

**NOTES:**

and drive lanes to be a hard and durable surface.  
 ent permit and bond will be required for all work done in the right-of-way.  
 drainage run off to metro roadways.  
 no commercial signs in the Right of Way.  
 no landscaping in the Right of Way without an encroachment permit.  
 shall not shine in the eyes of drivers. If it does it shall be re-aligned, shielded, or turned off.  
 preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in  
 for dust control shall be in place during construction to prevent fugitive particulate emissions from  
 roads and neighboring properties.  
 shall be placed in a common trench whenever possible unless otherwise required by appropriate

**DATA**

<b>FORM DISTRICT</b>	R-4 / NEIGHBORHOOD
<b>ACRES</b>	5.40 ACRES (235,224 SF)
<b>LOT SIZE</b>	VACANT LAND
<b>USE</b>	SINGLE FAMILY RESIDENTIAL ATTACHED
<b>PLANNED DEVELOPMENT</b>	PLANNED RESIDENTIAL DEVELOPMENT
<b>HOUSES (PRD)</b>	66,000 SF
<b>SF LOTS</b>	55
<b>2 STORIES (45' MAX ALLOWED)</b>	2 STORY (45' MAX ALLOWED)
<b>0.28 (0.50 MAXIMUM)</b>	0.28 (0.50 MAXIMUM)
<b>10.19 UNITS/ACRE</b>	10.19 UNITS/ACRE
<b>TS(5.40 ACRES)</b>	83 SPACES
<b>5 x 55 DWELLING UNITS)</b>	165 SPACES
<b>ELLING UNITS</b>	110 SPACES (2 PER UNIT)
<b>ING PROVIDED</b>	EXEMPT PER CHAPTER 9.2.5.A.
<b>CLE PARKING REQUIRED</b>	
<b>ULAR USE AREA</b>	41,080 S.F.
<b>ANDSCAPE AREA REQUIRED</b>	3,081 S.F. (7.5% TOTAL V.U.A.)
<b>ANDSCAPE AREA PROVIDED</b>	6,254 S.F. (LA)
<b>RE REQUIRED</b>	35,284 S.F. (15% OF 235,224 S.F.)
<b>RE PROVIDED</b>	41,234 S.F.
<b>N SPACE PROVIDED</b>	8224+3300 = 11,524 S.F.(4.9%)

**ES:**

er service will be provided by lateral extension and subject to applicable fees.  
 tem depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and  
 ll be determined during the construction plan design process. Drainage facilities shall conform to MSD  
 as through drainage an easement plan will be required prior to MSD granting construction plan approval.  
 ped peak flows will be limited to pre-developed peak flows for the 2, 10, 25, and 100-year storms or to the  
 the downstream system, whichever is more restrictive.  
 m Facilities Capacity Request will be submitted to MSD. Site layout may change at  
 sign of this project must meet all MS4 water quality regulations established by MSD. Prior to any  
 phase due to proper siting of Green Best Management Practices.  
 it Control shown is conceptual only, and final design will be determined on construction plans. Prior to any  
 activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.  
 ns from the general KYR10 permit, including stream buffer requirements, will require KDOW approval.  
 fill in the floodplain shall be compensated on site at a ratio of 1.5:1  
 val is required prior to MSD granting construction plan approval.  
 e bond required prior to construction plan approval.

**PERVIOUS AREA**

TOTAL SITE AREA = 5.40 AC.  
 LIMITS OF DISTURBANCE = 126,913 SF (2.91 AC)  
 TOTAL IMPERVIOUS AREA (EXISTING) = 11,690 SF (0.27 AC)  
 INCREASE OF IMPERVIOUS AREA = 110,223 SF (2.53 AC)  
 TOTAL IMPERVIOUS AREA (PROPOSED) = 121,913 SF (2.80 AC)

**BACK DATA**

ment Yard Setback = 15'  
 de Yard Setback = 5' OR 0'  
 ar Yard Setback = 15'

**ST GEOLOGICAL DISCOVERY:**

E ALONG WITH HISTORICAL MAPS AND PLATS WERE REVIEWED AND  
 SPECTED BY GEM ENGINEERING, INC. (GEOLOGICAL ENGINEER)  
 AUGUST 30, 2017 AND FOUND THAT NO KARST EVIDENCE WAS  
 NEEDED ON THE SITE, MAKING THE SITE IN COMPLIANCE WITH  
 C SECTION 4.9.3.

