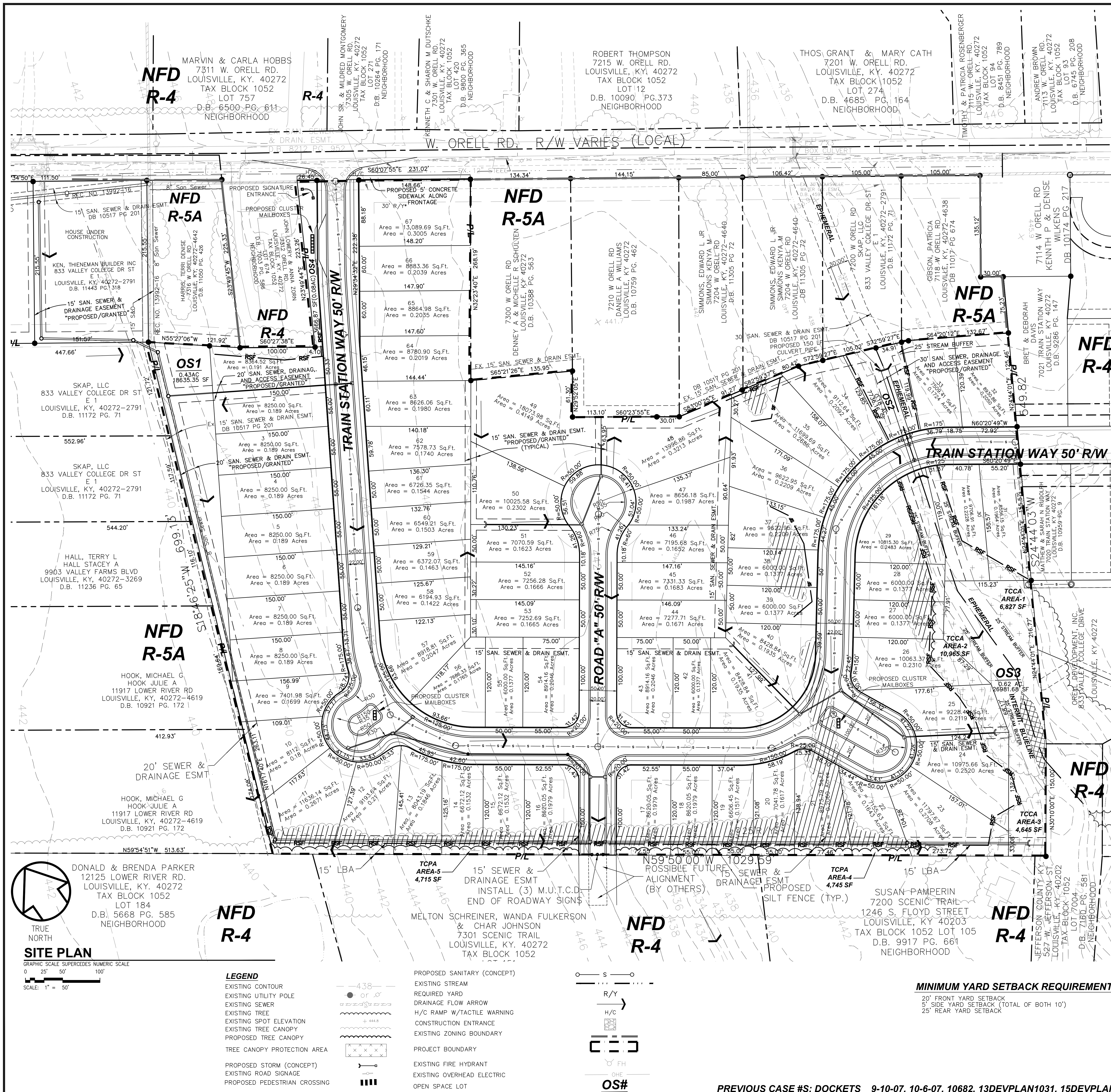
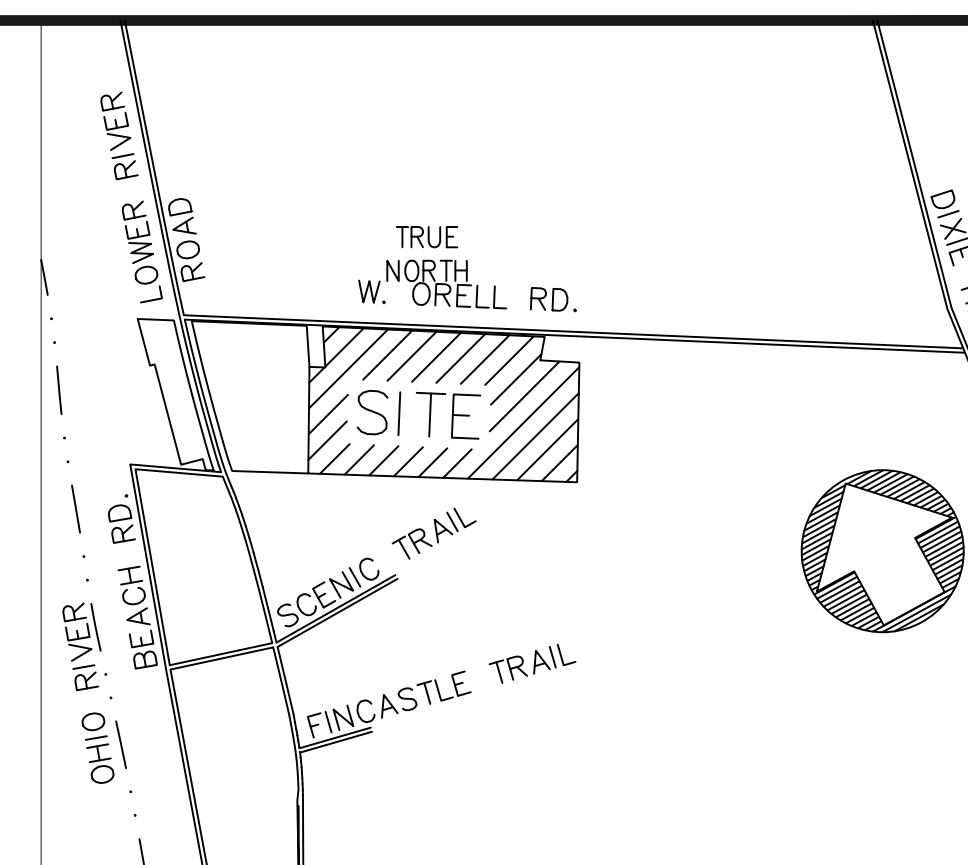




