

VARIANCE REQUESTED

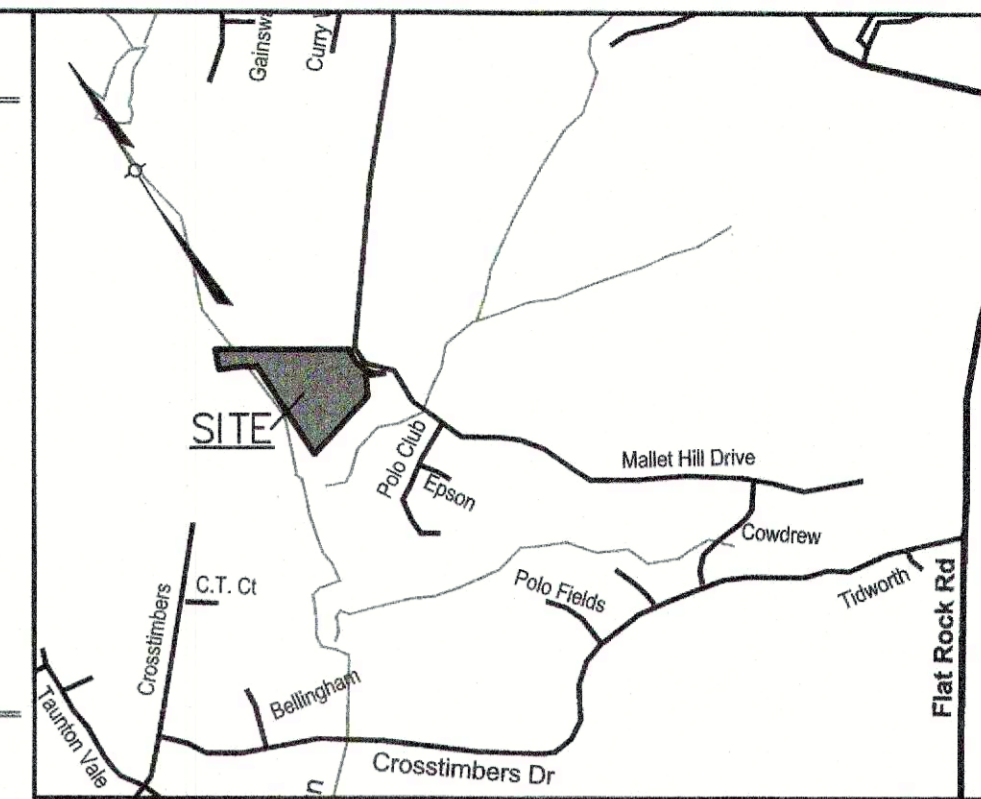
1) A Variance is requested from Section 4.8.1 of the Louisville Metro Land Development Code to omit the 100 ft. Streambank Buffer.

WAIVERS REQUESTED

1) A Waiver is requested from Section 7.3.30.E of the Louisville Metro Land Development Code to waive the more than 15% occupation of the rear yard setback with a drainage easement.
 2) A Waiver is requested from Section 7.3.30.F of the Louisville Metro Land Development Code to waive the 15 ft. buffer yard where required.

PROJECT DATA

TOTAL SITE AREA = 6.9± Ac. (300,303 SF)
 AREA OF RIGHT OF WAY = 1.3± Ac. (55,627 SF)
 NET SITE AREA = 5.6± Ac. (244,676 SF)
 EXISTING ZONING = R-5A
 FORM DISTRICT = NEIGHBORHOOD
 EXISTING USE = UNDEVELOPED
 PROPOSED USE = SINGLE FAMILY RESIDENTIAL
 TOTAL # OF RESIDENTIAL LOTS = 20 LOTS
 TOTAL AREA OF LOTS = 4.5± Ac. (196,809 SF)
 MAXIMUM PERMITTED F.A.R. = 0.5
 BUILDING HEIGHT = (35' MAX. ALLOWED)
 NET DENSITY = 3.6 DU/AC. (12.01 MAX. ALLOWED)
 GROSS DENSITY = 2.9 DU/AC. (12.01 MAX. ALLOWED)



LOCATION MAP
NOT TO SCALE

R-5A DIMENSIONAL STANDARDS

MINIMUM LOT AREA = 6,000 SF
 MINIMUM LOT WIDTH = 50 FT
 MINIMUM FRONT & STREET SIDE YARD = 20 FT
 MINIMUM SIDE YARD (EACH) = 5 FT
 MINIMUM REAR YARD = 25 FT

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.
- 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.
- The signature entrance (if provided) shall comply with Section 4.4.3 of the Louisville Metro Land Development Code.
- Contours are provided by MSD Logic Mapping and are on the MSD datum.
- There were no Karst features found on a site visit on July 22, 2020 by Ann E. Richard, R.L.A.

