

ELEVATION BENCHMARK

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

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

1. 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 REQUESTED:

1. A Waiver is requested from Section 5.3.1.D.1.b.v of the Louisville Metro Land Development Code to waive the requirement for 4 maximum contiguous units.

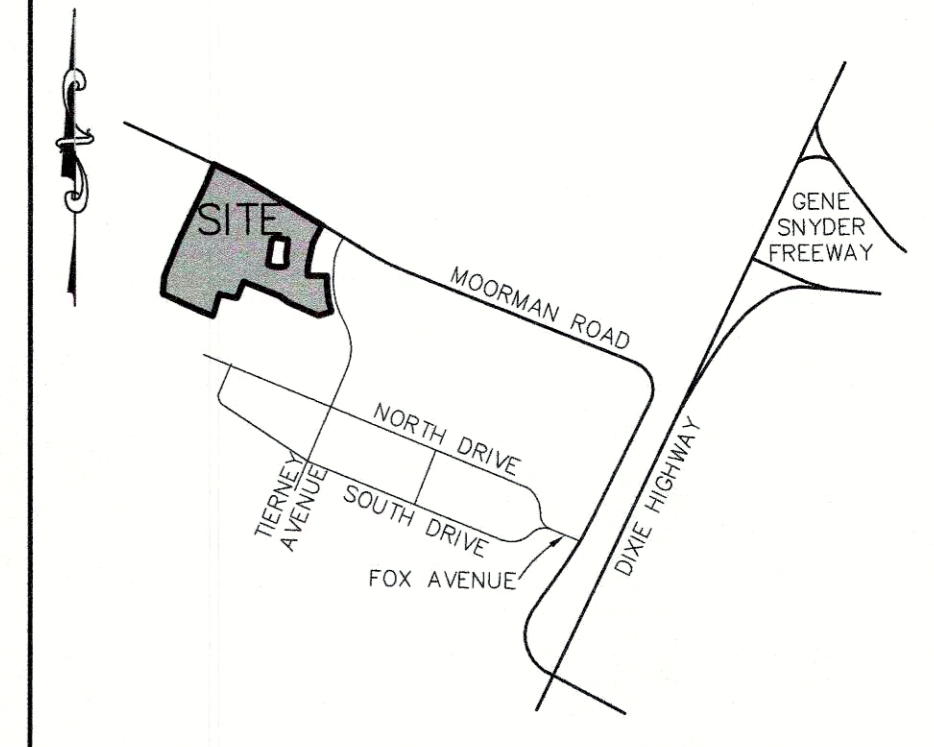
CHAP. 5 PART 5.3.1.D.1.b REQUIREMENTS

- A. ATTACHED UNITS - TOWNHOUSES
 - i. MINIMUM LOT AREA = 3,000 SF END UNITS, 2,000 SF INTERIOR UNITS
 - ii. MINIMUM LOT WIDTH = 18 R
 - iii. MINIMUM FRONT YARD SETBACK = 15 R
 - iv. MINIMUM SIDE YARD SETBACK = 0 FT BETWEEN ATTACHED UNITS, 3 FT BETWEEN END UNITS
 - v. MINIMUM REAR YARD SETBACK = 25 FT; 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.)



LOCATION MAP NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 13.2± Ac. (574,323 SF)
EXISTING ZONING	= R-5A
PROPOSED ZONING	= PRD
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= ATTACHED SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 81
TOTAL AREA OF LOTS	= 7.2± Ac. (313,259 SF)
TOTAL # OPEN SPACE LOTS	= 6
OPEN SPACE PROVIDED	= 3.3± Ac. (144,358 SF)
DENSITY	= 6.1 DU/AC. (7.26 DU/AC. MAX. ALLOWED BY SECTION 2.7.3.F)
F.A.R.	= 2.0 MAX. ALLOWED

