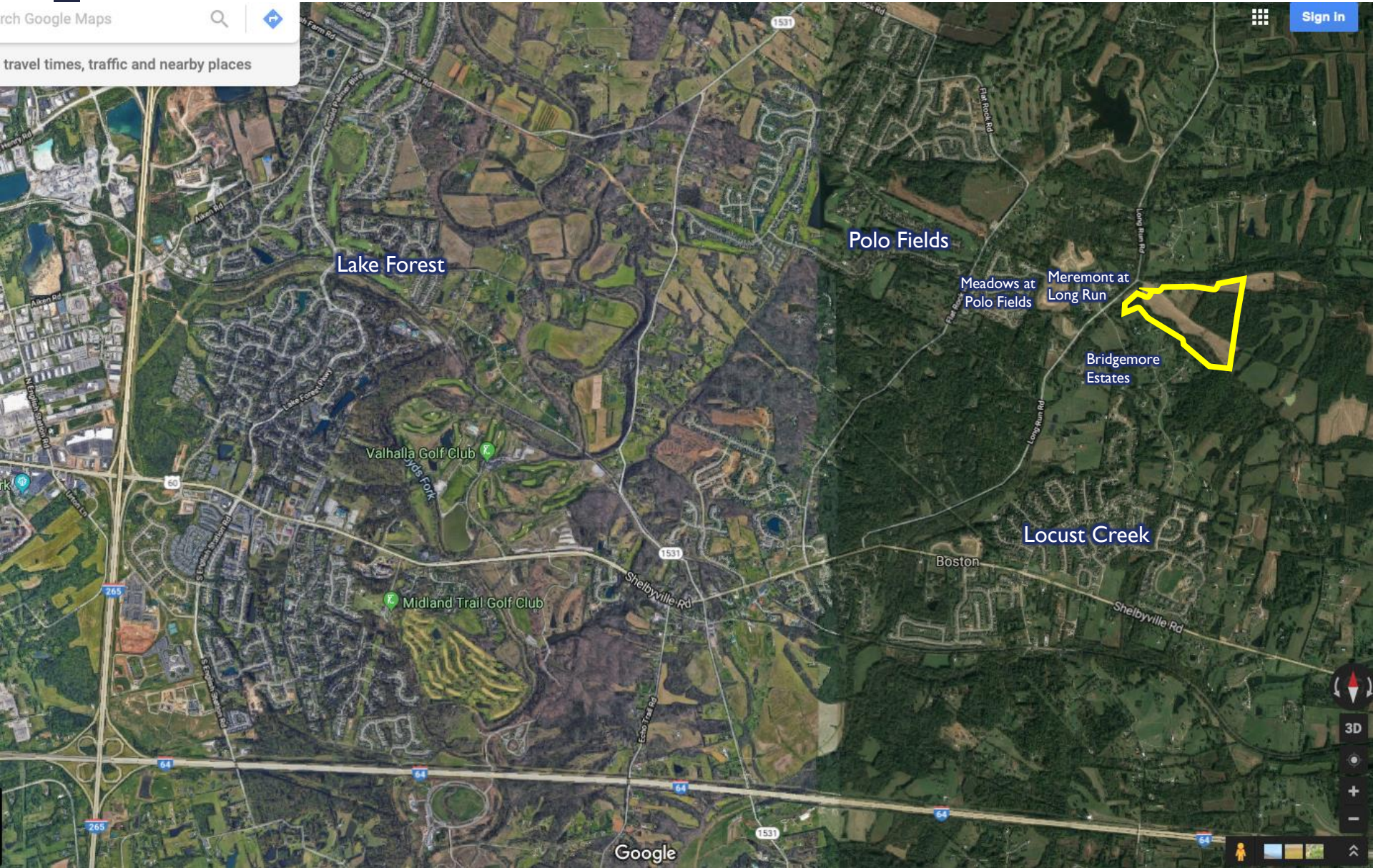


DOCKET NO. 19SUBDIV1007

PROPOSED LDC 4.7.7 SUBDIVISION TO
ALLOW A 199-LOT SINGLE FAMILY
SUBDIVISION ON APPROXIMATELY 104.8
ACRES ON PROPERTY LOCATED AT
1901 LONG RUN ROAD AND 16110 AND
16209 OLD STAGE COACH ROAD

Attorneys: Bardenwerper Talbott & Roberts, PLLC

Land Planner, Landscape Architect & Engineer: Land Design & Development, Inc.



