

ELEVATION BENCHMARK

- Benchmark = railroad spike in the utility pole at 6701 North Drive. Elevation = 441.77 N.G.V.D. 1929 datum.

WAIVER GRANTED: APRIL 3, 2003 (DOCKET 9-45-01VLW)

- A Landscape Waiver was granted to waive the 6 ft. Landscape Buffer Area along the proposed R-5/R-5A property lines and also along the proposed R-5A/existing R-4 Gardens of Valley View Subdivision.

WAIVER GRANTED: April 6, 2017 (CASE 16ZONE1053)

- A Waiver was granted from Section 5.3.1.D.1.b.vi of the Louisville Metro Land Development Code to waive the requirement for 4 maximum contiguous units.

WAIVER REQUESTED:

- 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 by a drainage easement.

CHAP. 5 PART 5.3.1.D.1.b REQUIREMENTS

- A. ATTACHED UNITS - TOWNHOUSES
 - i. MINIMUM LOT AREA = 3,000 SF END UNITS; 2,000 SF INTERIOR UNITS
 - ii. MINIMUM LOT WIDTH = 18 FT
 - iii. MINIMUM FRONT YARD SETBACK = 15 FT
 - iv. MINIMUM SIDE YARD SETBACK = 0 FT BETWEEN ATTACHED UNITS; 0 FT BETWEEN END UNITS
 - v. MINIMUM REAR YARD SETBACK = 25 FT; ALLEY: 5 FT. (SEE * BELOW)
 - vi. MAXIMUM CONTIGUOUS UNITS = 4 (WAIVER REQUESTED)

*SINGLE FAMILY RESIDENCES MAY ENCRoACH 30% INTO THE REQUIRED REAR YARD AS PERMITTED BY SECTION 5.4.2.A FOR THE LOUISVILLE METRO LAND DEVELOPMENT CODE. RESIDENCES MAY NOT BE CLoSER THAN 5 FT. TO THE PROPERTY LINE.

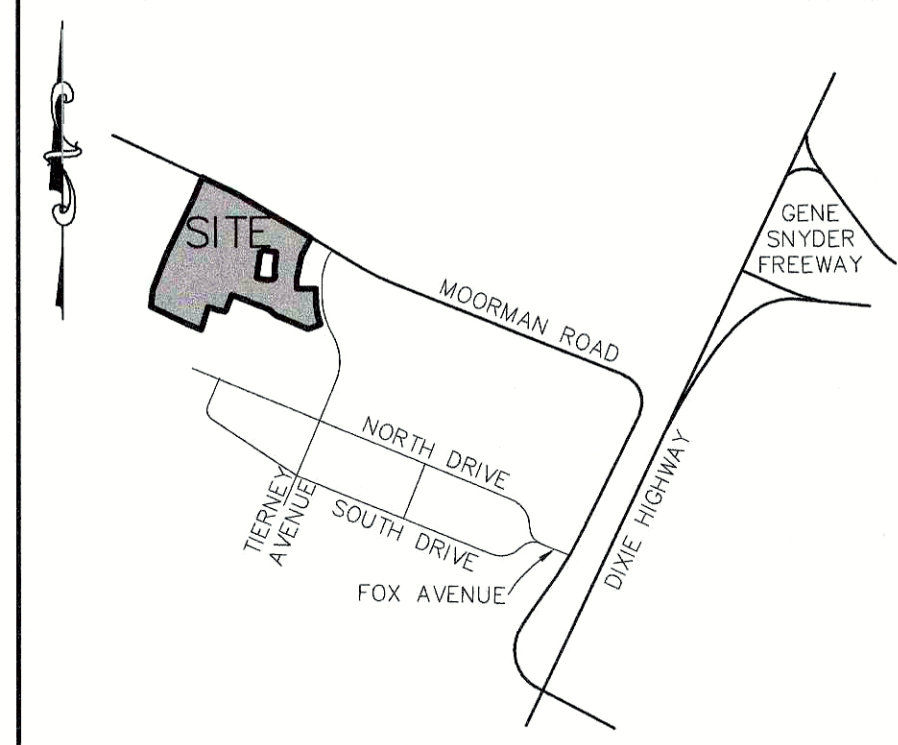
TREE CANOPY CALCULATIONS

- TOTAL SITE AREA = 574,323 S.F.
- TOTAL TREE CANOPY AREA REQUIRED = 20% (114,865 S.F.)
- EXISTING TREE CANOPY TO BE PRESERVED = 0% (S.F.)
- PROPOSED TREE CANOPY TO BE PLANTED = 20% (115,200 S.F.)

