

PROJECT DATA

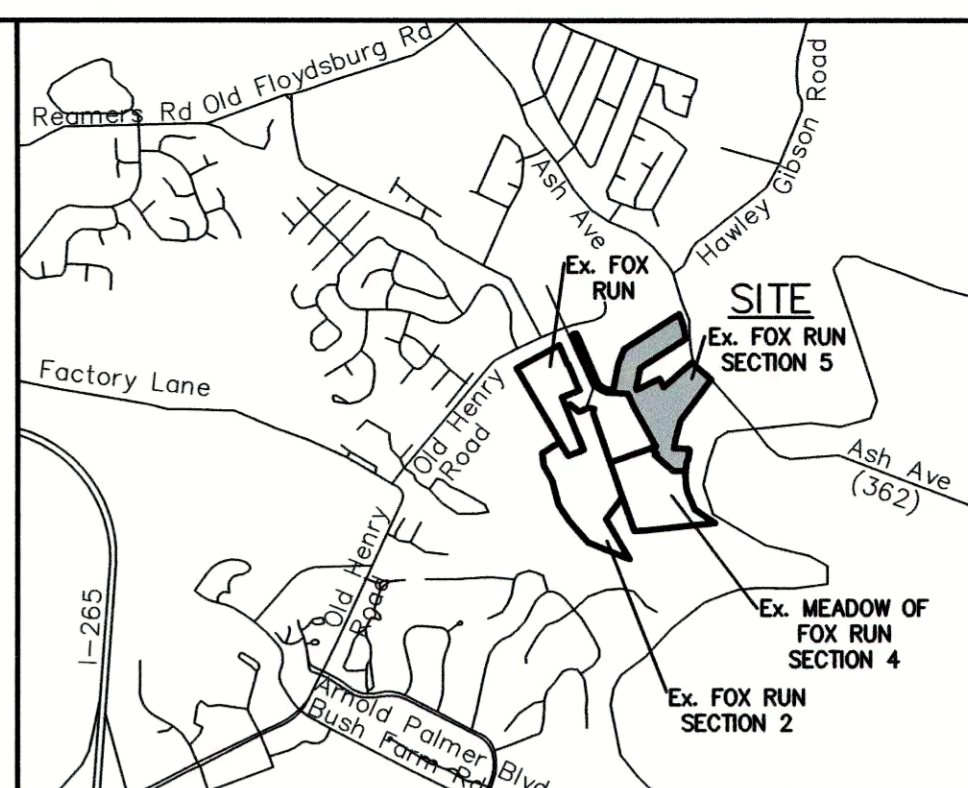
TOTAL SITE AREA	= 36.2± AC.
TOTAL AREA OF R/W	= 5.9± AC.
NET AREA	= 30.3± AC.
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
TOTAL # RESIDENTIAL LOTS	= 64 LOTS
GROSS DENSITY	= 1.77 DU/AC.
	(4.84 DU/AC. MAX.)
NET DENSITY	= 2.11 DU/AC.
	(4.84 DU/AC. MAX.)
TOTAL AREA OF LOTS	= 24.7± AC.
TOTAL # OPEN SPACE LOTS	= 5
OPEN SPACE PROVIDED	= 5.4± AC.

JEFFERSON COUNTY PROJECT DATA

TOTAL SITE AREA	= 21.7± AC.
TOTAL AREA OF R/W	= 4.1± AC.
NET AREA	= 17.6± AC.
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
TOTAL # RESIDENTIAL LOTS	= 51 LOTS
GROSS DENSITY	= 2.35 DU/AC.
	(4.84 DU/AC. MAX.)
NET DENSITY	= 2.90 DU/AC.
	(4.84 DU/AC. MAX.)
TOTAL AREA OF LOTS	= 14.04± AC.
TOTAL # OPEN SPACE LOTS	= 3
OPEN SPACE PROVIDED	= 1.7± AC.

R-4 STANDARDS

MINIMUM LOT AREA	= 9,000 SF
MINIMUM LOT WIDTH	= 60 FT
MINIMUM FRONT YARD	= 30 FT
MINIMUM SIDE YARD	= 5 FT
STREET SIDE YARD	= 30 FT
MINIMUM REAR YARD	= 25 FT
MAXIMUM BUILDING HEIGHT	= 35 FT



LOCATION MAP
NOT TO SCALE

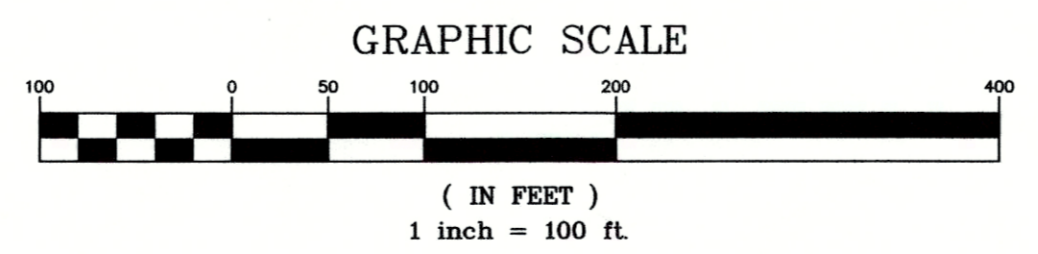
- GENERAL**
1. No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
 2. Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction 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.
 3. Topographical information shown hereon were derived from Lojic data.
 4. Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
 5. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 6. Benchmark & topographic provided by information LOJIC mapping.

