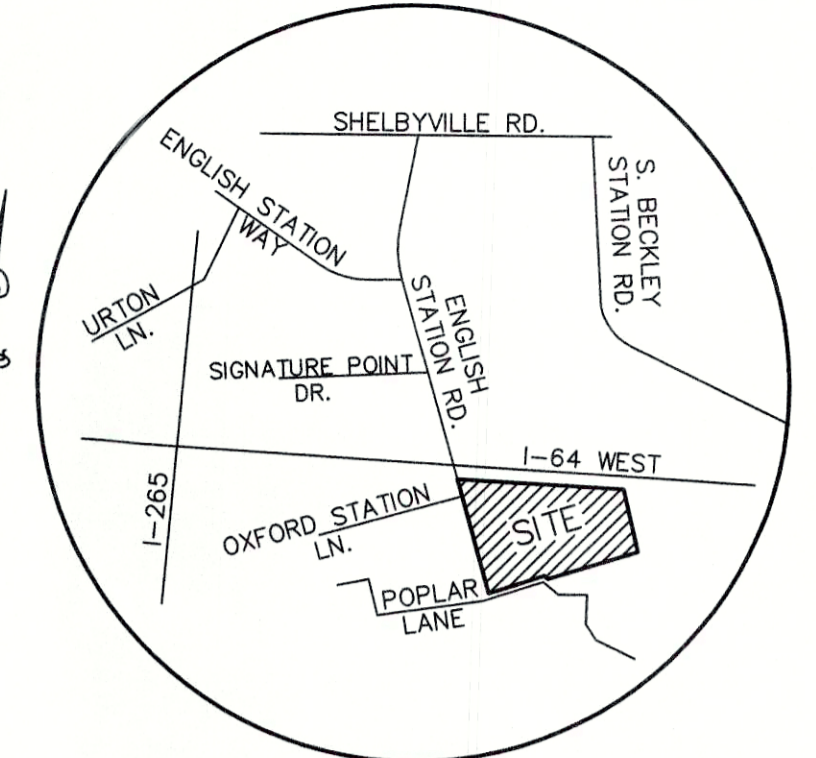
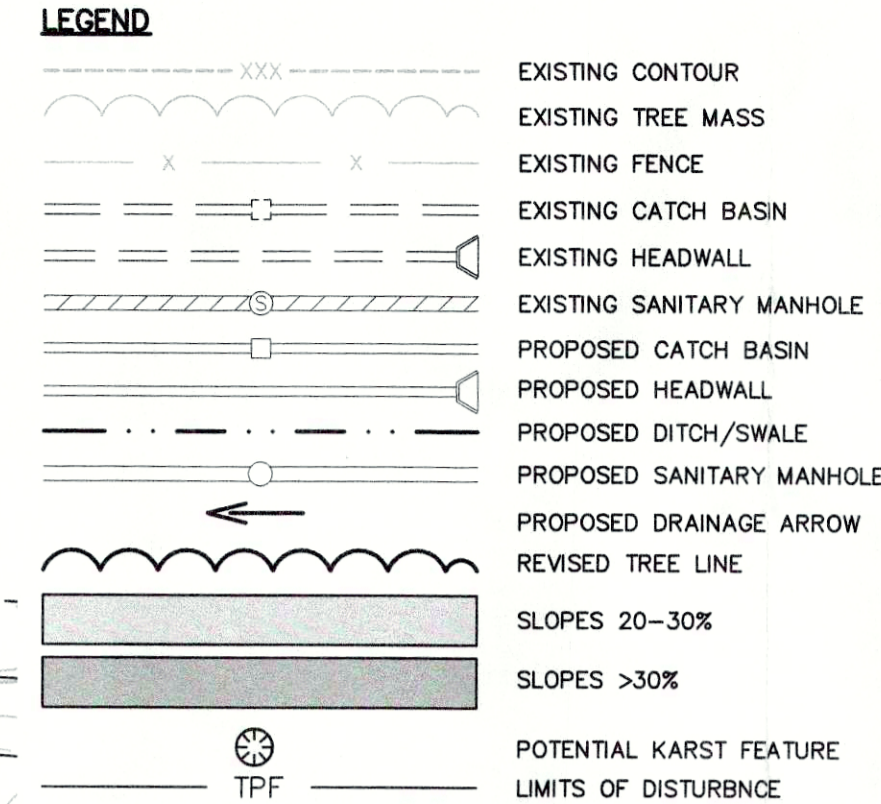