PARKING REQUIRED

SINGLE-FAMILY DWELLINGS	MIN.	MAX.
2 SP/UNIT MIN. (81 UNITS)	=	162 SP
3 SP/UNIT MAX. (81 UNITS)	=	243 SP

PARKING PROVIDED

GARAGE SPACES	= 127 SPACES
DRIVE WAY SPACES	= 93 SPACES
TOTAL PARKING PROVIDED	= 220 SPACES

RECEIVED

FEB 08 2017

PLANNING & DESIGN SERVICES

- GENERAL**
- 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.
 - 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 Revised Detailed District Development Plan & Partially Revised Preliminary Subdivision Plan was approved for the site on April 3, 2003 per Booklet No. 9-45-01VLV and 10-21-01.
 - A Tree Preservation Plan and a Landscape Plan have been approved by the Planning Commission per L-113-03.
 - 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.
 - Revised Construction Plans, Replacement Bond and Encroachment Permit are required prior to construction approval by Metro Public Works.
 - 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 across 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 #2,20,20 & 21 for the benefit of the proposed development has been recorded by Deed Book 10689, Page 352 dated August 16th, 2016.
 - The developer will be responsible for the wetlands determination and to place fill in the wetlands by letter dated Jan. 11, 2002 and the Permit Number 200100898.

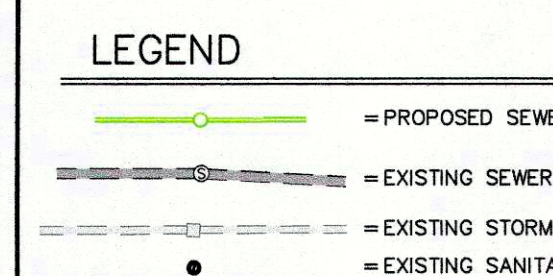
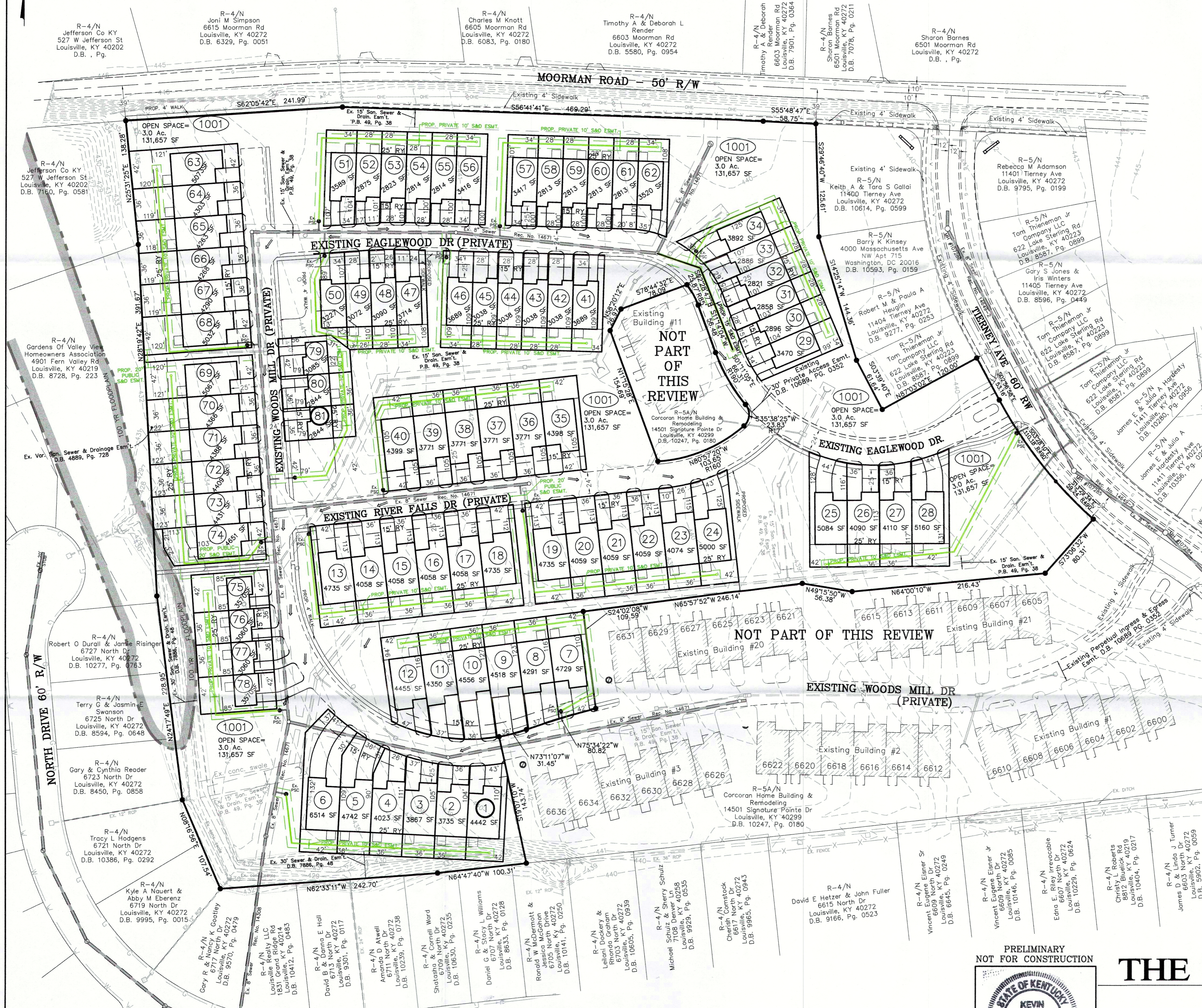
- MSD NOTES:**
- Runoff from this development must be conveyed to an adequate public outlet.
 - A portion of the site is located in a floodplain per FIRM map 21111 C 0121 E dated December 5, 2006. Lowest finished floor or machinery shall be located at or above 431.5.
 - Sanitary sewer service will be 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 MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing 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 rate of 1:1.
 - 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.