PROJECT DATA

- TOTAL SITE AREA = 13.6± Ac. (592,599 SF)
- EXISTING ZONING = PRD
- FORM DISTRICT = NEIGHBORHOOD
- EXISTING USE = SINGLE FAMILY RESIDENTIAL UNDER DEVELOPMENT
- PROPOSED USE = ATTACHED SINGLE FAMILY RESIDENTIAL
- TOTAL # RESIDENTIAL LOTS = 80
- TOTAL AREA OF LOTS = 7.6± Ac. (330,668 SF)
- TOTAL # OPEN SPACE LOTS = 7
- OPEN SPACE REQUIRED = 1.7± Ac. (74,641 SF)
- OPEN SPACE PROVIDED = 2.2± Ac. (93,943 SF)
- DENSITY = 5.9 DU/AC. (7.26 DU/AC. MAX. ALLOWED BY SECTION 2.7.3.F)
- 2.0 MAX. ALLOWED

F.A.R.



LOCATION MAP NOT TO SCALE

	MIN.	MAX.
SINGLE-FAMILY DWELLINGS		
2 SP/UNIT MIN. (80 UNITS)	= 160 SP	
3 SP/UNIT MAX. (80 UNITS)		= 240 SP
PARKING PROVIDED		
GARAGE SPACES	= 160 SPACES	
DRIVE WAY SPACES	= 80 SPACES	
TOTAL PARKING PROVIDED	= 240 SPACES	

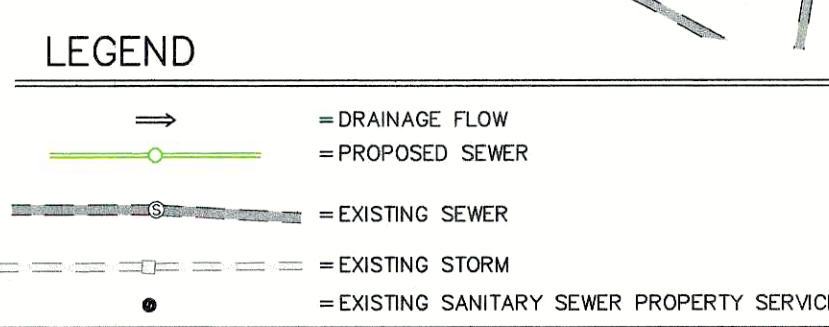
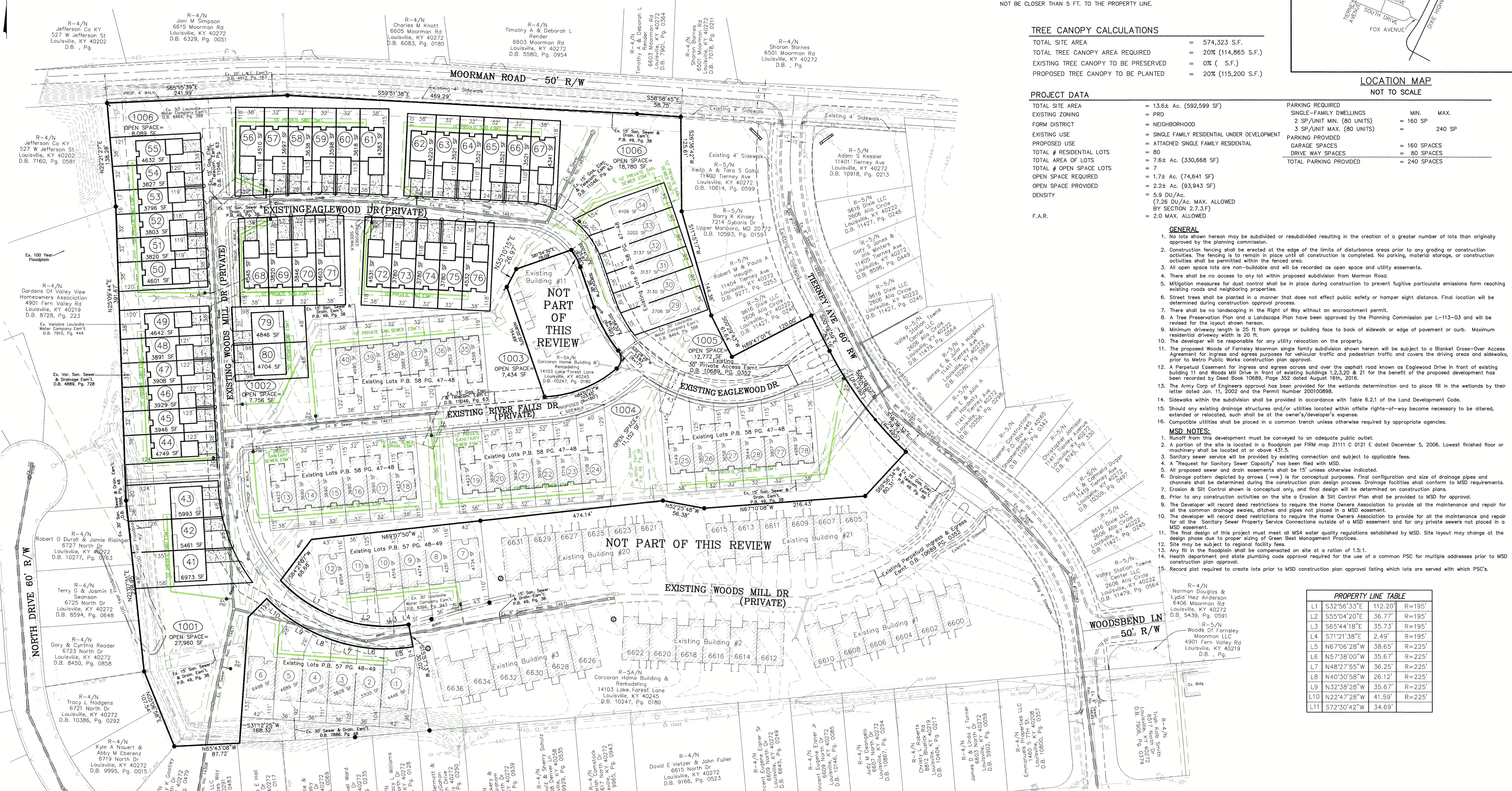
GENERAL

