

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
 ΔC = 0.50-0.23=0.27
 A = 10.02 ACRES
 R = 2.8 INCHES
 X = (0.27)(10.02)(2.8)/12 = 0.63 AC.-FT.
 REQUIRED X = 27,443 CU.FT.
 PROVIDED BASIN = 15,000 SQ.FT.
 TOTAL = 15,000 SQ.FT. @ APPROX. 2 FT. DEPTH
 = 30,000 CU.FT. > 27,443 CU.FT.

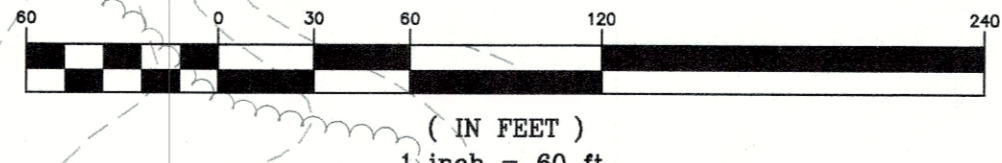
TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 436,334 S.F.
 TOTAL EXISTING TREE CANOPY AREA = 93% (417,965 S.F.)
 NEW TREE CANOPY REQUIRED = 18% (78,540 S.F.)
 EXISTING TREE CANOPY TO BE PRESERVED = 7% (32,238 S.F.)
 TOTAL TREE CANOPY REQUIRED = 24% (104,720 S.F.)

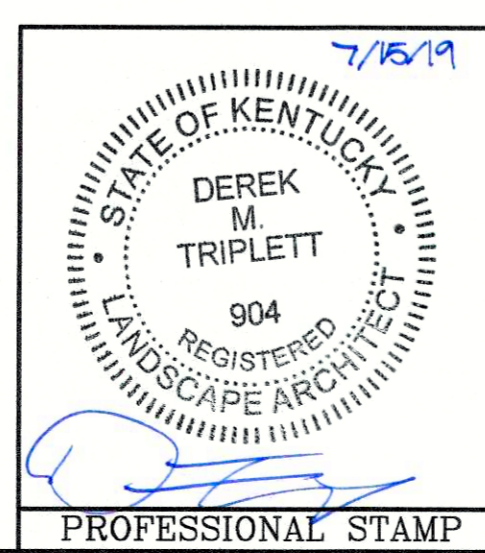
LEGEND

- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE
- = EXISTING CONTOUR
- = EX. SEWER AND MANHOLE
- = EX. DRAINAGE SWALE
- = EXISTING OVERHEAD ELECTRIC
- = EXISTING GUARD RAIL
- = LOCAL 100 YEAR FLOODPLAIN
- = FEMA 100 YEAR FLOODPLAIN
- = PROPOSED TREE CANOPY PROTECTION