Reference points to East of I-265 and North of I-64



Westport Road

La Grange Road

Aiken Road

Flat Rock Road

Villas at Floyds Fork
@ 241 lots

Proposed subd @
823 lots

Twin Lakes
@ 209 lots

Curry Farms
@ 177 lots

Shelbyville Road

Johnson Road

Long Run Road

Inverness
323 lots

Site

144/146

1408

362

INTERSTATE
265

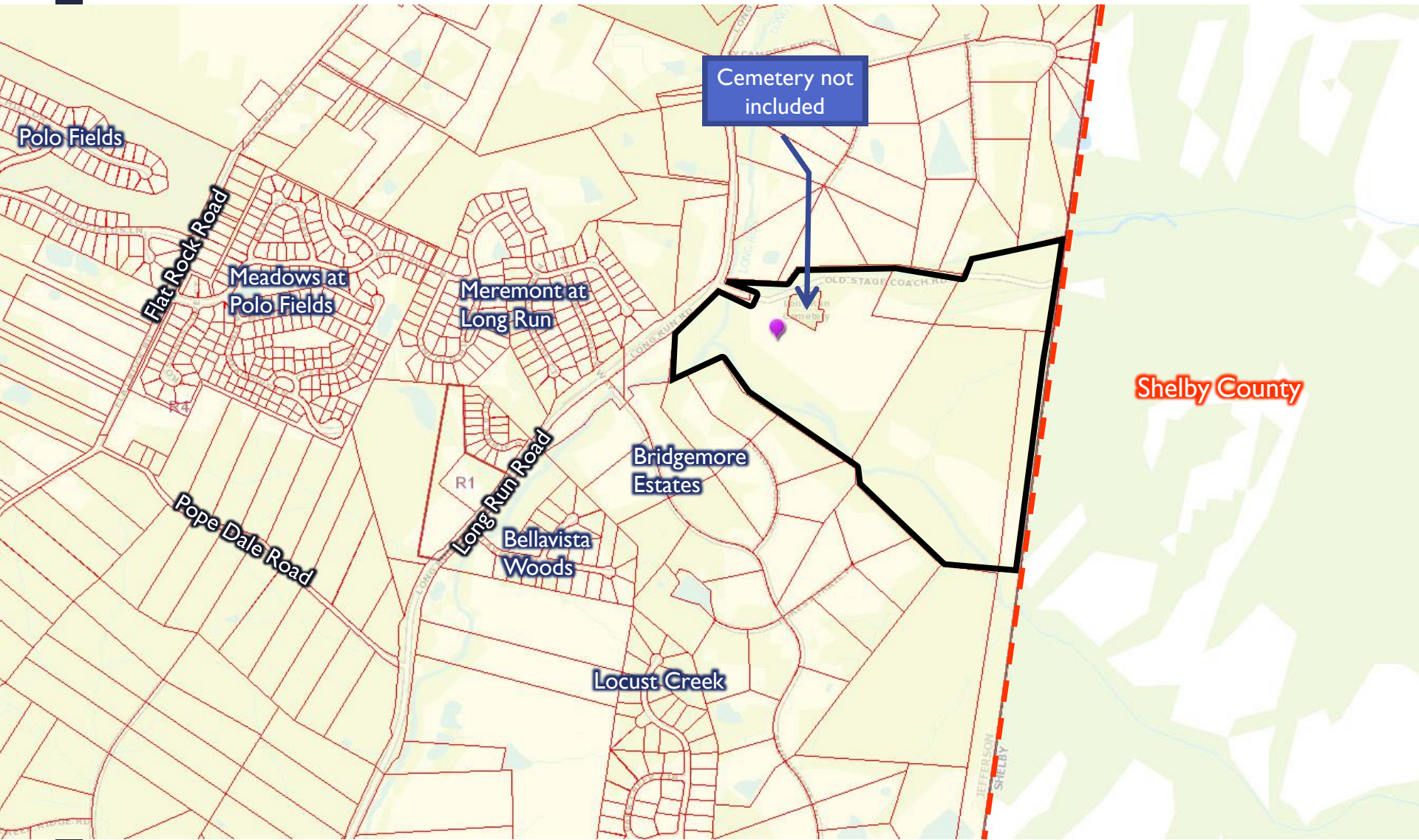
60

265

1531

INTERSTATE
64

1848



Cemetery not included

Polo Fields

Flat Rock Road

Meadows at Polo Fields

Meremont at Long Run

Long Run Road

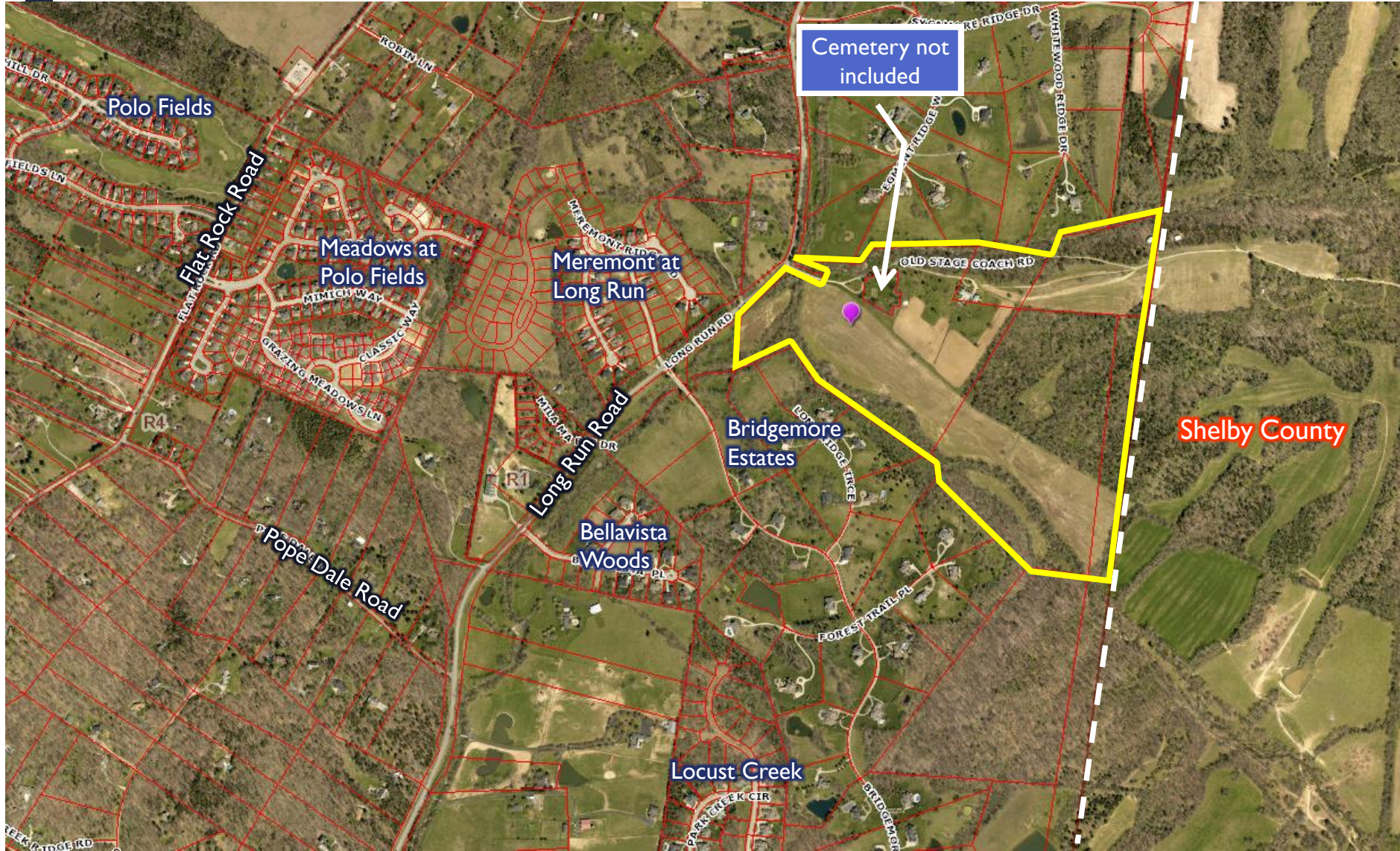
Bridgemore Estates

Bellavista Woods

Locust Creek

