GENERAL NOTES

1. Drainage / Storm Water Detention: Final configuration and size of drainage pipes, channels, and permanent water quality features to be determined during the construction plan design process. Drainage facilities shall conform to msd requirements.
2. Wastewater: Wastewater treatment to be provided at the Floyds Fork Treatment Plant via the Long Run pumping station. Sanitary sewers will be provided through the adjoining Shakes Run subdivision (LE NO. 184,275) by lateral extension contract and subject to applicable fees. The sanitary sewer pattern depicted on this plan is for conceptual purposes only. Final configuration and size of pipes shall be determined during the construction plan design phase. Sanitary sewer facilities shall conform to MSD requirements.
3. The location of permanent water quality features as shown on the proposed Stormwater Management plan may serve as temporary sediment control features during the construction and site development phase. Final construction of permanent water quality features will be completed prior to bond release.
4. The development is located within the Eastwood Fire District.
5. None of the property is located within a flood hazard area per FEMA's FIRM mapping.
6. The development shall be in accordance with the approved preliminary plan. No further subdivision of land into a greater number of lots than originally approved shall occur without the approval of the Planning Commission.
7. Direct vehicular driveway access to Old Clark Station Road shall be prohibited.
8. Final roadway geometrics for the proposed roundabout / traffic circle at the intersection of Shakes Creek Drive and Catalpa Farms Drive or other proposed traffic calming devices shall be determined at construction stage as required by Metro Public Works and Fire Department.
9. Developer shall be responsible for utility relocations (if necessary), final surface overlay, signage and striping associated with required road improvements.
10. Proposed Low Impact Development initiatives include the following:
    - 10.a. Special tree protection provisions to be incorporated in the Deed of Restrictions for lots 337 to 463 as shown on the approved preliminary subdivision plan.
    - 10.b. Concrete flumes may be provided on public streets in lieu of inlets, pipes, and headwalls as a means of conveying roadway drainage to water quality features. The design of flumes shall be approved by Metro Public Works prior to construction plan approval.
    - 10.c. All permanent water quality features shall be provided within common open space areas and will be maintained by the Homeowners Association.
11. Mosquito control shall be provided in accordance with Chapter 96 of the Louisville Jefferson County Metro government ordinances.
12. All sidewalk connections to adjoining properties and the sidewalk/path system located within the right of way shall have a concrete ramp and landing.
13. The applicant shall install signs, approved by the Metro Public Works Dept, which include the future extension of the public right-of-way for Street "J". Such signs shall be installed prior to release of bonds for the installation of the street infrastructure.
14. On-street parking is allowed and restricted to one side of the street on all private drives PR-24-18, PR-35-18 and Loop Lanes LL-30-18.
15. Lots 367 to 447 are attached residences.
16. A Category 2B Plan shall be submitted for the development of a community center and pool on Open Space #3.
17. All Loop Lanes shall be single "one-way" lanes and parking is allowed on one side of the street.
18. An encroachment permit and bond will be required for all work done in the right-of-way.
19. Right-of-way dedication shall be recorded as part of the required record plat.
20. Velocity controls will be required at property line points of discharge for outlets A,E,F and G. See Stormwater Mangement Plan exhibit for referenced drainage areas.
21. Capacity of existing drainage systems under Old Clark Station Road shall be verified during the construction plan design process.

MSD NOTES

1. 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.
2. On-site detention will be provided. Post-development peak flows will be limited to pre-developed peak flows for the 2, 10, 25, and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
3. 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 property sizing of Green Best Management Practices.
4. MSD drainage bond required prior to construction plan approval.
5. Army Corp of Engineers approval required prior to MSD construction plan approval.

