



SITE DATA:

FORM DISTRICT	NO SCALE
EXISTING ZONING	NEIGHBORHOOD R4
PROPOSED ZONING	R5
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	58.03± AC.
NET LAND AREA	39.55± AC.
BUILDABLE LOTS	233
NON-BUILDABLE LOTS	3
GROSS DENSITY	4.02 D.U./AC.
NET DENSITY	5.89 D.U./AC.

DIMENSIONAL STANDARDS:

MINIMUM AVERAGE LOT SIZE	6,000± S.F.
AVERAGE BUILDABLE LOT SIZE	7,071± S.F.
FLOOR AREA RATIO MAXIMUM	0.5
LOTS > 6,000 S.F.	1.5
LOTS < 6,000 S.F.	2.5
FRONT/STREET SIDE YARDS	5'
SIDE YARD MIN.	25'
REAR YARD MIN.	25'
MINIMUM LOT WIDTH	50' (70' IF CORNER LOT)
MAXIMUM BUILDING HEIGHT	35'

TREE CANOPY DATA:

GROSS SITE AREA	2,527,656± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	1,031,928± S.F. (41%)
EXISTING TREE CANOPY TO BE PRESERVED	1,31,901± S.F. (5%)
TOTAL TREE CANOPY REQUIRED	530,808± S.F. (21%)
TOTAL TREE CANOPY TO BE PLANTED	398,907± S.F. (16%)

TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: 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.
 - TREE PRESERVATION: 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.
 - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - THE DEVELOPMENT LIES IN THE HIGHWAY FIRE DISTRICT. IF PROPOSED, SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
 - 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 PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
 - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 1/14/2020 AND KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.

- NOTES:**
- DURING THE LANDSCAPE, TREE PRESERVATION AND CONSTRUCTION PLAN PROCESS, ANY EXISTING TREES THAT ARE 4" CALIPER OR LARGER IN THE 15' BUFFER, WHERE ADJACENT TO 5 ACRE TRACTS WILL BE PRESERVED.
 - ALL EXISTING STRUCTURES AND DRIVES TO BE REMOVED.

BASEIN #1: DETENTION CALCULATIONS

2.9/12 (0.5-0.22) (32.81) = 2.21 AC-FT
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BASEIN #2: DETENTION CALCULATIONS

2.9/12 (0.5-0.22) (18.34) = 1.24 AC-FT
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- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 - RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE OBTAINED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPLICABLE AGENCIES.
 - 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 PROCESS.
 - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION. THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.

- DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, IF APPLICABLE: SIGNAL INSTALLATION, SIGNAL MODIFICATION, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
- CONSTRUCTION PLANS, BOND AND KYTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
- RIGHT-OF-WAY DEDICATION SHALL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO THE CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPARTMENT, WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR ALL APPLICABLE STREETS. SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
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- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH THE LDC, LDC DESIGN PLAN, AND METRO PUBLIC WORKS DEPARTMENT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT. OFFSITE EASEMENTS REQUIRED.
 - DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO DOWNSTREAM CAPACITY, WHICH IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 - EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211100 113E).

- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- THE APPLICANT SHALL PROVIDE AN EVALUATION OF THE SEWERSHED UPSTREAM OF THIS PROPERTY. SEWER ALIGNMENT AND EASEMENT LOCATIONS MAY BE MODIFIED FROM LOCATIONS DEPICTED ON THIS CONCEPTUAL PLAN AND SHALL BE PLACED AND SIZED TO ADEQUATELY SERVE THE WATERSHED. MSD AND THE APPLICANT SHALL EXECUTE AN AGREEMENT CONSISTENT WITH MSD'S EXCESS COST POLICY PRIOR TO CONSTRUCTION APPROVAL. ANY PROPOSED LOTS ENROACHING INTO THE REQUIRED 25' BUFFER AREAS SHALL BE SHOWN AND NOTED ON THE RECORD PLAT.
- DRY WEATHER SANITARY SEWER CAPACITY IS CURRENTLY NOT AVAILABLE AT THE REALTY TRAIL PUMP STATION. PRIOR TO CONNECTION TO THE COLLECTION SYSTEM, A SYSTEM ANALYSIS AND PUMP UPGRADES MUST BE COMPLETED. ALTHOUGH MSD IS CONSIDERING PLANS FOR PUMP STATION UPGRADES, A SPECIFIC PLAN OR SCHEDULE IS NOT CURRENTLY AVAILABLE. ADDITIONALLY THERE IS LIMITED CAPACITY IN THE EXISTING GRAVITY SEWER SYSTEM THROUGH THE HERITAGE CREEK SUBDIVISION. ONCE CAPACITY OF THE EXISTING SYSTEM AS DETERMINED USING 10-STATE STANDARD PEAKING RATES IS REACHED, THE DEVELOPER MUST CONSTRUCT A NEW PARALLEL INTERCEPTOR ALONG THE DRAIN EAST OF THE HERITAGE CREEK SUBDIVISION.

PRELIMINARY APPROVAL

Condition of Approval:

Mechanica for K 4-3-20

Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

STATE OF KENTUCKY
NATHAN WRIGHT
REGISTERED LANDSCAPE ARCHITECT

GRAPHIC SCALE 1"=100'

DEVELOPER
GRAND COMMUNITIES, LTD
1608 CEDAR CREEK ROAD 3940 OLYMPIC BLVD. STE 100
LOUISVILLE, KY 40118

OWNER
VIRGIL & FRANKIE SLAUGHTER
10001 CEDAR CREEK ROAD
TAX BLOCK 86 LOT 198
DEED BOOK 6439, PAGE 358

REZONING & DETAILED DISTRICT DEVELOPMENT PLAN
VILLAGES AT HERITAGE CREEK

Revisions
01/17/2019 [] INITIAL FILE
02/24/2019 [] AGENCY COMMENTS
03/09/2019 [] AGENCY COMMENTS
03/29/2019 [] AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 12/09/2019
Job Number: 3645

Sheet

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PLANNING & DESIGN SERVICES

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