- No lots shown hereon 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.
- All open space lots are non-buildable and will be recorded as open space and utility easements.
- There shall be no access to any lot within proposed subdivision from Moorman Road.
- 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.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- A Tree Preservation Plan and a Landscape Plan have been approved by the Planning Commission per L-113-03 and will be revised for the layout shown hereon.
- Minimum driveway length is 25 ft from garage or building face to back of sidewalk or edge of pavement or curb. Maximum residential driveway width is 20 ft.
- The developer will be responsible for any utility relocation on the property.
- The proposed Woods of Farnsley Moorman single family subdivision shown hereon will be subject to a Blanket Cross-Over Access Agreement for ingress and egress purposes for vehicular traffic and pedestrian traffic and covers the driving areas and sidewalks, prior to Metro Public Works construction plan approval.
- A Perpetual Easement for ingress and egress across and over the asphalt road known as Eaglewood Drive in front of existing building 11 and Woods Mill Drive in front of existing buildings 1,2,3,20 & 21 for the benefit of the proposed development has been recorded by Deed Book 10689, Page 352 dated August 16th, 2016.
- The Army Corps of Engineers approval has been provided for the wetlands determination and to place fill in the wetlands by their letter dated Jan. 11, 2002 and the Permit Number 200100898.
- Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
- 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.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

