  
NON-BUILDABLE LOTS: 4  
BUILDABLE LOTS: 88,614 AC.  
MINIMUM AVERAGE LOT SIZE ALLOWED: 5,500 S.F.  
NET DENSITY: 2.67 (DU/AC)  
OPEN SPACE PROVIDED: 1,453,742 S.F. (33%)  
PROPOSED BUILDABLE AREA: 8,724 AC.  
PROPOSED BUILDABLE AREA: 55.24 AC.

**TREE CANOPY DATA:**

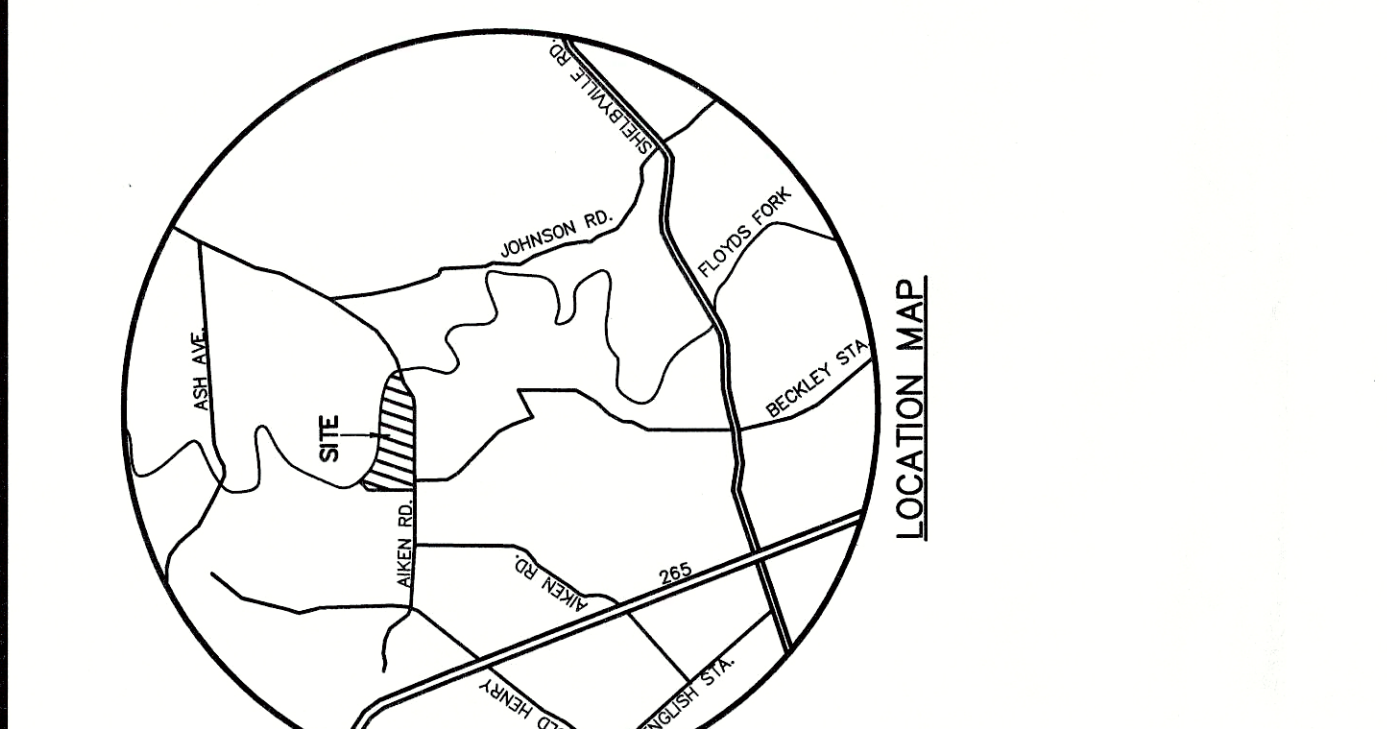
GROSS SITE AREA: 4,417,444 S.F.  
(NOT INCLUDING AREA DEDICATED TO R/W ALONG Aiken Road)  
EXISTING TREE CANOPY: CLASS C  
EXISTING TREE CANOPY: 971,204 S.F. (22%)  
TOTAL TREE CANOPY REQUIRED: 662,868 S.F. (15%)  
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**DEMENTION CALCULATIONS**

2.9712 (0.50-0.35) (700) = 2.52 ACFT.  
DEVELOPER SHALL BE RESPONSIBLE FOR THE PRE-DEVELOPMENT PLAN OF THE 2, 10, 25 AND 100 YEAR STORMS.

**LEGEND**

EXISTING FENCE  
EXISTING LOT NUMBER  
PROPOSED LOT NUMBER  
EXISTING FORCE MAIN  
DRAINAGE WAY  
PROPOSED STORM (CONCEPT)  
PROPOSED SANITARY (CONCEPT)  
REQUIRED SETBACK  
SILT FENCE/LIMITS OF DISTURBANCE  
TREE CANOPY PRESERVATION AREA  
EXISTING TREE CANOPY  
SLOPES 20% +  
LOCAL REGULATORY FLOODPLAIN  
FEMA FLOODWAY



DEVELOPER: REDWOOD ACQUISITIONS, LLC  
23775 COMMERCE PARK, SUITE 7  
BEACHWOOD, OH, 44122

OWNER: INDIANFIELDS FARM INC.  
1133 ELLISON AVE  
LOUISVILLE, KY 40204

OWNER: SONTJEAN, INC.  
1133 ELLISON AVE  
LOUISVILLE, KY 40204

REVISOR: SUTHERLAND POINTE  
15905 AIKEN RD, LOUISVILLE, KENTUCKY 40245  
TAX BLOCK 16, LOTS 100 & 101  
D.B. 5602, P.G. 566 & D.B. 10338, P.G. 104