NOTE:
DEVELOPER RESERVES THE RIGHT TO MODIFY THE CONSERVATION PERIMETER ON A PHASE BY PHASE BASIS AS THE COMMUNITY DEVELOPS AND TO ADDRESS MARKET DEMAND. OWNERSHIP OF THE CONSERVATION AREAS SHALL ULIMATELY BE TURNED OVER TO THE HOMEOWNER'S ASSOCIATION, IN ACCORDANCE WITH THE CONSERVATION AREA MANAGEMENT PLAN.

LEGEND

- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND FIBEROPTIC
- EXISTING GUY WIRE
- EXISTING LIGHT POLE
- EXISTING GAS VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED FIRE HYDRANT
- TPF — TREE PRESERVATION FENCE
- EXISTING CONTOUR
- EXISTING FORCE MAIN
- FM — PROPOSED FORCE MAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER (PREDESIGN AND APPROVED BY MSD +METRO, BUT NOT BUILT)
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER (PREDESIGN AND APPROVED BY MSD +METRO, BUT NOT BUILT)
- PROPOSED STORM SEWER
- CLOSED DEPRESSION (SINK HOLE)
- EXISTING TREE LINE
- TREE CANOPY CREDIT AREA
- CONCEPTUAL 6' WIDE BARK MULCH WALKING PATH (22,103 LINEAR FEET OR 4.18 MILES)
- CONSERVATION AREAS
- SECTION LIMIT

SITE DATA

EX. ZONE	= R4
EX. FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT RESIDENCE
PROPOSED USE	= CONSERVATION SUBDIVISION
GROSS AREA	= 197.00 AC.
AREA IN PUBLIC RIGHT-OF WAY	= 20.37 AC
AREA IN PRIVATE RIGHT-OF WAY	= 8.25 AC
NET AREA	= 168.38 AC
MAXIMUM NUMBER OF LOTS	= 809 LOTS
NUMBER OF LOTS	
SINGLE FAMILY DETACHED LOTS	= 493
SINGLE FAMILY ATTACHED	= 81
OPEN SPACE LOTS	= 24
TOTAL NUMBER OF LOTS	= 598 LOTS
GROSS DENSITY (197.00/598)	= 0.33 DU/AC
NET DENSITY (168.38/598)	= 0.28 DU/AC
OPEN SPACE	= 69.02ac. (35% TOTAL SITE)

MAXIMUM LOT CALCULATION

MLP=(TA−PCA−IA) / 9,000 SF

TA = TOTAL LAND AREA (197.00 AC)
PCA = PRIMARY CONSERVATION AREA (10.51 AC)
IA = INFRASTRUCTURE AREA (10% TA) (19.31 AC)

MLP=(197.00−10.51−19.31)X 43,560 / 9,000

MLP=167.18 X 43,560 / 9,000

MLP=809 LOTS OR (809/197.00) DU/AC

MLP=809 LOTS OR 4.10 DU/AC

YARD REQUIREMENTS

DETACHED RESIDENCE		ATTACHED RESIDENCE	
FRONT YARD	15' MIN./ 25' MAX.	FRONT YARD	15' MIN./ 25' MAX.
STREET SIDE YARD	15' MIN.	STREET SIDE YARD	15' MIN.
SIDE YARD	3' EA.	SIDE YARD	0'
REAR YARD	25'	REAR YARD	25'

CONSERVATION AREAS

TOTAL LAND AREA:	197.00 AC (8,581,320 S.F.)
CONSERVATION AREA REQUIRED (30%):	59.10 AC (2,574,396 S.F.)
PCA PROVIDED:	10.51 AC (457,816 S.F.)
SCA PROVIDED:	58.51 AC (2,548,695 S.F.)
TOTAL CONSERVATION AREA PROVIDED:	69.02±ac. (3,006,511 S.F.) (35% TOTAL SITE)

