

VARIANCE REQUESTED

1. A variance is requested from Land Development Code, Section 5.3.1 Dimensional Standards: Residential Development, to reduce the required front setback from 75' to Variable as shown on plan.

WAIVER REQUESTED

1. A waiver is requested from Land Development Code, Section 6.2.2 Requirements for Specific Types of Streets and Alleys, to waive the required sidewalk along Wolf Pen Branch. The recommendations from the Wolf Pen Branch Neighborhood Plan as justification for not providing the required sidewalk along Wolf Pen Branch.
2. A waiver is requested from Land Development Code, Section 7.3.30.B, to allow the proposed development's detached houses to abut the provided private street and not a public street.
3. A waiver is requested from Land Development Code, Section 5.9.2.1.a.iii, to allow the proposed residential block to exceed the maximum 1,600 feet in length by 656 feet.

PROJECT DATA

TOTAL SITE AREA	= 71.25 ACRES (3,103,650 S.F.)
TOTAL AREA OF PRIVATE ESMT.	= 2,304 ACRES (100,089 S.F.)
NET AREA	= 68,952 ACRES (2,904,561 S.F.)
EXISTING ZONING	= R-1
FORM DISTRICT	= NEIGHBORHOOD
TOTAL RESIDENTIAL LOTS	= 17
GROSS DENSITY	= 0.24 DU/ACRE (1.08 MAXIMUM FOR R-1)
MAXIMUM F.A.R.	= 0.3 FOR ALL LOTS
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL SUBDIVISION

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 3,103,650 S.F.
CLASS TREE CANOPY REQUIREMENT	= CLASS C/41% - 75%
EXISTING TREE CANOPY TO BE PRESERVED	= 465,548 S.F. (15%)
TOTAL NEW TREE CANOPY AREA REQUIRED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 0% (0 S.F.)
TOTAL TREE CANOPY PROVIDED	= 465,548 S.F. (15%)

LOT DIMENSIONAL STANDARDS

MINIMUM LOT AREA	= 40,000 S.F.
MINIMUM LOT WIDTH	= 150'
MINIMUM FRONT YARD	= 75'
MINIMUM STREET SIDE YARD	= 25'
MINIMUM SIDE YARD	= 15'/45' TOTAL
MINIMUM REAR YARD	= 25'
MAXIMUM BUILDING HEIGHT	= 35' HEIGHT

NOTES

- GENERAL**
1. No lots shown hereon may be subdivided or re-subdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
 2. This development is located in the Harrods Creek Fire Protection District and approval shall be obtained prior to construction approval.
 3. 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.
 4. 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.
 5. All open space lots are non-buildable and will be recorded as open space and utility easements.
 6. There shall be no access to any lot within proposed subdivision from Harrods Glen Drive.
 7. Benchmark and topographical information shown hereon were derived from LDUIC data. Boundary information was taken from deeds.
 8. Regarding Benchmark data, topographical information shown hereon was derived from LDUIC data.
 9. Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
 10. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 11. Street trees shall be planted in a manner that does not affect public safety or hamper sight distance. Final location will be determined during construction approval process.
 12. Proposed road "A" shall be a private road, the maintenance and liability of which shall become the responsibility of the future Fincastle Farms Homeowner's Association and shall be further delineated in the deed of each property here within.
 13. If a human remains are discovered during the excavations or development of a site the applicant shall immediately cease excavation activities and notify the Louisville Metro Coroner and the Jefferson County Historic Landmarks Commission.
 14. Construction fencing shall be placed at all limits of disturbance in accordance with Land Development Code section 4.6.4.B.
 15. Owner is in the process of obtaining a Geotech report, karst activities and sinkhole locations will be identified.
 16. A karst survey was conducted in general accordance with LDC Chapter 4, Part 9 by O&M Engineering per Preliminary Geotechnical Exploration Report dated February 27, 2017.
 17. The Louisville Water Company will determine the width of their easement prior to construction plan approval.
 18. A Geotechnical Report may be required for removing the existing farm pond system prior to MSD construction plan approval.
- SEWER & DRAINAGE**
1. Runoff from this development must be conveyed to an adequate public outlet. On-site detention will be provided, if required.
 2. Refer to plan for the portion of the site which is located in a floodplain per FIRM map 21111C007E dated December 5, 2006.
 3. Sewers by L.C. as shown on plan and subject to all applicable fees.
 4. Extension of MSD storm water boundaries may be required.
 5. A "Request for Sanitary Sewer Capacity" was filed on January 17th, 2017 with MSD.
 6. All proposed sewer and drain easements shall be 15' unless otherwise indicated.
 7. The site is subject to a Regional Facilities Fee.
 8. Kentucky Department of Water approval required for any work within the FEMA floodplain prior to MSD construction plan approval.
 9. If site has through drainage an easement plat will be required prior to MSD granting construction plan approval.
 10. Lowest finished floor elevation to be determined prior to MSD construction plan approval.
 11. Army Corps of Engineers approval required prior to MSD construction plan approval.
 12. Where applicable, sewage disposal will be provided by an on-site septic system approved by the Health Department.
 13. Any encroachment of the septic system serving the property at 7501 Wolf Pen Branch Road onto the subject property will be located and removed before construction of a home on proposed Lot 16.

