

NOTES

GENERAL

- No lots shown herein may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
- Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
- A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and USDA Soil Conservation Service recommendations.
- All open space lots are non-buildable and will be recorded as open space and utility easements.
- Benchmark and topographical information shown herein were derived from Lojic data. Boundary information was taken LD&D survey.
- Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Street trees shall be planted in a manner that does not affect public safety or hamper sight distance. Final location will be determined during construction approval process.

SEWER & DRAINAGE

- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- No portion of the site is located in a floodplain per FIRM map 21111 C 0091 E dated December 5th, 2006.
- Sewers by L. E. and subject to all applicable fees.
- A "Request for Sanitary Sewer Capacity" shall be filed with MSD.
- All proposed sewer and drain easements shall be 15' unless otherwise indicated.
- The Louisville Water Company will determine the width of their easement prior to construction plan approval.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.
- 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.
- An EPSC plan shall be developed and approved in accordance with MSD Design Manual and Standards Specifications prior to construction plan approval.

STREETS & SIDEWALKS

- All roads within the development shall have curb and gutters, Cul-de-sacs shall have a pavement width of 20 feet with a radius of 35 foot at Cul-de-sac. All other roads shall be 22 feet in width with a 35 foot radius at intersections.
- Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
- Street grades shall not be less than 1% (Min.) or 10% (max.).
- A Bond & Encroachment Permit is required by Metro Public Works for all work within the Auburn Woods Road Right-Of-Way, and for roadway approaches on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
- Verges shall be provided as required by Metro Public Works.
- All streets, intersections, loop roads, cul-de-sacs, bulbs, traffic circles and rights-of-way shall be in accordance with the Development Code and Metro Public Works' standards and approved at the time of construction.
- All street name signs shall conform with the MUTCD requirements and shall be installed prior to the recording of the applicable subdivision plat or prior to obtaining the first certificate of occupancy and be in place at time of bond release.
- The location and type of plantings within the street right-of-way will be evaluated for roadway safety and sight distance requirements by Metro Public Works which reserves the right to remove them without the property owner's approval.
- Should any existing drainage structures and/or utilities located within offsite rights-of-way become necessary to be altered, extended or relocated, such shall be at the owner's/developer's expense.
- A Bond and Encroachment Permit will be required by Metro Works for roadway repairs within the site due to damage caused by construction traffic activities.
- All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.

PROJECT DATA

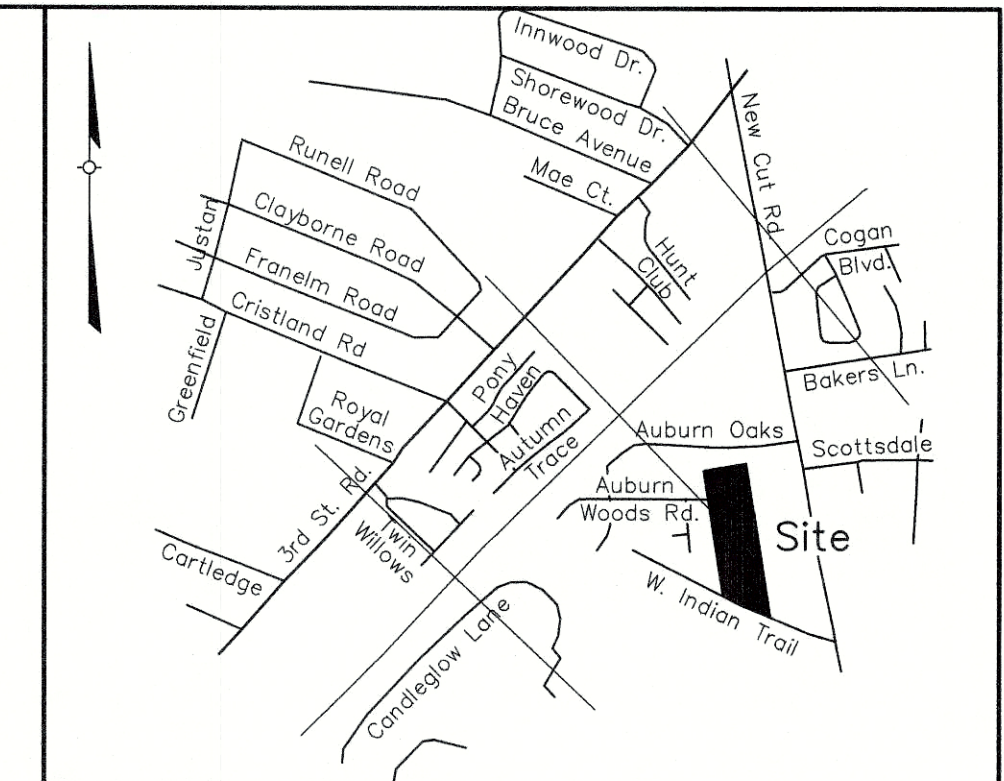
TOTAL SITE AREA = 4.8± Ac. (208,030 SF)
 TOTAL AREA OF ROW = 0.8± Ac. (34,361 SF)
 NET SITE AREA = 4.0± Ac. (173,669 SF)
 EXISTING ZONING = R-4
 FORM DISTRICT = R-5
 PROPOSED ZONING = R-5
 EXISTING USE = SINGLE FAMILY RESIDENTIAL
 PROPOSED USE = SINGLE FAMILY RESIDENTIAL
 TOTAL # RESIDENTIAL LOTS = 25
 TOTAL AREA OF LOTS = 3.7± (162,078 SF)
 GROSS DENSITY = 5.2 DU/AC. (7.26 DU/AC. MAX. ALLOWED)
 NET DENSITY = 6.25 DU/AC. (7.26 DU/AC. MAX. ALLOWED)

