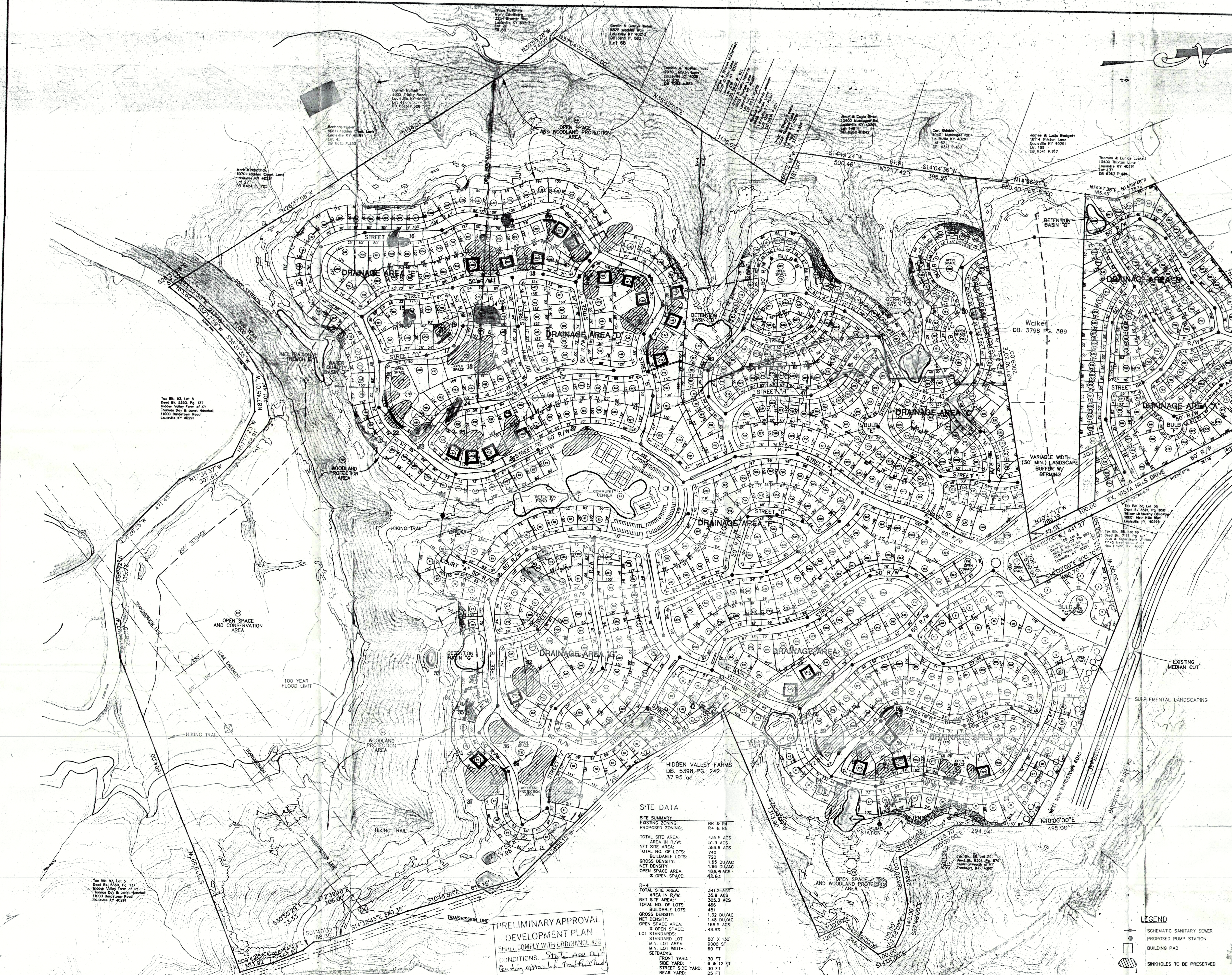
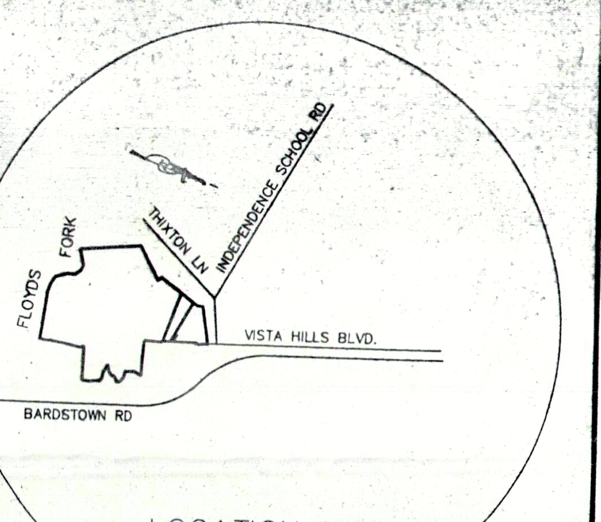
h:\jobs\1723\PLAN\1723ddp3 · Thu Sep 14 11:11:56 2000 PLOTTED BY: SF





LOCATION MAP

PRELIMINARY APPROVAL
Conditions of Approval: ____
Sanitary Review [signature] 9/14/00 Date
Storm Water Review ____ Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

HIDDEN VALLEY FARMS
DB. 5398 PG. 242
37.95 ac.