Pope Dale Road

Shelby County



Polo Fields

Meadows at
Polo Fields

Meremont at
Long Run

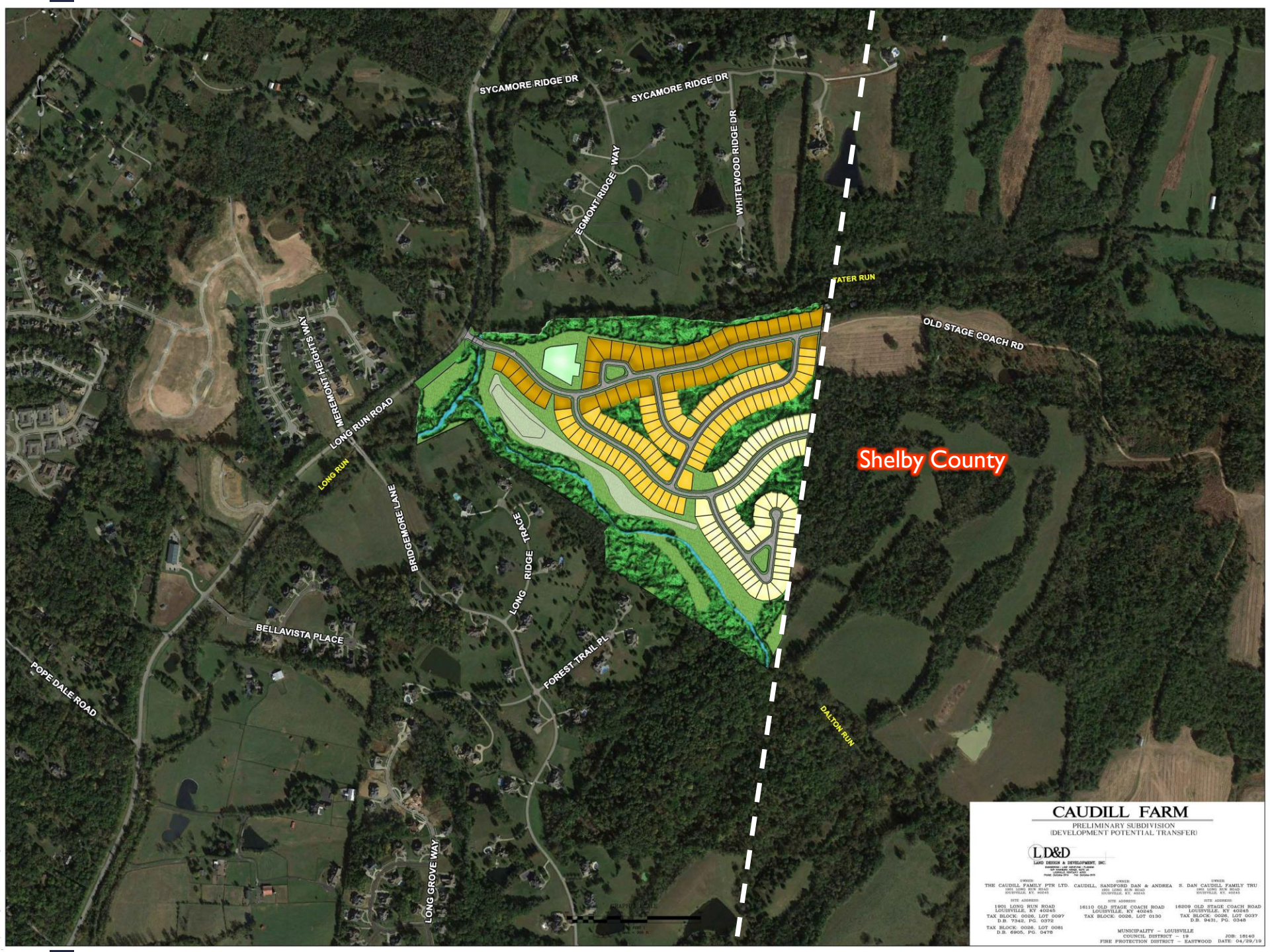
Bridgemore
Estates

Bellavista
Woods

Locust Creek

Cemetery not
included

Shelby County



Shelby County

CAUDILL FARM

PRELIMINARY SUBDIVISION
(DEVELOPMENT POTENTIAL TRANSFER)