**LEGEND**

- FLOW ARROW
- HANDICAP PARKING
- INTERIOR LANDSCAPE ISLAND
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED PSC
- WHEEL STOP
- PROPOSED STORM SEWER, CATCH BASIN W/  
INLET PROTECTION AND CREEKSTONE HEADWALL
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE**

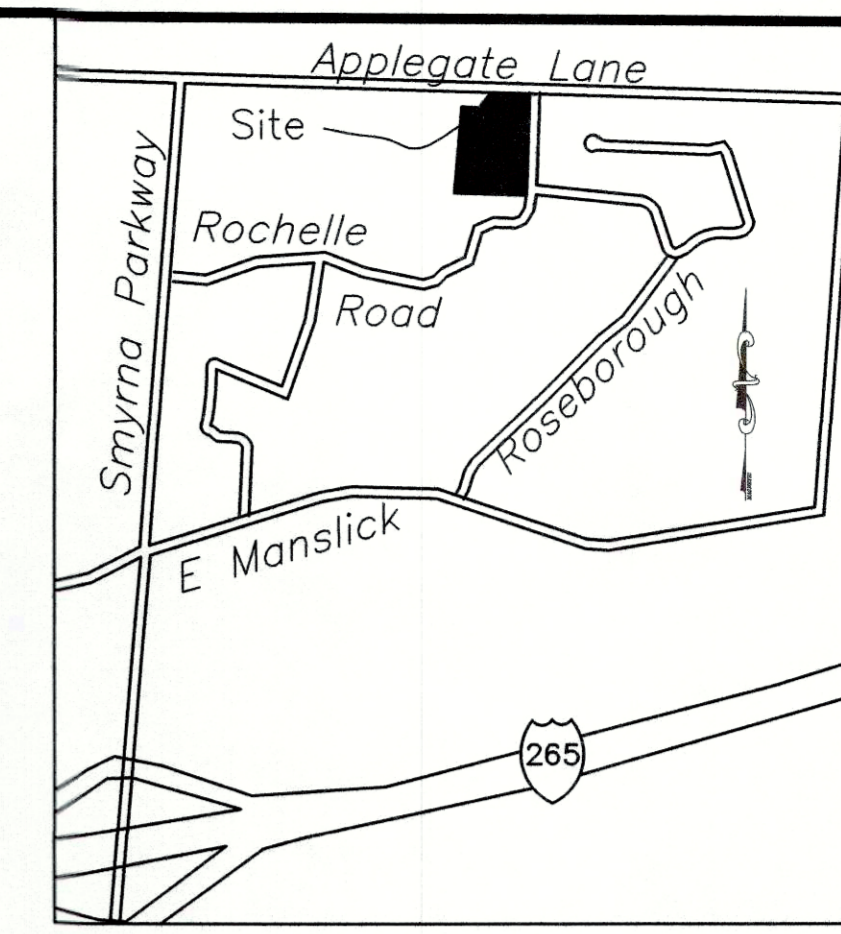
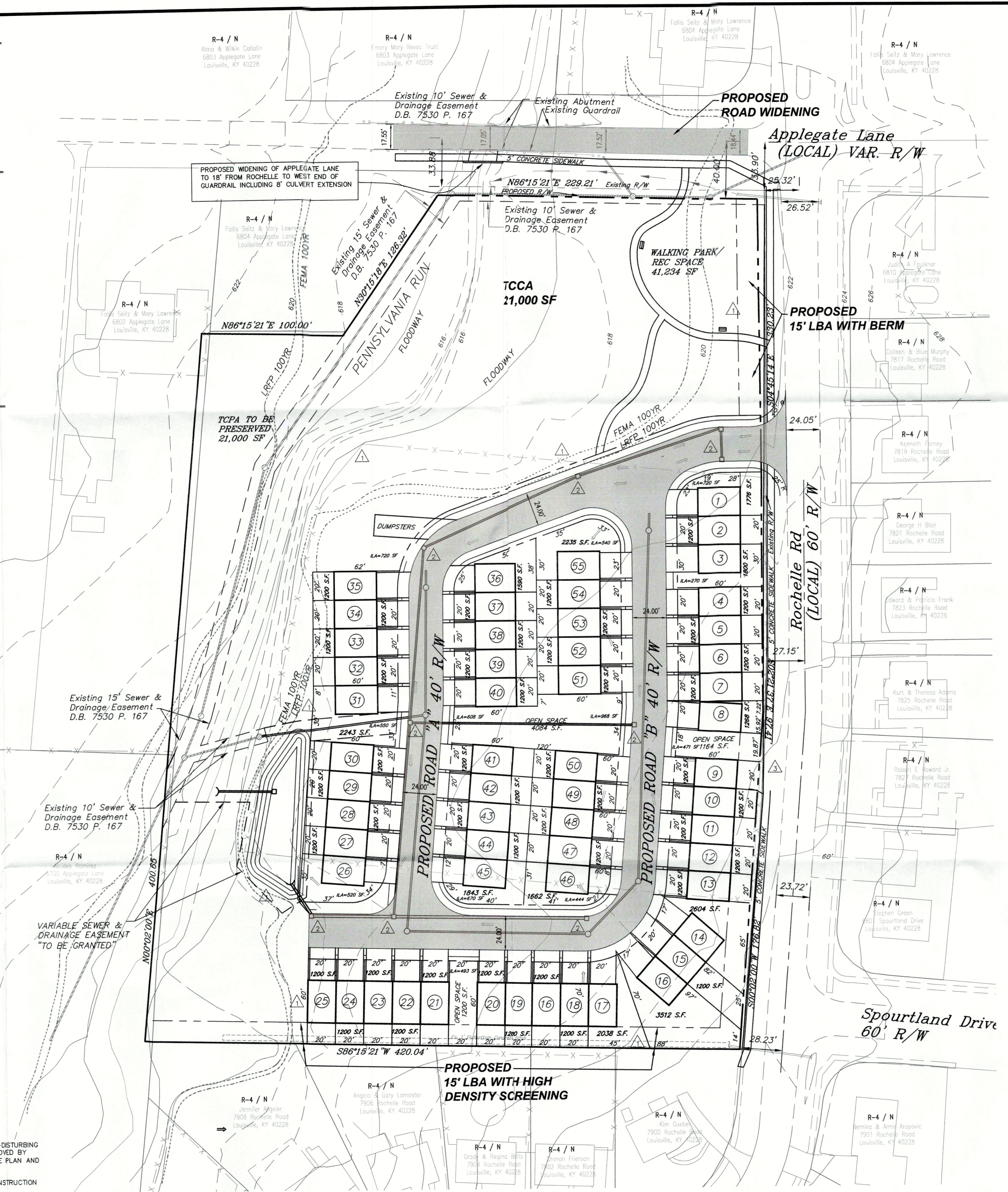
ND EROSION PREVENTION AND SEDIMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING  
 THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPC PLAN MUST BE REVIEWED AND APPROVED BY  
 THE DEVELOPMENT REVIEW OFFICE. EPC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND  
 RDS.  
 BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION  
 CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.  
 T BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL  
 TO THE ROADWAY SHALL BE REMOVED DAILY.  
 LES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED,  
 ND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.  
 CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.  
 DEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION  
 ALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH  
 TRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE  
 MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS

	SILT FENCE
	STONE BAG INLET PROTECTION
	CONSTRUCTION ENTRANCE

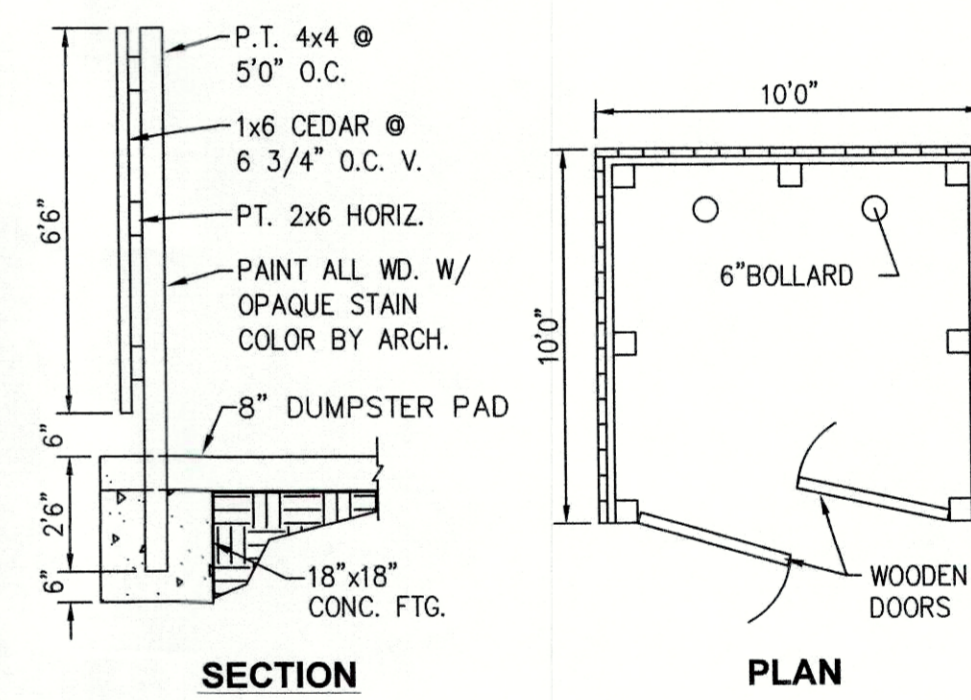
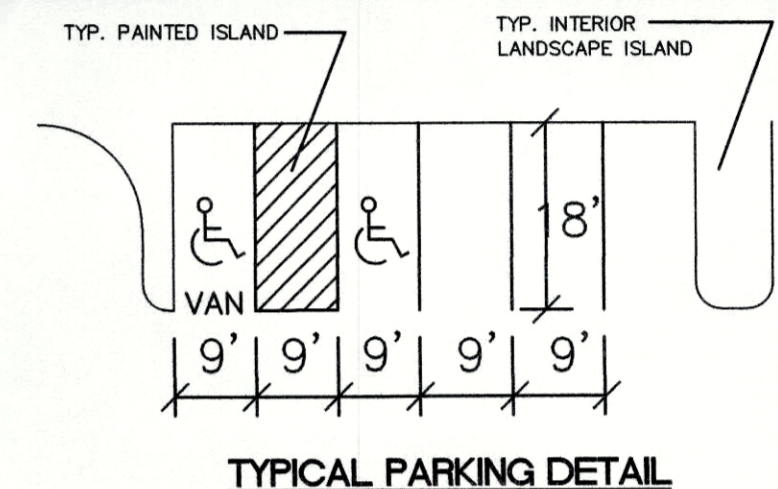
**DETENTION BASIN CALCULATIONS**