1007 S. ENGLISH ST. RD., LLC
14506 HEARTHSTONE CT.
LOUISVILLE, KY. 40245
TAX BLOCK - 40 LOT - 343
D.B. 9801 PG. 156
NEIGHBORHOOD
ZONE R-4

STREETSMART VENTURES, LLC
11902 MEMORY RUN PL.
LOUISVILLE, KY. 40243
TAX BLOCK - 40 LOT - 507
D.B. 9844 PG. 390
NEIGHBORHOOD
ZONE R-4

SEWER TO CONNECT
TO EX. M.H.# 114,228
REC# 15,392



SITE DATA:

FORM DISTRICT	R-4
EXISTING ZONING	R-4
PROPOSED ZONING	VACANT
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	48,08± AC.
NET LAND AREA	43,23± AC.
BUILDABLE LOTS	134
NON-BUILDABLE LOTS	2
GROSS DENSITY	2.73 D.U./AC.
NET DENSITY	3.10 D.U./AC.
TOTAL OPEN SPACE PROVIDED	923,030± S.F. (43.2%)

TREE CANOPY DATA:

GREEN SITE AREA	2,138,369± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	1,745,120± S.F. (82%)
EXISTING TREE CANOPY TO BE PRESERVED	499,079± S.F. (23%)
TOTAL TREE CANOPY REQUIRED	320,755± S.F. (15%)

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

DIMENSIONAL STANDARDS

FRONT/STREET SIDE YARDS	MIN. 30'
ADJACENT TO EXPRESSWAY	MIN. 50'
ADJACENT TO COLLECTOR	MIN. 45'
SIDE YARDS	5'
REAR YARD	25'
MAXIMUM BUILDING HEIGHT	35'
MINIMUM LOT AREA	4,500 S.F.
LOTS <6,000 S.F. (MAX 25% OR 34 LOTS)	35 LOTS PROPOSED
LOTS ≥9,000 S.F. (MIN 20% OR 27 LOTS)	29 LOTS PROPOSED

MAXIMUM BALANCE TRANSFER LOT CALCULATION

MLP = MAXIMUM LOTS PERMITTED
TA = TOTAL LAND AREA (49.09)
SS = STEEP SLOPES AREA/SLOPES >20% (7.16 AC.)
IA = INFRASTRUCTURE AREA (5.87 AC.)
 $MLP = [(TA - SS - IA) 4.84] + SS \times 4.84$
 $MLP = [(49.09 - 7.16 - 5.87) 4.84] + 7.16 \times 4.84$
MLP = 152

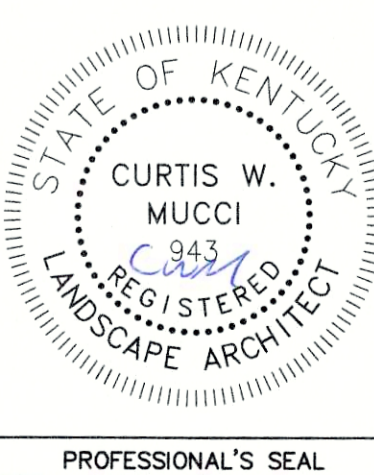
NOTE: ONLY THE AREAS OF STEEP SLOPES PRESERVED WITHIN THE OPEN SPACE LOTS ARE USED FOR THE BALANCE TRANSFER CALCULATION.