LAND DESIGN & DEVELOPMENT, INC.
1610 OLD STAGE COACH ROAD
LOUISVILLE, KY 40264

OWNER: THE CAUDILL FAMILY PTR LTD. 1900 LONG HUN ROAD LOUISVILLE, KY 40264 TAX BLOCK: 0098, LOT 0097 S.B. 7942, PG. 0392	OWNER: CAUDILL, SANDFORD DAN & ANDREA S. DAN CAUDILL FAMILY TRU 1610 OLD STAGE COACH ROAD LOUISVILLE, KY 40264 TAX BLOCK: 0098, LOT 0130	OWNER: S. DAN CAUDILL FAMILY TRU 1600 OLD STAGE COACH ROAD LOUISVILLE, KY 40264 TAX BLOCK: 0098, LOT 0097 S.B. 9431, PG. 0348
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MUNICIPALITY - LOUISVILLE
COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - EASTWOOD

JOB: 18140
DATE: 04/29/19



Previous plan shown at the May 7, 2019 neighbor meeting



ALCALA

- = 54.4 AC
- = 3.43 J.F.T.
- 40 SQ.FT.
- T. @ APPR
- FT. > 145

Current plan





View of Long Run Road at Old Stage Coach Road, looking south. Site is to the left.



View of Long Run Road looking north towards Old Stage Coach Road. Site is to the right.



View of Old Stage Coach Road, the entrance to site from Long Run Road.



View of Old Stage Coach Road bridge looking towards Long Run Road.



View of site from Old Stage Coach Road internal to proposed subdivision. Long Run Cemetery not included in development.



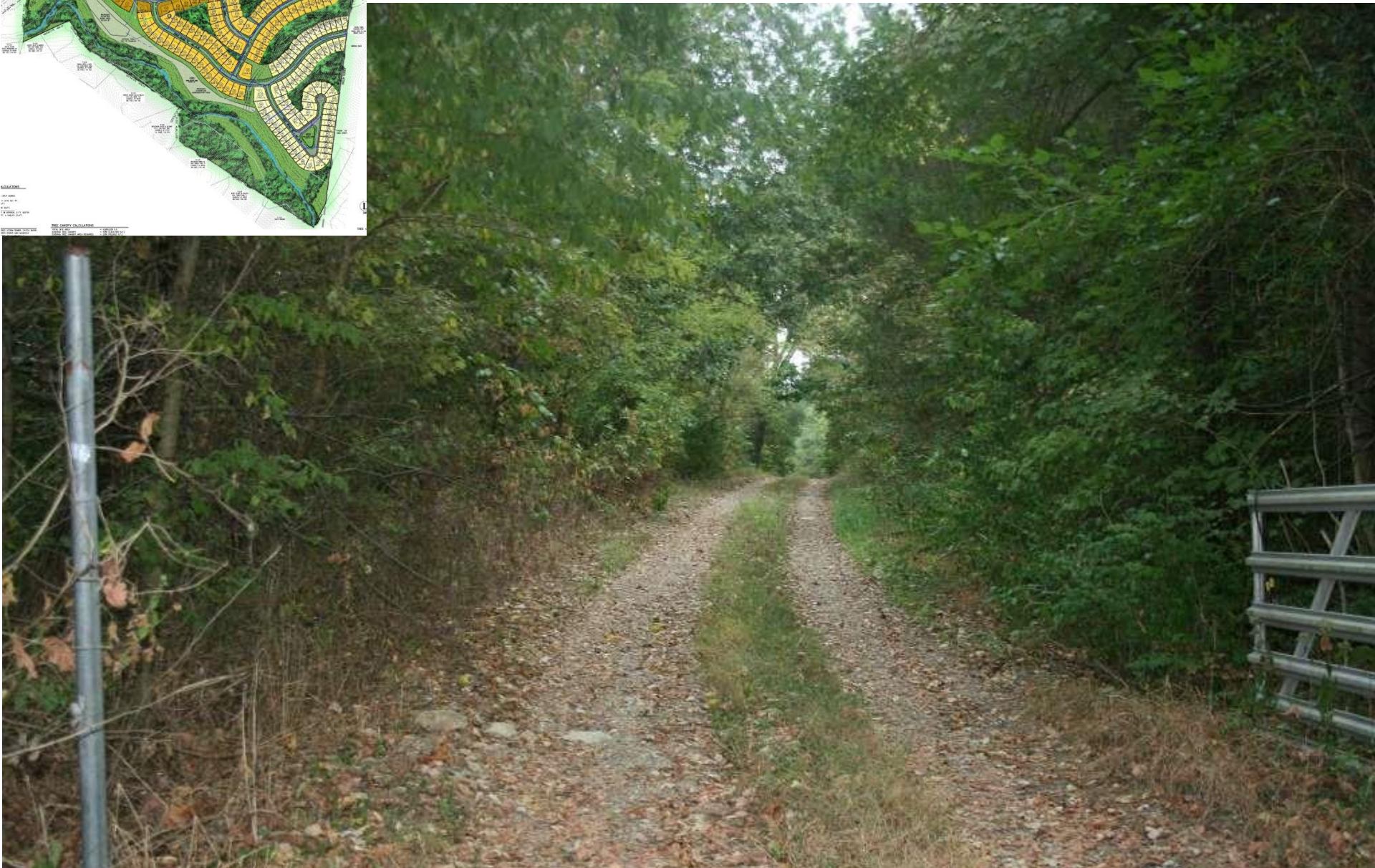
View of site from Old Stage Coach Road.