TREE PRESERVATION AREA

TCCA	#	± Ac.
TCCA	1	1.53
TCCA	2	0.22
TCCA	3	0.22
TCCA	4	0.22
TCCA	5	0.89
TCCA	6	1.10
TCCA	7	0.38
TCCA	8	0.38
TCCA	9	0.62
TCCA	10	0.12
TCCA	11	0.80
TCCA	12	0.37
TCCA	13	0.17
TCCA	14	0.05
TCCA	15	0.06
TCCA	16	0.25
TCCA	17	0.79
TCCA	18	0.13
TCCA	19	0.28
TCCA	20	0.47
TCCA	21	0.38
TCCA	22	0.49
TCCA	23	0.41
TCCA	24	0.20
TCCA	25	0.74
TOTAL TCCA		= 12.40

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 8,581,320 S.F. (197.00± AC.)
EXISTING TREE CANOPY	= 2,418,451 S.F. (55.52± AC.) (28% SITE)
EXISTING CANOPY TO BE PRESERVED TREE PRESERVATION AREA (TPA)	= 540,144 S.F. (12.40 AC) (6% SITE)
CANOPY REQUIREMENT CLASS	= Class C (0–40%)
TOTAL TREE CANOPY COVERAGE REQUIRED:	= 1,514,581 S.F. (34.77 ± AC) (18%)
REQUIRED NEW TREE CANOPY TO BE PROVIDED	= 1,009,721 S.F. (23.18 ± AC) (12%)