R-5 REQUIREMENTS

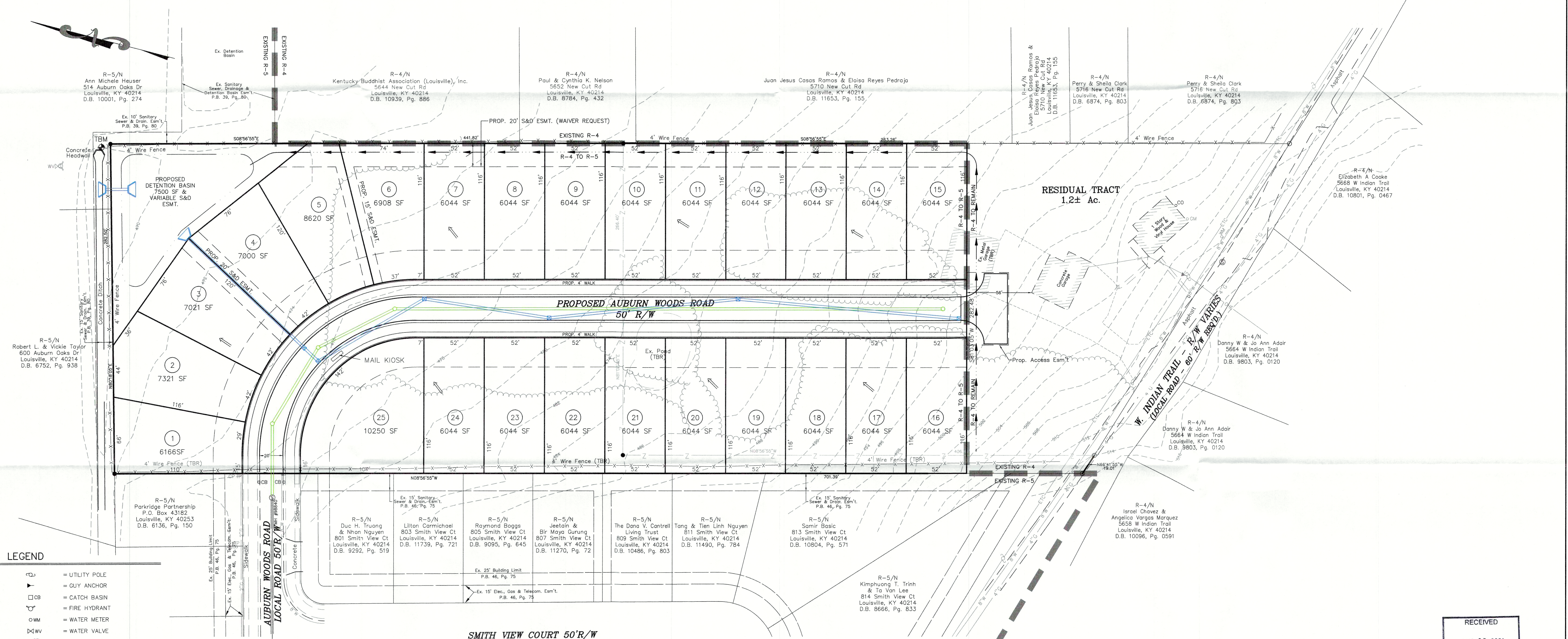
MINIMUM LOT AREA = 6,000 SF
 MINIMUM SIDE YARD = 5'
 MIN. FRONT YARD & STREET SIDE YARD = 25'
 MINIMUM LOT WIDTH = 50'
 MINIMUM REAR YARD = 25'
 MAX. BUILDING HEIGHT = 35'

WAIVER REQUEST

- A WAIVER IS REQUESTED FROM SECTION 7.3.30 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW MORE THAN 15% OF A REQUIRED REAR YARD TO BE OCCUPIED BY A DRAINAGE EASEMENT.