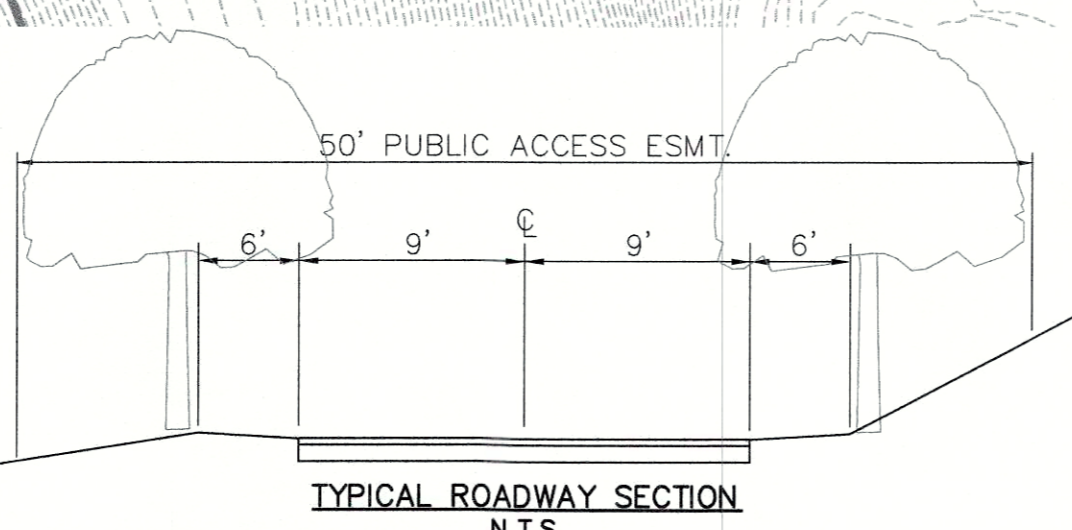
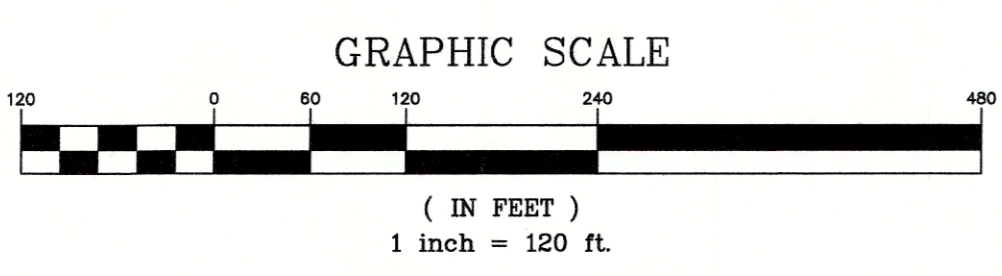
STREETS & SIDEWALKS

1. All roads within the development shall have curb and gutters, Cul-de-sacs shall have a pavement width of 20 feet with a radius of 35 feet at Cul-de-sac. All other roads shall be 24 feet in width with a 35 foot radius at intersections.
2. Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
3. Street grades shall not be less than 1% (Min.) or 10% (Max.).
4. Street trees are required along Wolf Pen Branch. In the event that the trees are not allowed to be placed in mentioned streets and Right-of-Ways the trees shall be placed elsewhere on the property.
5. A Bond & Encroachment Permit is required by Metro Public Works for all work within the Wolf Pen Branch Road Right-of-Way, and for roadway approaches on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
6. Vessels shall be provided as required by Metro Public Works.
7. 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.
8. All street name signs shall conform with the MUTCO 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.

9. 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.
10. 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.
11. 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.
12. All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.
13. Existing 50' Private Access Easement is recorded on Deed Book, Page.
14. Right-of-way dedication by deed or minor plat is required by Transportation Planning prior to construction approval.

LEGEND

- - - - - EXISTING FENCELINE
- - - - - PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL
- - - - - PROPOSED SEWER AND MANHOLE
- - - - - PROPOSED SILT FENCE
- - - - - PROPOSED DRAINAGE SWALE
- - - - - PROPOSED LIMITS OF DISTURBANCE
- EXISTING SINKHOLE LOCATION



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3/30/17	EX. SEPTIC SYSTEM NOTE & DRAFTING CORRECTIONS	SBS

PRELIMINARY NOT FOR CONSTRUCTION

STATE OF KENTUCKY
KEVIN YOUNG
543
REGISTERED LANDSCAPE ARCHITECT
Kevin M. Young 3-30-17
PROFESSIONAL STAMP

FINCASTLE FARMS
PRELIMINARY SUBDIVISION PLAN

OWNERS: BIT Debt Holdings, LLC. 2505 TOP HILL ROAD LOUISVILLE, KY 40206-2830

DEVELOPER: FINCASTLE FARMS DEVELOPMENT 1, LLC. 8207 SMYRNA PARKWAY, SUITE 106 LOUISVILLE, KY 40228

SITE ADDRESS: 7607 WOLF PEN BRANCH ROAD PROSPECT, KY 40059 TAX BLOCK 7, LOT 98 D.B. 10628, PG. 978

CASE: 16SUBDIV017
PREPARED BY: LAND DESIGN & DEVELOPMENT, INC. 503 WASHBURN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40222 PHONE: (502) 426-9374 FAX (502) 426-9375

JOB: 05006
MSD SUB# 11569
DATE: 3/30/17

RECEIVED
MAR 30 2017
DESIGN SERVICES