SITE DATA

FORM DISTRICT	NFD
EXISTING ZONING	R-4
EXISTING/PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	68.2
NET LAND AREA	59.3
TOTAL BUILDABLE LOTS	137
NON-BUILDABLE LOTS	7
AVERAGE LOT SIZE	10,191 ±SF.
MINIMUM AVERAGE LOT SIZE ALLOWED	5,500 ±SF.
GROSS DENSITY	2.01 (DU./AC.)
NET DENSITY	2.31 (DU./AC.)
CONSERVATION SPACE REQUIRED	891,388± S.F. (30%)
CONSERVATION SPACE PROVIDED	1,185,478± S.F. (40%)
PCA	705,272± S.F.
SCA	480,206± S.F.

TREE CANOPY DATA

GROSS SITE AREA	2,971,294± S.F.
TREE CANOPY CATEGORY	CLASS C3
EXISTING TREE CANOPY*	782,753± S.F. (26%)
TOTAL TREE CANOPY REQUIRED	534,833± S.F. (18%)
TREE CANOPY TO BE PRESERVED	247,741± S.F. (8%)
TREE CANOPY TO BE PLANTED	287,092± S.F. (10%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

DIMENSIONAL STANDARDS

FRONT	MIN. 15';MAX. 25'
STREET SIDE YARDS	MIN. 15'
SIDE YARDS	3' (5' IF ADJACENT TO ALLEY)
REAR YARD	25'
MAXIMUM BUILDING HEIGHT	35'
FLOOR AREA RATIO:	
<6,000 S.F. LOT AREA	1.5
>6,000 S.F. LOT AREA	0.5

MAXIMUM LOT CALCULATION

MLP – MAXIMUM LOTS PERMITTED
TA – TOTAL LAND AREA
PCA – PRIMARY CONSERVATION AREA
IA – INFRASTRUCTURE AREA

$$MLP = \frac{TA - PCA - IA}{\text{ZONING DISTRICT MINIMUM LOT AREA}}$$

$$MLP = \frac{2,971,294\ SF. - 690,774\ SF. - 384,505\ SF.}{9,000\ S.F.}$$

MLP = 211

GENERAL NOTES:

1. DOMESTIC WATER SUPPLY:
   SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
2. 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.
3. PROTECTION OF TREES TO BE PRESERVED:
   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 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.
4. THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT.
5. IF PROPOSED, SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF 3.1.C.7.D. OF THE LDC.
6. A CHAPTER 10 LANDSCAPE AND TREE CANOPY PLAN PER SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
8. ALL EXISTING STRUCTURES, EXISTING ENTRANCES AND PAVEMENT SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
9. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
10. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROAD AND NEIGHBORING PROPERTIES.
12. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY OF THE SITE WAS PERFORMED BY MARK SITES, PE, ON JULY 1, 2014 AND NO KARST TOPOGRAPHY WAS FOUND.
13. THOUGH IDENTIFIED AS A BLUELINE STREAM PER USGS MAPPING, NONE EXISTS IN THE OXBOW AS A RESULT OF REALIGNMENT OF THE STREAM. PER REDWING ECOLOGICAL SERVICES, INC. DELINEATION WETLAND AREAS HAVE BEEN DELINEATED IN THE AREA OF THE OXBOW AS SHOWN.

SIDEWALK WAIVER

A WAIVER OF 6.2.6.A OF THE LDC IS REQUESTED TO OMIT THE SIDEWALK ALONG THE SITE'S OLD AIKEN ROAD FRONTAGE

DETENTION CALCULATIONS

DETENTION VOLUME REQUIRED = $(0.50-0.30)\ \frac{2.9}{12}\ (68.4)$
= 3.31± AC.FT.
BASIN SURFACE AREA PROPOSED = 7.8± AC.
BASIN DEPTH REQUIRED = $\frac{3.3\ AC.FT.}{7.8\ AC.}$ = 0.42 FT.

PUBLIC WORKS AND KTC NOTES:

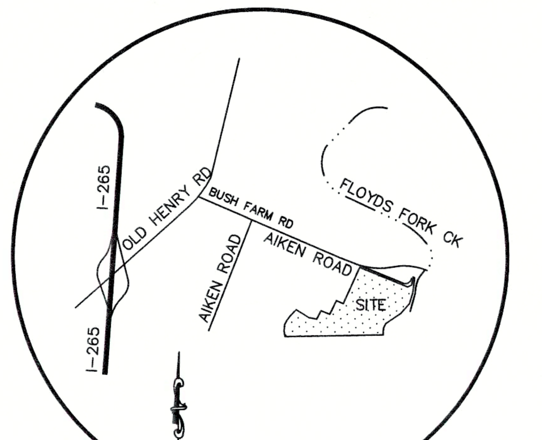
1. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
6. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
7. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
8. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
9. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
10. ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
11. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
12. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
13. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER 'KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
14. OLD AIKEN ROAD IMPROVEMENTS ARE REQUIRED TO PROVIDE 18 FEET OF PAVEMENT WIDTH (MINIMUM 2 FEET WIDENING) AND 6-8 FEET SHOULDERS (OR CURB) PER METRO PUBLIC WORKS STANDARDS. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY AND STRIPPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS .
15. A LONG-TERM ENCROACHMENT PERMIT AND LICENSE AGREEMENT WITH LOUISVILLE METRO IS REQUIRED IF A SIGNATURE ENTRANCE IS TO BE LOCATED IN THE RIGHT OF WAY.
16. EXCESS R/W AT STREET "A" INTERSECTION WITH AIKEN ROAD WILL REQUIRE ROAD CLOSURE APPROVAL TO ADD THIS AREA TO PROPOSED LOTS 1 & 144.

MSD NOTES

1. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT AS APPROVED BY MSD, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE / STORM WATER DETENTION:
   DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
   LAKES/DETENTION AREAS WILL BE DESIGNED TO CONTAIN THE FIRST INCH OF RUNOFF BEFORE DISCHARGING INTO FLOYDS FORK. THIS WILL BE DESIGNED TO MEET THE DETENTION AND GREEN INFRASTRUCTURE INITIATIVES.
3. EROSION & SILT CONTROL:
   A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
4. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0034E AND 21111C0035E)
5. APPROVAL FROM THE CORPS OF ENGINEERS AND THE DIVISION OF WATER WILL BE REQUIRED.
6. A LOMR WILL BE SUBMITTED TO FEMA AT COMPLETION OF THE PROJECT.
7. ANY FILL PLACED IN THE LOCAL REGULATORY FLOODPLAIN MUST BE MITIGATED ON SITE FOR A 1:1 RATIO.
8. AN MSD FLOODPLAIN PERMIT WILL BE REQUIRED.
9. ANY STRUCTURES WITHIN THE LOCAL REGULATORY FLOODPLAIN MUST HAVE THE LOWEST FLOORS AND ELECTRICAL AND MECHANICAL ELEVATED AT LEAST ONE FOOT ABOVE THE FLOODPLAIN ELEVATION.
10. THE ENTRANCE ROADS TO THE DEVELOPMENT MUST BE ELEVATED TO OR ABOVE THE LEVEL OF THE REGULATORY FLOODPLAIN.
11. NO INCREASE IN RUNOFF WILL BE DIRECTED TOWARD POND "B". THE EXISTING WATER ELEVATION SHALL NOT CHANGE.
12. FLOODWAY, CONVEYANCE ZONE AND LOCAL REGULATORY FLOODPLAIN IDENTIFIED ON THIS PLAN ARE CONSISTANT WITH THE HYDRAULIC STUDY PREPARED BY JIM HARNED SURVEYING & ENGENEERING WITH A REVISION DATE OF OCTOBER 23, 2014.