Long Run Creek



Dalton Run Creek



Old Stage Coach Road



LEGEND

1/4" = 1' - 0"	1/8" = 1' - 0"
1/16" = 1' - 0"	1/32" = 1' - 0"
1/64" = 1' - 0"	1/128" = 1' - 0"
1/256" = 1' - 0"	1/512" = 1' - 0"
1/1024" = 1' - 0"	1/4096" = 1' - 0"

DATE: 10/15/2010
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
SCALE: AS SHOWN

PROJECT: 10/15/2010
SHEET NO. 1 OF 1

DESIGNED BY: J. B. BROWN
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
SCALE: AS SHOWN



Sturgeon

IN LOVING MEMORY
OF
WINSTON KENDALL STURGEON
NOV 3, 1922 - APR 10, 1993

MAY HIS DEDICATION TO THE HONOR
OF HIS ANCESTORS BURIED HERE AT
LONG RUN CEMETERY,
THROUGH HIS RESTORATION OF
THESE HISTORICAL GRAVESITES,
CONTINUE TO FLOURISH WITHIN
THIS COMMUNITY, NOW AND FOREVER.
DEDICATED THIS 4TH DAY OF NOV. 1993
BY
HIS WIFE, ELNORA, FAMILY MEMBERS,
AND FRIENDS.



Long Run Cemetery Rules
As per Resolution 2, November 1967, Council
No. 17 of the Board of Commissioners of the City of
Richmond, Virginia, adopted on November 19, 1967, the
following rules shall be observed:

1. The cemetery shall be kept open to all
persons at all times and shall be
maintained in the best order and
condition possible at all times.
2. No person shall be allowed to
dig or remove any monument or
grave marker in the cemetery.
3. No person shall be allowed to
remove any monument or grave marker
from the cemetery.
4. No person shall be allowed to
remove any monument or grave marker
from the cemetery.

Approved by the Board of Commissioners of the City of Richmond,
Virginia, on November 19, 1967.



**MEMO
Parks**











ALCUA

- = 54.4 AC
- = 3.43 J.F.T.
- 40 SQ.FT.
- T. @ APPR
- FT. > 145

Current plan



Regulation setting forth calculation for determining the number of smaller lots by transferring development density out of steep slope areas