GRAPHIC SCALE

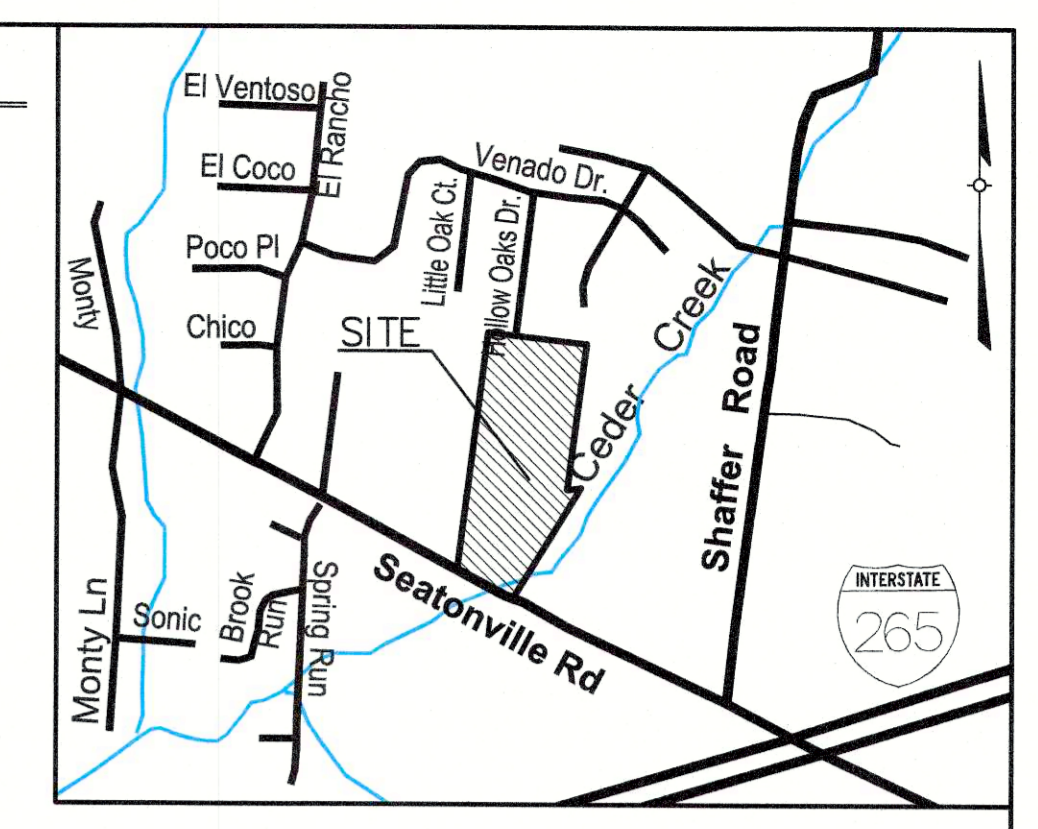


REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	7/12/19	PER AGENCY COMMENTS	DT



R-5A DIMENSIONAL STANDARDS

- MINIMUM LOT AREA = 6,000 SF
- MINIMUM LOT WIDTH = 50'
- MINIMUM FRONT AND STREET SIDE YARD SETBACK = 20'
- MINIMUM SIDE YARD SETBACK = 5' EACH SIDE
- MINIMUM REAR YARD SETBACK = 25'
- MAXIMUM BUILDING HEIGHT = 35'



LOCATION MAP
NOT TO SCALE

PROJECT DATA

- TOTAL SITE AREA = 10.02± Ac. (436,334 SF)
- TOTAL AREA OF ROW = 1.65± Ac. (71,769 SF)
- NET SITE AREA = 8.37± Ac. (364,565 SF)
- EXISTING ZONING = R-5A
- FORM DISTRICT = NEIGHBORHOOD
- EXISTING USE = SINGLE FAMILY RESIDENTIAL
- PROPOSED USE = SINGLE FAMILY RESIDENTIAL
- TOTAL # RESIDENTIAL LOTS = 34
- TOTAL ARE OF LOTS = 307,629 SF
- DENSITY = 4.06 DU/AC. (12.01 DU/AC. MAX. ALLOWED)
- OPEN SPACE PROVIDED = 56,929 SF

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 from deeds.
 - 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 effect public safety or hamper sight distance. Final location will be determined during construction approval process.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - Derek Triplett, RLA, performed a site visit on 7/12/19 and there was no evidence of karst features.

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 0097 E dated December 5th, 2006.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- Extension of MSD storm water boundaries may be required.
- A "Request for Sanitary Sewer Capacity" has been 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 Design Manual and Standard Specifications and other local, state and federal ordinances.
- If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- Adequate room shall be left to allow a possible lateral extension to 10407 Seatonville Rd. between the Seatonville Rd property line and proposed detention basin.

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 24 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.).
- 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 plot or prior to obtaining the first certificate of occupancy and shall 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.

SEATONVILLE SUBDIVISION
 PRELIMINARY SUBDIVISION PLAN
 & REVISED DETAILED DISTRICT DEVELOPMENT PLAN

OWNER:
 STEVENSON FAMILY WEALTH TRUST TH.
 PO BOX 259
 SUMMERTOWN, TN 38483

DEVELOPER:
 PULTE GROUP
 10350 ORMSBY PLACE STE 103
 LOUISVILLE, KY 40223

PREPARED BY:
 LAND DESIGN & DEVELOPMENT, INC.
 503 WASHBURN AVENUE, SUITE 101
 LOUISVILLE, KENTUCKY 40222
 PHONE: (502) 426-9374
 FAX: (502) 426-9375
 JOB: 19110
 MSD SUB# 1100
 6/24/19

RECEIVED
 JUL 15 2019
 DESIGN SERVICES