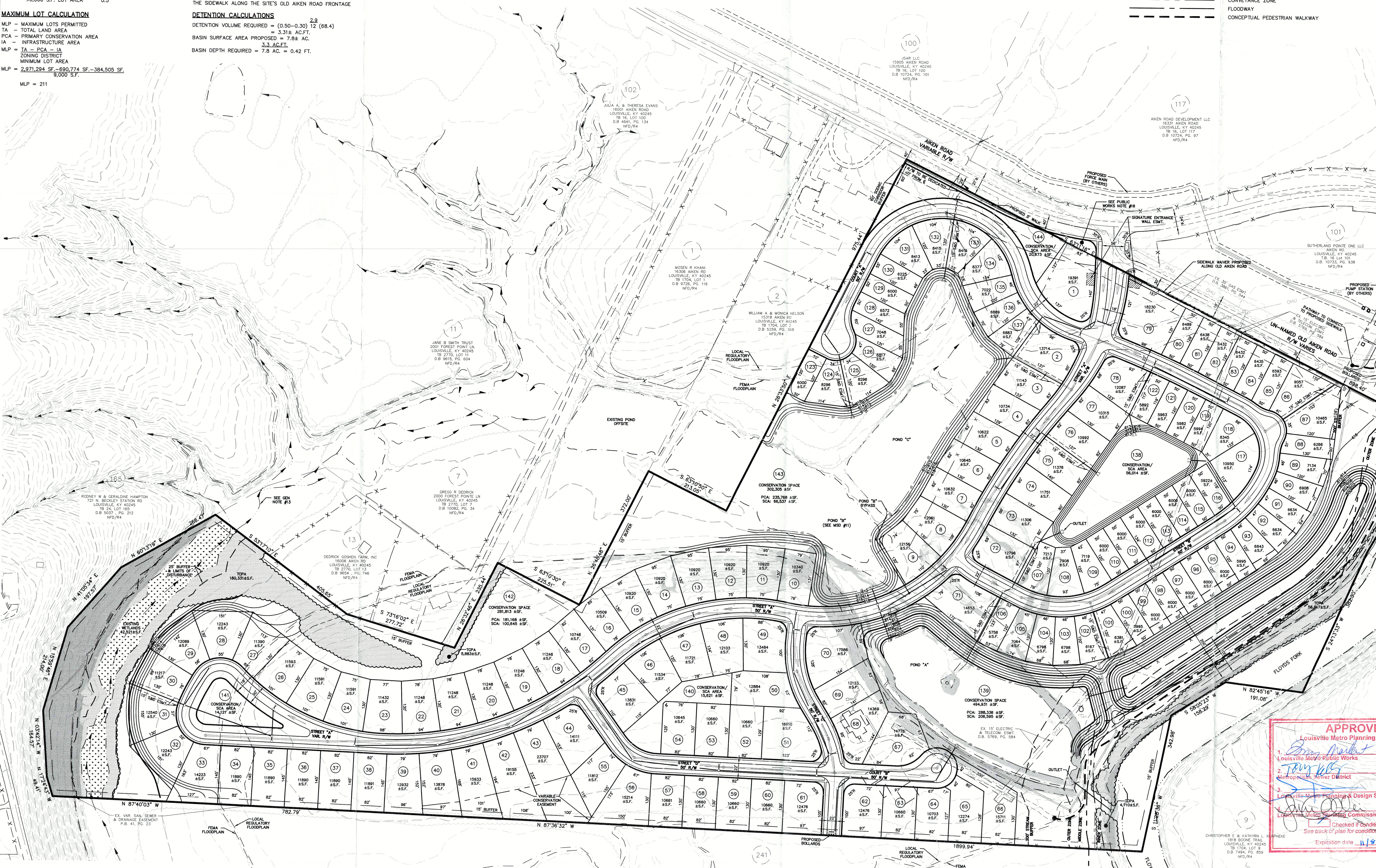
LEGEND

EXISTING CONTOUR
EXISTING TREE MASS
EXISTING FENCE
EXISTING GUARDRAIL
EXISTING GAS W/ SIZE
EXISTING OVERHEAD UTILITIES
EXISTING UTILITY POLE
EXISTING DOWN GUY
EXISTING UNDERGROUND TELEPHONE
EXISTING CATCH BASIN
EXISTING HEADWALL
EXISTING SANITARY
PROPOSED CATCH
PROPOSED HEADWALL
PROPOSED DITCH/SWALE
PROPOSED SANITARY MANHOLE
PROPOSED DRAINAGE ARROW
REVISED TREE LINE
WETLANDS
SLOPES 20–30%
SLOPES 30% +
CONVEYANCE ZONE
FLOODWAY
CONCEPTUAL PEDESTRIAN WALKWAY



LOCATION MAP

RECEIVED
NOV 06 2017
PLANNING & DESIGN SERVICES



GRAPHIC SCALE 1"=100'
0 50 100 200

CASE#17SUBDIV1013
PREVIOUS CASE#14SUBDIV1009
MSD WM#10946

BENCHMARKS

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOJIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.
SOURCE/SITE BENCHMARK STA037-2001 NAVD 1988 ELEV. 619.67
BEING AN EXISTING LOJIC MONUMENT LOCATED ON THE SOUTH SIDE OF AIKEN ROAD, 1.5 MILES FROM THE INTERSECTION OF OLD HENRY AND AIKEN ROAD AND 90 FEET WEST FROM THE ENTRANCE INTO 15528 AIKEN ROAD.

DRAWN:
EDITED:

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DEVELOPER
ELITE BUILT HOMES, LLC.
16218 SHELBYVILLE ROAD
LOUISVILLE, KY. 40245

OWNER
ESTATES OF FLOYDS FORK CREEK, INC
4337 PINNACLE VIEW PL., SUITE 7C
LOUISVILLE, KY. 40272

REVISED PRELIMINARY CONSERVATION SUBDIVISION PLAN
TWIN LAKES AT FLOYD'S FORK
15528, 15310, & 15314 AIKEN ROAD
LOUISVILLE, KENTUCKY 40245
TAX BLOCK 1704, LOTS 3, 4 & 6
D.B. 8022, PG. 924 & D.B. 8134, PG. 492

Revisions	
7/31/17	PER AGENCY COMMENTS
8/21/17	PER AGENCY COMMENTS
9/6/17	SUBDIVISION NAME CHANGE
9/14/17	PER LD&T CONDITIONS OF APPROVAL

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 6/30/17
Job Number: 3188

Sheet 1 of 1

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