SITE DATA

SITE SUMMARY

EXISTING ZONING:	RR & R4
PROPOSED ZONING:	R4 & R5
TOTAL SITE AREA:	435.5 ACS
AREA IN R/W:	51.9 ACS
NET SITE AREA:	386.6 ACS
TOTAL NO. OF LOTS:	740
BUILDABLE LOTS:	720
GROSS DENSITY:	1.65 DU/AC
NET DENSITY:	1.86 DU/AC
OPEN SPACE AREA:	189.9 ACS
% OPEN SPACE:	43.6%

R-4

TOTAL SITE AREA:	341.2 ACS
AREA IN R/W:	35.9 ACS
NET SITE AREA:	305.3 ACS
TOTAL NO. OF LOTS:	466
BUILDABLE LOTS:	451
GROSS DENSITY:	1.32 DU/AC
NET DENSITY:	1.48 DU/AC
OPEN SPACE AREA:	166.5 ACS
% OPEN SPACE:	48.8%
LOT STANDARDS:	
STANDARD LOT:	80' X 130'
MIN. LOT AREA:	9000 SF
MIN. LOT WIDTH:	60 FT
SETBACKS:	
FRONT YARD:	30 FT
SIDE YARD:	6 & 12 FT
STREET SIDE YARD:	30 FT
REAR YARD:	25 FT

R-5

TOTAL SITE AREA:	94.3 ACS
AREA IN R/W:	16.0 ACS
NET SITE AREA:	78.3 ACS
TOTAL NO. OF LOTS:	274
BUILDABLE LOTS:	269
GROSS DENSITY:	2.74 DU/AC
NET DENSITY:	3.30 DU/AC
OPEN SPACE AREA:	23.4 ACS
% OPEN SPACE:	24.8%
LOT STANDARDS:	
STANDARD LOT:	55' X 110'
MIN. LOT AREA:	6000 SF
MIN. LOT WIDTH:	50 FT
SETBACKS:	
FRONT YARD:	25 FT
SIDE YARD:	5 FT
STREET SIDE YARD:	25 FT
REAR YARD:	25 FT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
SHALL COMPLY WITH ORDINANCE #28
CONDITIONS: State approval pending traffic
BY: [signature]
DATE: 9.14.00
JEFFERSON COUNTY
DEPT. OF PUBLIC WORKS

LEGEND

- SCHEMATIC SANITARY SEWER
- PROPOSED PUMP STATION
- BUILDING PAD
- SINKHOLES TO BE PRESERVED
- SINKHOLES/DEPRESSION TO BE FILLED
- 20% + SLOPES
- DRAINAGE AREA BOUNDARY

GENERAL NOTES

1. MSD WATER MANAGEMENT NO. 1021.
2. 100-YR FLOODPLAIN DELINEATION BASED ON FEMA MAPPING.
3. SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION CONTRACT.
4. MSD EXTENSION OF BOUNDARIES AGREEMENT REQUIRED AT TIME OF CONSTRUCTION APPROVAL.
5. INCREASED RUNOFF SHALL BE MITIGATED WITH THE USE OF DETENTION FACILITIES, AS SHOWN, AND/OR FLOODPLAIN COMPENSATION.
6. EASEMENTS FOR STORM DRAINAGE AND SANITARY SEWER FACILITIES WILL BE PROVIDED ALONG PROPERTY LINES, AS NECESSARY. EASEMENTS WILL ALSO BE PROVIDED AROUND DETENTION AREAS UNLESS THEY ARE LOCATED IN OPEN SPACE AREAS.
7. STORMWATER VELOCITIES AT PROPERTY LINE POINTS OF DISCHARGE SHALL BE LIMITED TO PRE-DEVELOPED LEVELS
8. THERE SHALL BE NO RISE IN WATER SURFACE ELEVATIONS UP OR DOWNSTREAM.
9. PRELIMINARY DETENTION CALCULATIONS:

		WATER QUALITY*	TOTAL STORAGE
AREA A:	13.6ACS (0.49–0.26) 2.9/12 = 0.75 AC/FT	+ 0.56 AC/FT	= 1.31 AC/FT
AREA B:	16.6 ACS (0.49–0.26) 2.9/12 = 0.92 AC/FT	+ 0.68 AC/FT	= 1.60 AC/FT
AREA C:	26.2 ACS (0.53–0.26) 2.9/12= 1.71 AC/FT	+ 1.16 AC/FT	= 2.87 AC/FT
AREA D:	27.5 ACS (0.56–0.26) 2.9/12 = 2.0 AC/FT	+ 1.28 0AC/FT	= 3.28 AC/FT
AREA E:	35.6 ACS (0.53–0.26) 2.9/12 = 2.3 AC/FT	+ 1.57 AC/FT	= 3.87 AC/FT
AREA F:	47.0 ACS (0.48–0.26) 2.9/12 = 2.50 AC/FT	+ 1.88 AC/FT	= 4.38 AC/FT
AREA G:	24.2 ACS (0.53–0.26) 2.9/12 = 1.58 AC/FT	+ 1.07 AC/FT	= 2.65 AC/FT
AREA H:	31.2 ACS (0.53–0.26) 2.9/12 = 2.34 AC/FT	+ 1.38 AC/FT	= 3.72 AC/FT
AREA I:	30.4 ACS (0.50–0.26) 2.9/12 = 1.76 AC/FT	+ 1.27 AC/FT	= 3.03 AC/FT

* WATER QUALITY VOLUME BASED ON 1" RAINFALL.

10. ON-SITE DETENTION, OFFSITE EASEMENTS, OR DOWNSTREAM IMPROVEMENTS, OR A CONBINATION OF ALL THREE MAY BE REQUIRED. DETENTION WILL BE DESIGNED LIMITING POST-DEVELOPED FLOWS TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE OFF-SITE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
11. KENTUCKY DIVISION OF WATER APPROVAL REQUIRED.
12. A GEOTECHNICAL ANALYSIS IS REQUIRED PRIOR TO FILLING EXISTING SINKHOLES.
13. THERE SHALL BE NO NET INCREASE IN RUNOFF TO THE STATE RIGHT-OF-WAY.
14. ALL STREETS SHALL BE CURB AND GUTTER WITH SIDEWALKS ON BOTH SIDES OF THE ROAD.
15. 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 DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
16. WOODLAND PROTECTION AREAS (WPA's) IDENTIFIED ON THIS PLAN REPRESENT PORTIONS OF THE SITE THE DEVELOPER HAS AGREED TO PRESERVE. THESE ARE PERMANENT PRESERVATION AREAS. ALL CLEARING, GRADING, AND FILL ACTIVITY IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL. NO FURTHER CLEARING, GRADING, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITY SHALL TAKE PLACE BEYOND PRUNING TO IMPROVE THE GENERAL HEALTH OF THE TREE OR TO REMOVE DEAD OR DECLINING TREES THAT MAY POSE A PUBLIC HEALTH AND SAFETY THREAT.
17. STREET TREES TO BE PROVIDE AT 1 TREE PER 50 FT ON CENTER ALONG VISTA HILLS DRIVE AND STREET "A".
18. INTERSECTION IMPROVEMENTS AT THIXTON LANE MAY BE REQUIRED, AS DIRECTED BY K.T.C.
19. PAVEMENT WIDENING AND/OR TURNING LANES MAY BE REQUIRED AT VISTA HILLS DRIVE AND THIXTON LANE, AS DIRECTED BY K.T.C. & J.C.P.W.

WAIVER REQUESTS:
1. MSR ARTICLE 4.0 – PERMIT MINIMUM PAVEMENT WIDTHS OF 20 FT FOR ALL STREETS WITH 50 FT R/W'S.
2. NO SIDEWALKS TO BE PROVIDED ALONG BARDSTOWN ROAD.

RECEIVED
SEP 14 2000
PLANNING & DEVELOPMENT SERVICES

PRELIMINARY SUBDIVISION PLAN
LITTLE SPRING FARM

OWNERS:
LARRY AND CAROLYN HELM
4305 OLD HEADY ROAD
LOUISVILLE, KY 40299
DB 5775 P.997
TAX BLOCK 88 LOTS 6-1,6-2,18,19
TAX BLOCK 864 LOTS 1-11

LITTLE SPRINGS FARM OF LOUISVILLE
3714 FAIRWAY LANE
LOUISVILLE, KY 40207
DB 5268 P.940
TAX BLOCK 88 LOTS 3,4,13

DEVELOPERS
BROWN NOLTEMEYER AND MATTINGLY, LLC
122 NORTH PETERSON AVENUE
LOUISVILLE, KY 40206

9-56-00 DRO
10-19-00

SABAK, WILSON & LINGO, INC.
ENGINEERS · LANDSCAPE ARCHITECTS & PLANNERS
315 WEST MARKET STREET, LOUISVILLE, KENTUCKY 40202 (502) 584-6271

Scale: 1"=200'
Date: 6/29/00
REV: 8/18/00
REV: 9/14/00

File: 1723
1
Sheets In Set: 1

Extra COPY Original in extremely bad shape!