WAIVERS GRANTED

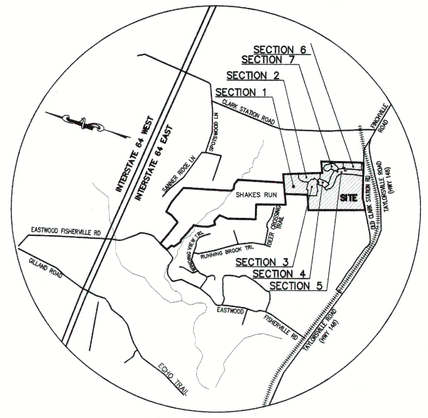
CASE: 11879 – 11/12/2010

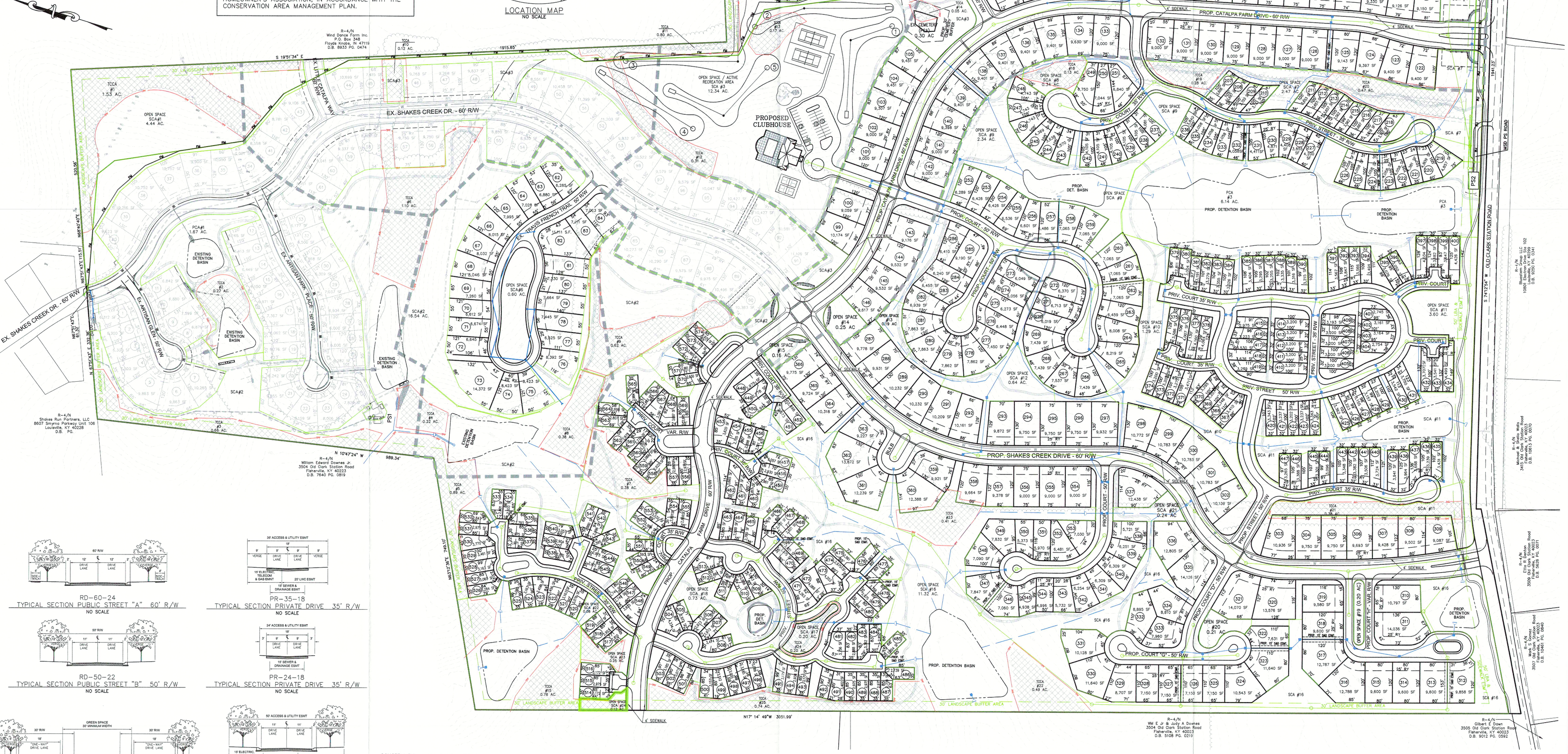
LDC CHAPTER 7-3.30.B: WAIVER GRANTED TO ALLOW LOTS FOR DETACHED HOUSES TO FRONT ON A PRIVATE STREET.

LDC CHAPTER 6.2.8.A: WAIVER GRANTED TO ALLOW PRIVATE STREETS SERVING MORE THAN 3 LOTS TO BE LESS THAN 50 FEET IN WIDTH.

LDC CHAPTER 7.11.9.E.3.: WAIVER GRANTED TO NOT PROVIDE SIDEWALKS ON CUL-DE-SACS, COURTS AND LOOP LANES.

LOCATION MAP
NO SCALE



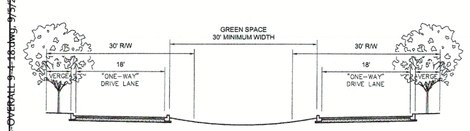


RD-60-24
TYPICAL SECTION PUBLIC STREET "A" 60' R/W
NO SCALE

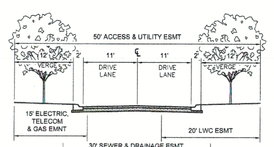
PR-35-18
TYPICAL SECTION PRIVATE DRIVE 35' R/W
NO SCALE

RD-50-22
TYPICAL SECTION PUBLIC STREET "B" 50' R/W
NO SCALE

PR-24-18
TYPICAL SECTION PRIVATE DRIVE 35' R/W
NO SCALE



LL-30-18
TYPICAL SECTION PUBLIC LOOP LANE 30' R/W
NO SCALE



PR-50-22
TYPICAL SECTION PRIVATE DRIVE 50' R/W
NO SCALE

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

CONSERVATION AREA CALCULATIONS*

PRIMARY CONSERVATION AREAS (PCA)

PCA	1	= 1.67
PCA	2	= 2.40
PCA	3	= 6.14
EX. CEMETERY		= 0.30
TOTAL PCA		=10.51 ± AC (5.4% TOTAL SITE)