- SEWER & DRAINAGE**
1. Runoff from this development must be conveyed to an adequate public outlet. On-site detention will be provided, if required.
 2. A portion of the site is located within Zone A of the floodplain per Oldham County FIRM Map 210185 0211 C dated September 20, 2006.
 3. Sewers by L. E. and subject to all applicable fees.
 4. Extension of MSD storm water boundaries may be required.
 5. A "Request for Sanitary Sewer Capacity" has been filed with MSD.
 6. All proposed sewer and drainage easements shall be 15' unless otherwise indicated.
 7. The Louisville Water Company will determine the width of their easement prior to construction plan approval.
 8. Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process.
 9. The final design for all lots located within in Jefferson County 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 Management.
 10. Oldham County stormwater approval required prior to MSD construction plan approval.
 11. The development is located within the Floods Fork Overlay. No waterways or floodplains are located within the development.
 12. Pre-developed flows and velocities shall be matched leaving property line of lot 15. To be verified prior to MSD construction plan approval.

- STREETS & SIDEWALKS**
1. All the roads within the development shall be 24 feet in width with a 35 foot radius at intersections.
 2. Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Louisville Metro Land Development Code.
 3. Street grades shall not be less than 1% (Min.) or 10% (max.).
 4. A Bond & Encroachment Permit is required by Metro Public Works for all work within the Right-Of-Way, and for roadway approaches on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
 5. Verges shall be provided as required by Metro Public Works.
 6. All streets, intersections, loop roads, cul-de-sacs, bulbs, traffic circles and right-of-way shall be in accordance with the Louisville Metro Land Development Code and Metro Public Works' standards and approved at the time of construction.
 7. All street name signs shall conform with the MUTCD requirements and shall be installed prior to the recording of the applicable subdivision prior to obtaining the first certificate of occupancy and shall be in place at time of bond release.
 8. 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.
 9. 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.
 10. All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.
 11. Developments with an aggregate of 200 or more dwellings shall have at least two separate access roadways connecting directly to existing roadways.

TREE CANOPY CALCULATIONS (0% - 40% COVERAGE)

TOTAL SITE AREA	= 934,102 S.F.
	(JEFFERSON COUNTY AREA ONLY)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (186,820 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (187,200 S.F.)



PRELIMINARY
NOT FOR CONSTRUCTION

ENGINEER STAMP

NO.	DATE	DESCRIPTION	BY
1	2/9/16	REVISED PER AGENCY COMMENTS	KMY
2	2/29/16	REVISED PER AGENCY COMMENTS	KMY

DEVELOPER:
KEY HOMES LLC
4751 FOX RUN ROAD
BUCKNER, KY 40010

DEVELOPER:
FOX RUN INVESTMENTS LLC
ATTN: BOB THIENAMAN & BILLY DOELKER
12488 LAGRANGE ROAD
LOUISVILLE, KY 40245

OWNER:
CHARLES H. & VANDA K. EDWARDS
9201 OLD HENRY ROAD
LOUISVILLE, KY 40245

OWNER:
COMMONWEALTH BANK & TRUST COMPANY
4350 BROWNSBORO ROAD STE 310
LOUISVILLE, KY 40207

DEVELOPER:
LAND DESIGN & DEVELOPMENT, INC.
503 WASHINGTON AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-9374
FAX: (502) 426-9375
JOB: 13073
MSD SUB #1014
16SUBDIV1000
16DEVPLAN1005
DATE: 1/04/16

PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC.
503 WASHINGTON AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-9374
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SITE ADDRESS:
ASH AVENUE, APPLE HILL ROAD & MEADOW BLUFF WAY
TAX BLOCK 0016, LOT 0108 & 0109
PARCEL 25-00-00-74/4691
D.B. 0220 PG. 094
D.B. 9679, PG. 0935

COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - EASTWOOD - MIDDLETOWN



THE RESERVE AT FOX RUN

PRELIMINARY SUBDIVISION PLAN
JEFFERSON COUNTY, KY

- EROSION PREVENTION AND SEDIMENT CONTROL NOTES**
1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
 2. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
 3. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
 4. Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.
 5. Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fences.
 6. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
 7. Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
 8. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
 9. Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.

- LEGEND**
- 20% SLOPES
 - 30% SLOPES
 - INDICATES JEFFERSON COUNTY LOTS
 - INDICATES OLDHAM COUNTY LOTS
 - PROPOSED FORCE MAIN
 - PROPOSED STORM SEWER, CATCH BASIN
 - PROPOSED SEWER AND MANHOLE
 - PROPOSED DRAINAGE SWALE