STREETS & SIDEWALKS

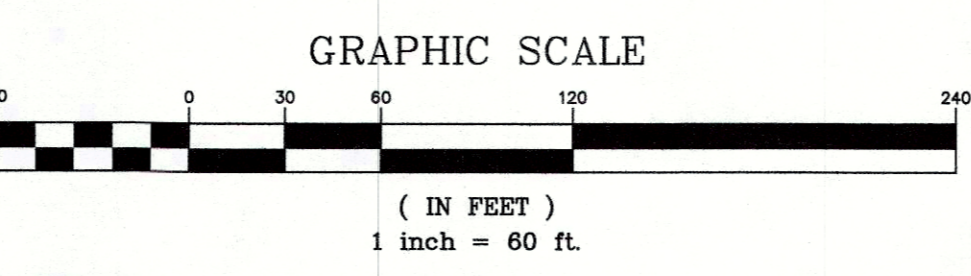
- Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
- Should any existing drainage structures and/or utilities located within offsite rights-of-way become necessary to be altered, extended or relocated, such work shall be at the owner's/developer's expense.
- A Bond and Encroachment Permit will be required by Metro Works for roadway repairs within the site due to damage caused by construction traffic activities.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
- Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
- Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized. Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.
- Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
- All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
- Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
- Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
- Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	2/8/17	REVISED PER AGENCY COMMENTS	AER



PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL STAMP

THE WOODS OF FARNSELY MOORMAN

PRELIMINARY SUBDIVISION PLAN
DETAILED DISTRICT DEVELOPMENT PLAN

SITE ADDRESS:
6635 WOODS MILL DRIVE
TAX BLOCK 3579, LOT 17
D.B. 10247, PG. 0180

DEVELOPER:
CORCORAN HOME BUILDING & REMODELING
14501 SIGNATURE POINTE DRIVE
LOUISVILLE, KY 40299

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

CASE: 16ZONE1053
RELATED CASE: 09-045-01VLV
RELATED CASE: 10-21-01

JOB: 01133
MSD WM# 7042
DATE: 01/17/17