LOCATION MAP NOT TO SCALE



LEGEND

- = UTILITY POLE
- ▲ = GUY ANCHOR
- CB = CATCH BASIN
- = FIRE HYDRANT
- WM = WATER METER
- ⊗ = WATER VALVE
- CP = CABLE PEDESTAL
- GM = GAS METER
- = SANITARY SEWER MANHOLE
- CO = SANITARY CLEAN-OUT
- TP = TELECOMM. PEDESTAL
- 8" W— = UNDERGROUND WATER LINE
- 4" G— = UNDERGROUND GAS LINE
- OHE— = OVERHEAD ELECTRIC LINE
- ETC— = OVERHEAD ELECTRIC, TELEPHONE & CABLE LINES
- = SET MAG NAIL WITH WASHER STAMPED "LD&D SURVEYING 3492"
- = SET 1/2" BY 18" IRON PIN WITH CAP STAMPED "WINK 3492"
- = PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE

TREE CANOPY CALCULATIONS

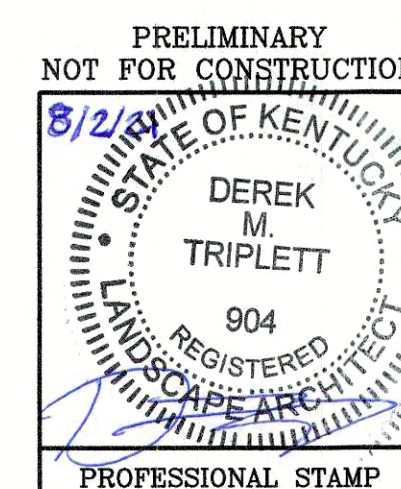
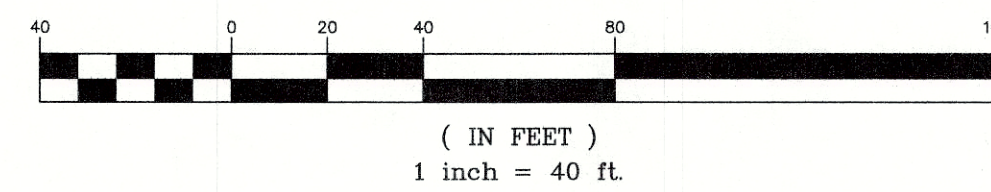
TOTAL SITE AREA = 228,715 S.F.
 TOTAL TREE CANOPY AREA REQUIRED = 40% (91,486 S.F.)
 EXISTING TREE CANOPY = 48% (110,559 S.F.)
 EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)
 PROPOSED TREE CANOPY TO BE PROVIDED = 40% (91,486 S.F.)

NO.	DATE	DESCRIPTION	BY
1	7/2/21	PER AGENCY COMMENTS	TF
2	7/28/21	PER AGENCY COMMENTS	TF

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $AC = 0.70 - 0.23 = 0.47$
 $A = 4.5$ ACRES
 $R = 2.8$ INCHES
 $X = (0.47)(4.5)(2.8)/12 = 0.49$ AC.-FT.
 REQUIRED $X = 21,394$ CU.FT.
 PROVIDED BASIN = 7,500 CU.FT.
 TOTAL = 7,500 SQ.FT. @ APPROX. 3 FT. DEPTH = 22,500 CU.FT. > 21,394 CU.FT.

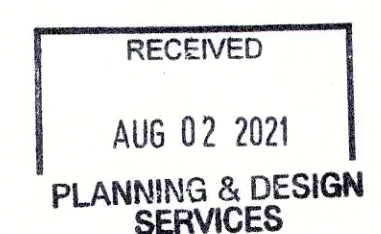
GRAPHIC SCALE



CASE #: 21-ZONE-0091
 RELATED CASE: 21-ZONEPA-0032

5661 W. INDIAN TRAIL
 PRELIMINARY SUBDIVISION PLAN

OWNERS: FORREST DRESSING III
 5669 W. INDIAN TRAIL, LOUISVILLE, KY 40214
 DEVELOPER: CL CAT, LLC
 500 W. JEFFERSON ST. STE. 1505, LOUISVILLE, KY 40202
 SITE ADDRESS: 5661 & 5663 WEST INDIAN TRAIL, LOUISVILLE, KY 40214
 TAX BLOCK: 1045, LOT 0205 & 73
 D.B. 11485, PG. 0183
 D.B. 11653, PG. 0155
 PREPARED BY: LAND DESIGN & DEVELOPMENT, INC.
 503 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40222
 PHONE: (502) 426-9374
 FAX: (502) 426-9375
 COUNCIL DISTRICT - 13
 FIRE PROTECTION DISTRICT - FAIRDALE
 MUNICIPALITY - LOUISVILLE
 JOB#: 21021
 WM# 12271
 DATE: 04/20/2021



Case No. 21-ZONE-0091 Binding Elements

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the requested Development 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. Any 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 a sign, to be located within the public right-of-way at the terminus of the proposed Auburn Woods Road extension. This sign 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. If legally permissible, construction access to and from the property shall be via West Indian Trail. If construction access to the property cannot be legally established via West Indian Trail, then construction access to the property shall be via Auburn Oaks Drive. A bond and encroachment permit shall be required by Metro Public Works for all work within the Auburn Woods Road right-of-way, and for road approaches on all surrounding access roads to the subdivision site due to damage caused by construction traffic.
18. The single-family homes constructed on the property shall be constructed utilizing building materials substantially the same as those utilized for the construction of the homes in the established Auburn Oaks subdivision, as shown

by the example pictures used by the applicant in its presentation to the Planning Commission on October 21, 2021.