REVISIONS		
	DESCRIPTION	BY
1	AGENCY COMMENTS	CG
2	AGENCY COMMENTS	CG
3	AGENCY COMMENTS	CG
4		
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MSD NOTES:

1. WASTEWATER:
 - a. SANITARY SEWER WILL CONNECT TO THE DROWTCC WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. EACH LOT MUST CONNECT TO ITS OWN SANITARY SEWER PSC.
2. DRAINAGE / STORM WATER DETENTION:
 - a. ALL SHOWN PROPOSED DRAINAGE INFRASTRUCTURE ON THIS PLAN ASSOCIATED WITH THE THROUGH DRAINAGE OF 833 VALLEY COLLEGE DR. SHALL BE CONSTRUCTED WITH PHASE 1 OF THE DEVELOPMENT.
 - b. DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS.
 - c. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 - d. 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 MGMT. PRACTICES.
 - e. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0 230 D).
3. A C.O.C. APPROVAL REQUIRED FOR ALL WORK WITHIN THE BANKS OF THE INTERMITTENT BLUE LINE STREAM.
4. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT DESIGN STANDARDS, SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
5. SITE IS SUBJECT TO REGIONAL FACILITY FEE FOR UNDETAILED DRAINAGE.
6. DRAINAGE WILL SHEET FLOW INTO THE EXISTING SWALE ON THE JEFFERSON COUNTY OWNED PROPERTY.
7. ANY PROPOSED LOTS ENCRACING INTO THE REQUIRED 25' BUFFER AREA SHALL BE SHOWN AND NOTED ON THE RECORD PLAT.
8. EROSION & SILT CONTROL:
 - a. A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE REQUIREMENTS; DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
 - b. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

METRO NOTES:

1. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
2. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO WORKS.
3. 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.
4. AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROAD WAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE CONSTRUCTION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
5. 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.
6. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1%, MAXIMUM GRADE SHALL BE 10%.
7. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
8. ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR WAYS PER CHAPTER 4.1.3 OF THE LCD).
9. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
10. CURBS AND GUTTER SHALL BE PROVIDED ALONG STREETS "A" & TRAIL STATION WAY IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
11. ORELL ROAD PROPERTY FRONTAGE IS REQUIRED TO PROVIDE 12 FT. FROM CENTERLINE PAVEMENT WIDENING (MIN. 2 FT. WIDENING) AND 6 - 8 FT. SHOULDERS PER METRO PUBLIC WORKS STANDARDS.
12. THE DEVELOPER WILL BE RESPONSIBLE FOR FINAL SURFACE OVERLAY AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
13. ALL RADI TO BE 25' UNLESS OTHERWISE INDICATED.
14. THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT OF WAY.
15. THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
16. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
17. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY. SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
18. MINIMUM DRIVEWAY LENGTH IS 25 FEET FROM GARAGE OR BUILDING FACE TO BACK OF SIDEWALK OR EDGE OF PAVEMENT OR DRIVEWAY OVERLAP.
19. MINIMUM DRIVEWAY WIDTH IS 10 FEET.
20. INDIVIDUAL DRIVE LOCATION TO BE DETERMINED DURING HOME PERMITTING PHASE. DRIVE WIDTHS PER LCD.
21. 4' SIDEWALKS FOR ALL SINGLE FAMILY RESIDENTIAL LOTS WILL BE REQUIRED AT BUILDING PERMIT.
22. 7302 W. ORELL ROAD SHALL NOT HAVE DIRECT ACCESS TO ORELL ROAD.
23. STREET TREES WILL BE PROVIDED PER LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE WILL BE SHOWN ON THE APPROVED LANDSCAPE PLAN.

GENERAL NOTES:

1. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES. METRO PUBLIC WORKS.
2. 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.
3. 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.
4. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
5. MUST COMPLY WITH CURRENT METRO SMOKING ORDINANCES.
6. PRIVACY FENCES ARE NOT PERMITTED BETWEEN BUILDINGS AND ORELL OR LOWER RIVER ROADS.
7. MULTIPLE PRINCIPLE STRUCTURES TO MAINTAIN SETBACK STANDARDS FROM SECTION 5.3.1.C.8.
8. PROPOSED LOT 67 WILL BE CREATED USING A PORTION OF 3702 W. ORELL ROAD.

THE APPLICANT SHALL SUBMIT A LANDSCAPE PLAN FOR APPROVAL BY PLANNING COMMISSION STAFF SHOWING PLANTINGS AND OTHER SCREENING AND BUFFERING MATERIALS TO COMPLY WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE SITE.
10. EACH LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PISC WITH A MINIMUM 6" SANITARY SERVICE OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER PISC (ALL SEWER SERVICE TO BE MSD APPROVED)
11. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CODES 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES

<u>TOTAL SITE DATA:</u>	
FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-SA
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	175.00 AC.
ROW DEDICATED	138.192± SF / 4.55 ±AC.
NET LAND AREA	12.95± AC.
NO. OF BUILDABLE LOTS	67
NO. OF OPEN SPACE LOTS	4
TOTAL LOTS	71
GROSS DENSITY	3.82± DU/AC.
NET DENSITY	4.80± DU/AC.
 <u>TREE CANOPY DATA:</u>	
SITE AREA	762,207± S.F.
TREE CANOPY RESIDENTIAL (40% REQUIRED)	304,993 S.F.
EXISTING TREE CANOPY	81,362± S.F. (10.67%)
EXISTING TREE CANOPY TO BE REMOVED	49,465 S.F. (6.50%)
EXISTING TREE CANOPY TO BE PRESERVED	31,897 S.F. (4.18%)
TCCA#1	6,827 S.F.
TCCA#2	10,965 S.F.
TCCA#3	4,645 S.F.
TCCA#4	4,745 S.F.
TCCA#5	4,715 S.F.
PROPOSED TREE CANOPY TO BE PLANTED	273,022.55 S.F. (35.82%)

MINIMUM YARD SETBACK REQUIREMENTS:

- 20' FRONT YARD SETBACK
5' SIDE YARD SETBACK (TOTAL OF BOTH 10')
25' REAR YARD SETBACK