X = ACRA/12  
 AC = 0.80-0.30=0.40  
 A = 2.63 ACRES  
 R = 2.8 INCHES  
 X = (0.50)(2.63)(2.8)/12 = 0.307 AC.-FT. REQUIRED BASIN X 43,560 = 13,373 CU.FT.  
 PROVIDED BASIN = 3,500 x 4 feet deep = 14,000 CU. FT.

**REZONING PLAN**  
 GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
 0 40' 80' 120'  
 TRUE NORTH  
 SCALE: 1" = 40'



**LOCATION MAP**  
N.T.S.



**TREE CANOPY CALCULATIONS**

SITE AREA	= 5.40 Ac (235,224 S.F.)
TOTAL PERCENTAGE TREE CANOPY REQUIRED CLASS "C"	= 20% (47,045 S.F.)
PERCENTAGE TREE CANOPY TO BE PRESERVED	= 8.92% (21,000 S.F.)
PERCENTAGE TREE CANOPY REQUIRED	= 11.08% (26,063 S.F.)
20 TYPE "A" TREES @ 1 3/4" CALIPER	= 18,000 S.F. (900 S.F. CREDIT EACH)
12 TYPE "B" TREES @ 1 3/4" CALIPER	= 8,640 S.F. (720 S.F. CREDIT EACH)
TOTAL TREE CANOPY PROVIDED	= 20.25% (47,640 S.F.)

**GENERAL SITE INFORMATION:**

- THIS SITE IS CURRENTLY ZONED R-4 IN THE NEIGHBORHOOD FORM DISTRICT.
- SITE IS LOCATED IN COUNCIL DISTRICT 23 & FIRE PROTECTION DISTRICT HIGHVIEW.
- SITE IS LOCATED IN THE FLOODPLAIN PER FEMA MAP#21111C0095E.
- SITE IS LOCATED IN A KARST TERRAIN AREA.
- SITE IS PART OF THE PLEASANT VALLEY SUBDIVISION SECTION 2G PB 34 PG 008

The New Look For Digging Safely in Kentucky  
  
 Call 811 Before You Dig

**UTILITY WARNING**  
 THE UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CONTACT KENTUCKY 811-TOLL FREE PHONE NO. 1-800-812-6067 OR LOCAL 502-266-5123 PRIOR TO ANY CONSTRUCTION ACTIVITY.

**REVISIONS**

Date	Description	By	CC
3/2019	COMMENTS/OWNER CHANGE	CC	CC
7/2019	AGENCY COMMENTS	CC	CC
12/2019	REV TOWNHOMES	CC	CC

**BlueStone**  
 Engineers, PLLC  
 3703 Taylorsville Road, Suite 205  
 Louisville, KY 40220  
 (502) 292-9286  
 www.bluestoneengineers.com

**DEVELOPER/OWNER:**  
 PLEASANT APPLE, LLC  
 PO Box 5895  
 LOUISVILLE, KENTUCKY 40255

**SIGNATURE**  
 DATE

**TITLE**  
 PLANNED RESIDENTIAL DEVELOPMENT  
 CREEK'S EDGE TOWNHOMES  
 TAX BLOCK 0654 LOT 0192 / DB 11234 PG 0473  
 6606 APPLGATE LANE  
 LOUISVILLE, KENTUCKY 40219  
**SITE INFO**

**PRD**  
 SHEET NO.  
 1 OF 1  
 DATE: 07-21-17  
 SCALE: 1" = 40'  
 DRAWN BY: DLW  
 CHECKED BY: CTC