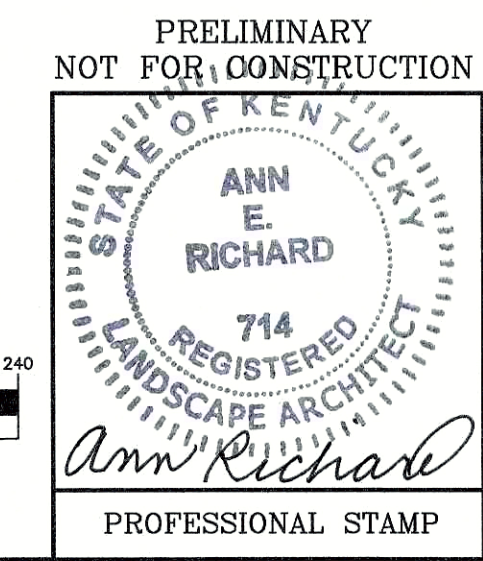
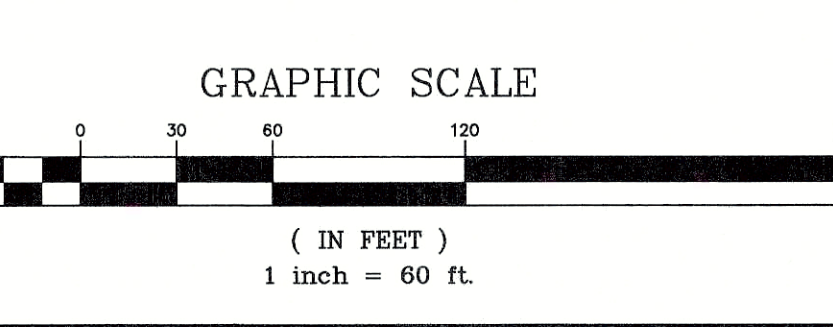
MSD NOTES:

- Runoff from this development must be conveyed to an adequate public outlet.
- A portion of the site is located in a floodplain per FIRM map 21111 C 0121 E dated December 5, 2006. Lowest finished floor or machinery shall be located at or above 431.5.
- Sanitary sewer service will be provided by existing connection and subject to applicable fees.
- A "Request for Sanitary Sewer Capacity" has been filed with MSD.
- All proposed sewer and drain easements shall be 15' unless otherwise indicated.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes. 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.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- The Developer will record deed restrictions to require the Home Owners Association to provide all the maintenance and repair for all the common drainage swales, ditches and pipes not placed in a MSD easement.
- The developer will record deed restrictions to require the Home Owners Association to provide for all the maintenance and repair for all the Sanitary Sewer Property Service Connections outside of a MSD easement and for any private sewers not placed in a MSD easement.
- The final design of this project must meet all MSD water quality regulations established by MSD. Site layout may change at the discretion of the developer due to proper siting of Green Best Management Practices.
- Site may be subject to regional facility fees.
- Any fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
- Health department and state plumbing code approval required for the use of a common PSC for multiple addresses prior to MSD construction plan approval.
- Record plat required to create lots prior to MSD construction plan approval listing which lots are served with which PSC's.

LINE	BEARING	LENGTH	REMARKS
L1	S32°56'33"E	112.20'	R=195'
L2	S55°04'20"E	36.77'	R=195'
L3	S65°44'18"E	35.73'	R=195'
L4	S71°21'38"E	2.49'	R=195'
L5	N67°06'28"W	38.65'	R=225'
L6	N57°38'00"W	35.67'	R=225'
L7	N48°27'55"W	36.25'	R=225'
L8	N40°30'58"W	26.12'	R=225'
L9	N32°38'28"W	35.67'	R=225'
L10	N22°47'28"W	41.59'	R=225'
L11	S72°30'42"W	34.69'	



NO.	DATE	REVISIONS	DESCRIPTION	BY
1.	3/9/2020	REVISED PER AGENCY COMMENTS		AER
2.	6/30/2020	ADDED S&D ESMT TO LOTS		AER



THE WOODS OF FARNSELEY MOORMAN

REVISED PRELIMINARY SUBDIVISION PLAN
REVISED DETAILED DISTRICT DEVELOPMENT PLAN

SITE ADDRESS:
6700 WOODS MILL DRIVE
LOUISVILLE, KY 40272
TAX BLOCK 3579, LOT 17
D.B. 10247, PG. 0180
P.B. 58 PG. 47-48

DEVELOPER:
CORCORAN HOME BUILDING & REMODELING
14103 LAKE FOREST LANE
LOUISVILLE, KY 40245

PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC.
603 WASHBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-9374
FAX: (502) 426-9375
JOB: 01133
MSD WM# 7042
DATE: 3/9/2020

CASES: 20-DDP-011
20-RSUB-0002
RELATED CASE: 18DEVPLAN193
RELATED CASE: 16ZONE1053
RELATED CASE: 09-045-01VLW
RELATED CASE: 10-21-01

COUNCIL DISTRICT = 14
FIRE PROTECTION DISTRICT = PLEASURE RIDGE PARK