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE 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: PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED 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.
 - 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 ANCHORAGE MIDDLETOWN FIRE DISTRICT. IF PROPOSED, SIGNATURE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.3 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 INTERFERENCE 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 4.3 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 10/23/2018 AND A POTENTIAL SINKHOLE/KARST TOPOGRAPHY WAS FOUND AND 2 CLOSED CONTOUR DEPRESSIONS. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY INDICATED LOW TO NO POTENTIAL FOR SINKHOLES ON THE SUBJECT PROPERTY.
 - A GEOTECHNICAL ENGINEER SHALL EVALUATE & DETERMINE APPROPRIATE METHOD FOR FILLING OF ANY SINKHOLES. THE APPROPRIATE DETAILS FOR REMEDIATION SHALL BE NOTED ON THE CONSTRUCTION PLANS.
 - PER THE LDC 4.7.5.B, A GEOTECHNICAL REPORT IS REQUIRED FOR DEVELOPMENT ON SLOPES >30% (AND FOR SLOPES >20-30% IF IDENTIFIED BY USDA NRCS) NO SLOPES >30% ARE EXPECTED TO BE IMPACTED WITH THIS DEVELOPMENT. A GEOTECHNICAL REPORT SHALL BE PROVIDED PRIOR TO CONSTRUCTION PLAN APPROVAL AS NEEEDED.
 - A NOISE STUDY SHALL BE PROVIDED TO DETERMINE IF THE 250' INTERSTATE BUFFER IS REQUIRED. BUILDINGS SHALL BE ALLOWED TO BE LOCATED CLOSER THAN 250' AWAY FROM INTERSTATE 64 BASED ON THE FINDINGS OF THE STUDY.

VARIANCE REQUEST:
A VARIANCE OF 4.7.7.A.5 OF THE LDC IS REQUESTED TO ALLOW ALL LOTS IN THE PROPOSED DEVELOPMENT TO NOT MEET THE MINIMUM REQUIRED YARD SETBACKS PER THE APPLICABLE DISTRICT AND ALLOW THE PROPOSED SETBACKS TO CONFORM TO THE ALTERNATIVE DEVELOPMENT INCENTIVE REGULATIONS REGULATIONS OF 5.3.1.D.A OF THE LDC.

WAIVER REQUEST:
A WAIVER OF 6.2.6 OF THE LDC IS REQUESTED TO OMIT THE SIDEWALK REQUIRED ALONG A PORTION OF THE S. ENGLISH STATION ROAD FRONTAGE ACROSS LOTS 9-12 AND LOT 136 ACROSS FRONT AND NORTH OF THE OXFORD STATION LANE INTERSECTION).

DESIGN SERVICES
JAN 22 2019
RECEIVED
CASE # 18SUBDIV1024
RELATED CASE # 9248
MSD W.M. # 9676
GRAPHIC SCALE 1"=100'
0 50 100 200



MINDEL SCOTT
SURVEYING • PLANNING • LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd., Louisville, KY 40219
ENGINEERING • 502-485-1508 • MindelScott.com

DEVELOPER
PERFECTION BUILDERS
P.O. BOX 436494
LOUISVILLE, KY 40253

OWNER
BARBARA C. SORRELL
119 KRATZ LANE
MIDDLETOWN, KY 40243
DEED BOOK 10030, PAGE 331

PRELIMINARY PLAN
SOUTH ENGLISH STATION PROPERTY
1200 SOUTH ENGLISH STATION ROAD
LOUISVILLE, KY 40299
TAX BLOCK 40, LOT 508
DEED BOOK 10030, PAGE 331

11/12/18	PER AGENCY COMMENTS
11/28/18	PER AGENCY COMMENTS
12/03/18	PER AGENCY COMMENTS
12/17/18	PER AGENCY COMMENTS
1/02/19	MSD NOTE 3 & WALKER ADDED
1/28/19	REVISED NOISE SENSITIVE ZONE

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 10/15/2018
Job Number: 2551
Sheet 1 of 1