SEWER & DRAINAGE

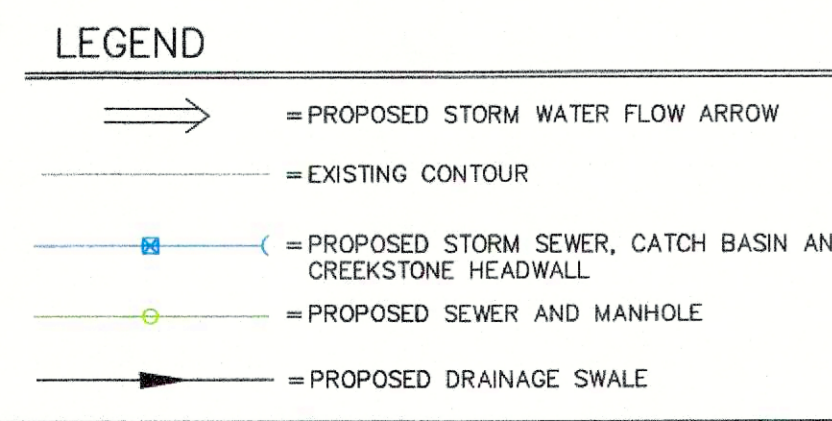
- Detention is provided in the existing lake downstream.
- A portion of the site is located in a floodplain per FIRM map 21111 C 0035 E dated December 5, 2006.
- Sanitary sewer service provided by lateral extension, subject to fees and applicable charges. Except for Lots 8, 9, 10, 13, 14, 15 which will connect to the existing 12" sewer Record No. 14890-2.
- Extension of MSD storm water boundaries may be required.
- A "Request for Sanitary Sewer Capacity" will 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.
- Per MSD Base Flood Elevation determination letter dated April 28th, 2020, the FEMA Base Flood Elevation is 677.5 FT. and the Local Regulatory Base Flood Elevation is 679.5 FT.
- Lowest finished floor or machinery elevation to be at or 681.5.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1:1.
- 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.
- 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.
- Floodplain Compensation for lots 3-15 will be calculated prior to construction plan approvals & shall be provided in an area designated as "Floodplain Compensation Area".
- Lots 3 through 15 will require individual floodplain permitting from KDOW and MSD. In addition individual lot grading plans may be required at the time of construction.

STREETS & SIDEWALKS

- 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 Mallet Hill 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 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. Street trees' final location will be determined during construction approval process.
- 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 Public 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.
- The minimum driveway length is 25 ft. from garage or building facade to the back of the right-of-way sidewalk or right-of-way edge of pavement or curb.
- Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.

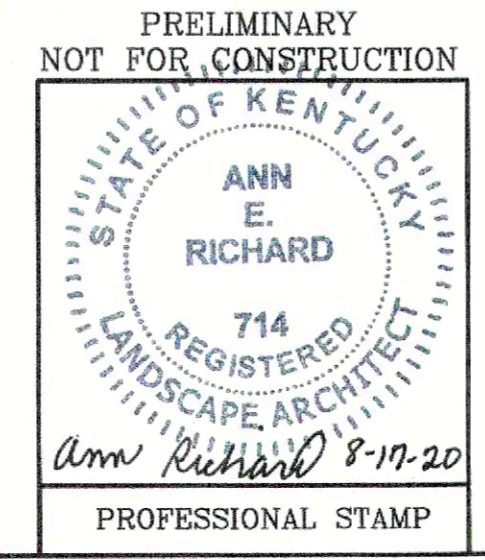
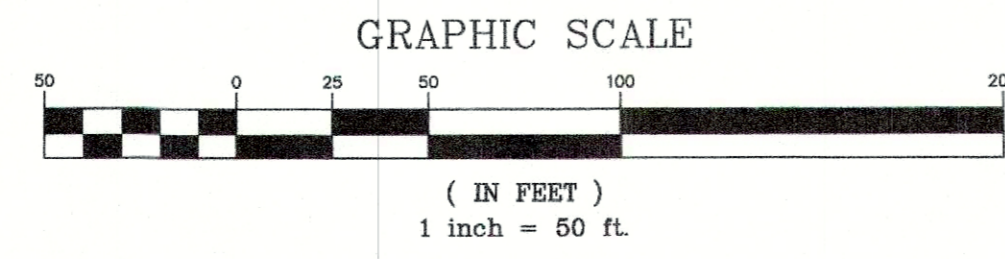
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	300,303 SF
EXISTING TREE CANOPY	=	(30%) 90,090 SF
TOTAL TREE CANOPY AREA REQUIRED	=	40% (120,121 SF)
EXISTING TREE CANOPY TO BE PRESERVED	=	8% (23,350 SF)
PROPOSED TREE CANOPY TO BE PLANTED	=	32% (96,771 SF)



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	7-27-20	PER AGENCIES 7-15-20 REVIEW	AR
2	8-17-20	REVISED PER AGENCY COMMENTS	AR



LAKEVIEW VILLAS
 PRELIMINARY SUBDIVISION PLAN &
 REVISED DETAILED DISTRICT DEVELOPMENT PLAN

DEVELOPER: KAREM BUILT HOMES, INC.
 P.O. BOX 99447
 LOUISVILLE, KY 40269

OWNER: POE FAMILY REALTY PARTNERS
 1700 MARINAS EDGE WAY APT 715
 LOUISVILLE, KY 40206

PREPARED BY: LAND DESIGN & DEVELOPMENT, INC.
 503 WASHBURN AVENUE, SUITE 101
 LOUISVILLE, KENTUCKY 40222
 PHONE: (502) 426-9374
 FAX: (502) 426-9375
 JOB: 20087
 MSD SUB# 613
 DATE: 06/29/20

SITE ADDRESS:
 16900 MALLET HILL DRIVE
 LOUISVILLE, KY. 40245
 TAX BLOCK 0025, LOT 0300
 D.B. 11597, PG. 0530

COUNCIL DISTRICT - 19
 FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN
 MUNICIPALITY - LOUISVILLE

CASE: 20-DDP-0038 RELATED CASE: 09-080-99

RECEIVED
 AUG 17 2020
 PLANNING &
 DESIGN SERVICES