*CONSERVATION AREAS CALCULATION FOLLOW TO THE 2010 LDC SECTION 7.11.6

SECONDARY CONSERVATION AREAS (SCA)

100% AREA TYPE	#	= ± Ac.
OPEN SPACE	1	= 4.4
OPEN SPACE	2	= 16.54
OPEN SPACE	4	= 5.50
OPEN SPACE	5	= 0.67
OPEN SPACE	6	= 0.60
OPEN SPACE	7	= 2.47
OPEN SPACE	8	= 0.34
OPEN SPACE	9	= 2.34
OPEN SPACE	10	= 1.28
OPEN SPACE	11	= 3.60
OPEN SPACE	12	= 0.64
OPEN SPACE	13	= 0.19
OPEN SPACE	14	= 0.25
OPEN SPACE	15	= 0.16
OPEN SPACE	16	= 11.32
OPEN SPACE	17	= 0.20
OPEN SPACE	18	= 0.73
OPEN SPACE	19	= 0.20
OPEN SPACE	20	= 0.21
OPEN SPACE	21	= 0.24
OPEN SPACE	22	= 0.08
OPEN SPACE	23	= 0.25
OPEN SPACE	24	= 0.12
TOTAL 100%		= 62.34±AC
50% (RECREATION AREA AND CLUB HOUSE) OPEN SPACE	3	= 12.34
TOTAL 50%		= 6.17± AC.
TOTAL SCA (100% + 50%)		= 58.51±AC. (30% TOTAL SITE)
TOTAL CONSERVATION AREA (PCA + SCA)		= 69.02±AC. (35% TOTAL SITE)

PRELIMINARY
NOT FOR CONSTRUCTION

ENGINEER STAMP

SITE ADDRESSES:	
2300,2301,2303,2304,2305,2306 ,2307,2308,2309,2310,2311 ARTISAN GLEN CT. FISHERVILLE, KY 40023 TAX BLOCK 4026 & LOT NO. 0001–0011 D.B. 10837 PG. 0328	2300,2301,2302,2303,2305,2306,2309,2310,2311, 2312,2313,2314,2315,2316,2317, 2318,2319,2320,2321,2322,2323, ARTISAN PARK PLACE TAX BLOCK 4026 & LOT NO. 0012–0033 P.B. 56 PG. 12
3208, 3412 OLD CLARK STATION ROAD FISHERVILLE, KY 40023 TAX BLOCK 42 & LOT NO. 36,42 D.B. 10185, PG. 0849 D.B. 10136, PG. 0280 P.B. 56 PG. 12	17510 ARTISAN GLEN CT. FISHERVILLE, KY 40023 TAX BLOCK 4026 & LOT NO. 1001 P.B. 56 PG. 12
	17601,17603,17605,17607,17609, 17611,17613,17615 SHAKES CREEK DR. TAX BLOCK 4026 & LOT NO. 1000,0034–0040 P.B. 56 PG. 12

NO.	DATE	REVISIONS DESCRIPTION	BY
1	4/5/18	REDESIGN OF LOTS SECTION 6	BB
2	6/18/18	LOT NUMBERING, SECTIONS	BB

RECEIVED
SEP 05 2018
PLANNING & DESIGN SERVICES

CATALPA FARMS
CONSERVATION SUBDIVISION
REVISED PRELIMINARY SUBDIVISION PLAN

OWNER:
RHODES GROUP LLC
3815 WOODSIDE PL.
LOUISVILLE, KY 40222

PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC.
503 WASHBURN AVENUE, SUITE 100
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-9374
FAX: (502) 426-9376

JOB: 04252
MSD SUB# 1162
DATE: 06/18/18
RELATED CASES: 10–07–05

G:\PROJECTS\2007\2007004\DWG\PLANS\2007004-PRELIMINARY SUBDIVISION PLAN.dwg, 9/5/2018 11:52:39 AM, 1:1

18 SUBDIV 1012