

SITE DATA:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-4
PROPOSED ZONING	R-4
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	49.09± AC.
NET LAND AREA	43.11± AC.
BUILDABLE LOTS	106
NON-BUILDABLE LOTS	1
GROSS DENSITY	2.16 D.U./AC.
NET DENSITY	2.46 D.U./AC.
TOTAL OPEN SPACE PROVIDED	963,179± S.F. (45%)
*TODS NOT INCLUDE CLUBHOUSE LOT	

TREE CANOPY DATA:

GROSS 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	513,723± S.F. (24%)
TOTAL TREE CANOPY REQUIRED	320,755± S.F. (15%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOAC 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 ≤35,000 S.F. (MAX 25% OR 21 LOTS)	13 LOTS PROPOSED
LOTS ≥35,000 S.F. (MIN 20% OR 21 LOTS)	29 LOTS PROPOSED

MAXIMUM BALANCE TRANSFER LOT CALCULATION: APPROVED PER 18SUBDIV1024

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 X 4.84
 MLP = [(49.09 - 7.16 - 5.87) 4.84] + 7.16 X 4.84
 MLP = 192

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 SERVICE 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 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.
 - A LANDSCAPE AND TREE 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 ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 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 GREATLY CLARE PERCEPTIBLE 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 4.9 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 THE 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 NEEDED.
 - 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: APPROVED PER 18SUBDIV1024

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 FORM DISTRICT AND ALLOW THE PROPOSED SETBACKS TO CONFORM TO THE ALTERNATIVE DEVELOPMENT INCENTIVE REGULATIONS OF SECTION 5.3.1.D.A OF THE LDC.

WAIVER REQUEST: APPROVED PER 18SUBDIV1024

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 FROM AND NORTH OF THE OXFORD STATION LANE INTERSECTION).

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 - RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - 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.
 - 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.
 - 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.
 - THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
 - 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.
 - SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER 'KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,' LATEST EDITION.
 - THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR COURT "C" SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
 - NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYD'S FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT. SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER 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, 25, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE 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.
 - EROSION AND 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.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PLANT BY LATERAL EXTENSION AGREEMENT. SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - ALL NECESSARY RIGHTS FOR UTILITY PURPOSES SHALL BE RESERVED ON OPEN SPACE LOTS.

DETENTION CALCULATIONS

2.9/12 (0.50-0.23) (49.09) = 3.20 AC-FT
 VOLUME REQUIRED= 3.20 AC-FT

DETENTION BASINS	
#1. SURFACE AREA	16,482±S.F.
DEPTH	3.5± S.F.
VOLUME PROVIDED	1.2 AC-FT
#2. SURFACE AREA	27,406±S.F.
DEPTH	3.5± S.F.
VOLUME PROVIDED	2 AC-FT

BENCHMARK

FROM THE INTERSECTION OF I-64 AND BECKLEY STATION ROAD, TRAVEL SOUTH ALONG BECKLEY STATION ROAD 1150 FEET TO THE INTERSECTION OF WIEBLE HILL ROAD AND GILLIAND ROAD, TRAVEL SOUTHWEST ON GILLIAND ROAD APPROXIMATELY 150 TO THE STATION ON THE RIGHT SET 10.7 FEET FROM THE CENTERLINE. NGVD 29 ELEV. = 586.21

MINDEL SCOTT
 ENGINEERING & SURVEYING & PLANNING & LANDSCAPE ARCHITECTURE
 5151 Jefferson Blvd. Louisville, KY 40219
 502-485-1508 | mindel@scott.com

DEVELOPER
 PERFECTION BUILDERS
 P.O. BOX 436494
 MIDDLETOWN, KY 40243 LOUISVILLE, KY 40253

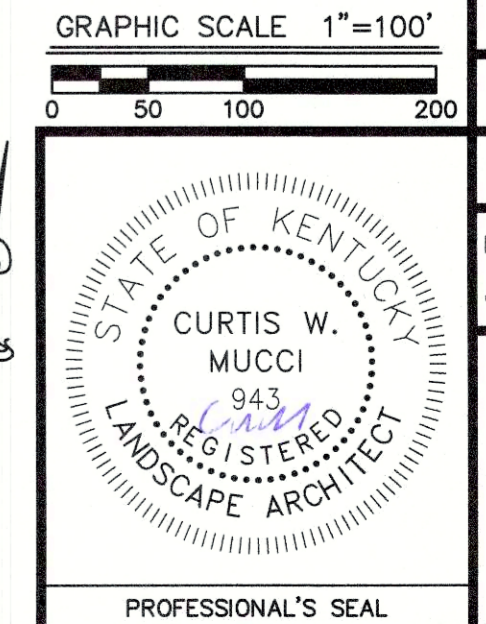
OWNER
 BARBARA C. SORRELL
 119 KRATZ LANE
 MIDDLETOWN, KY 40243

REVISED PRELIMINARY SUBDIVISION PLAN
 (PER 4.7.7 DEVELOPMENT POTENTIAL TRANSFER)

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

8/19/19	FREE AGENCY COMMENTS	
8/20/19	BLDG. ENVELOPES ON SLOPES	

Vertical Scale: N/A
 Horizontal Scale: 1"=100'
 Date: 7/29/2019
 Job Number: 2551
 Sheet 1 of 1



CASE # 19-RSUB-0003
 RELATED CASE # 18SUBDIV1024
 & 9248
 MSD W.M. # 9676