4.7.7 Development Potential Transfer Allowed

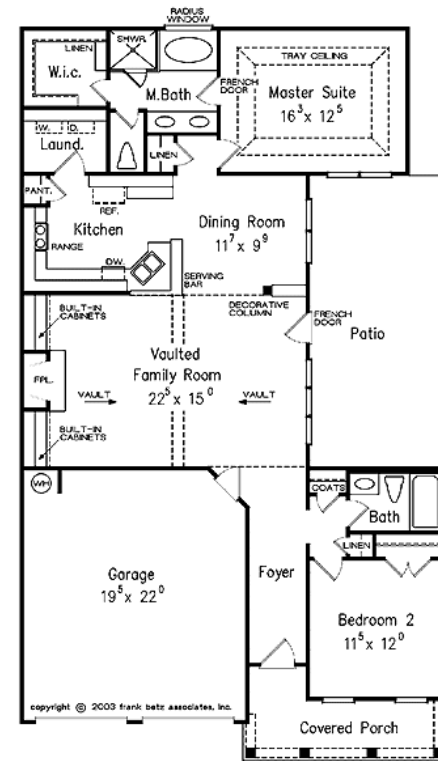
- A. Major subdivision development proposals submitted after the effective date of this regulation and which permanently preserve areas of the site with slopes greater than 20% may transfer the development potential (building sites or floor area) of the permanently preserved area to the remainder of the site subject to the following limitations:
1. The subdivision is not being developed under the Alternative Development Incentives of the Land Development Code; and,
 2. Areas to be permanently preserved are preserved in a manner acceptable to the Commission (e.g., conservation easement, common open space, etc.); and,
 3. The area of the site to which development potential is being transferred is at least as large as the area from which development potential is being transferred (for example; if an applicant wishes to transfer development potential from 3 acres, the portion of the site to which development is shifted must be at least 3 acres); and,
 4. All lots in the proposed development meet the minimum alternative development incentive lot size of the applicable Form District; and,
 5. All lots in the proposed development meet the height, yard and setback requirements of the applicable Form District.
- B. The maximum development potential allowable for transfer shall be determined by one of the following methods:
1. One half of the theoretical development potential based on the number of acres preserved and the existing zoning of the area to be preserved (for example; if 3 acres of an R-4 site is proposed for protection, then 7 building sites could be transferred to other portions of the same property - $3\text{ac} \times 4.84 \text{ units/acre} / 2 = 7.26 \text{ units}$); or,
 2. The realistic development potential determined by an engineered development plan including a preliminary geotechnical feasibility study and meeting all other requirements of the Land Development Code.

NOTE: Although lot sizes are reduced setbacks are not reduced for density transfer lots. Consistent appearance throughout the subdivision is intended.

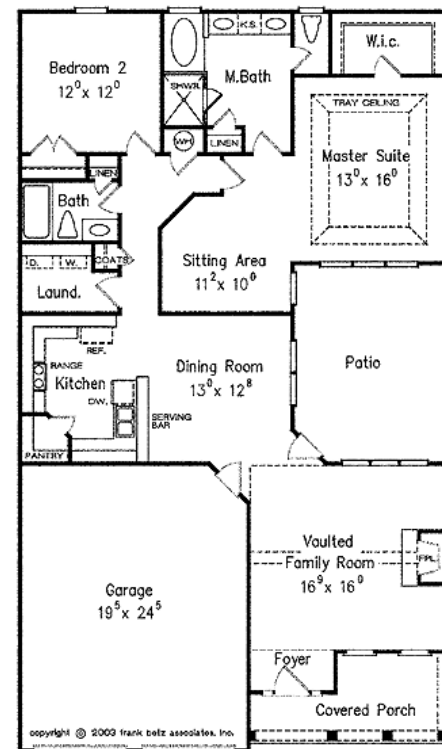
Calculations for determining the number of smaller lots by transferring development density out of steep slope areas

	R-4 Existing	R-4 w/ density transfer	Caudill Farm Subdivision
Density/lot total calculations	4.84 du/a on 93.00 net acres (104.8 gross acres less 11.8 acres of infrastructure)	<p>Two-part maximum lot calculation:</p> <p>1. Total area (104.80 acres) – infrastructure area (11.80 acres) – steep slope area (11.50 acres) = net acreage for calculation (81.50 acres) × allowed density of 4.84 du/a = <u>394 lots</u></p> <p>plus</p> <p>2. Steep slope area (11.50 acres) × allowed density of 4.84 du/a = 55.66 lots / 2 = <u>27 lots</u></p>	<p>1.90 du/a gross 2.14 du/a net</p>
Maximum # of lots	450	421	<p>199 (i.e., 223 lots less than density transfer maximum # and 251 lots less than standard R-4 maximum #)</p>
Minimum SF of lots	9,000 sf min	<p>ADI detached unit compliance percentages</p> <ul style="list-style-type: none"> No lots smaller than 4500 sf; Min 20% of lots > 9000 sf; No more than 25% of lots < 6000 sf 	<p>ADI detached unit compliance percentages</p> <ul style="list-style-type: none"> No lots smaller than 4500 sf; Min 20% of lots > 9000 sf; No more than 25% of lots < 6000 sf
Open Space	0% required		<p>49.63 acres 47% preserved open space</p>

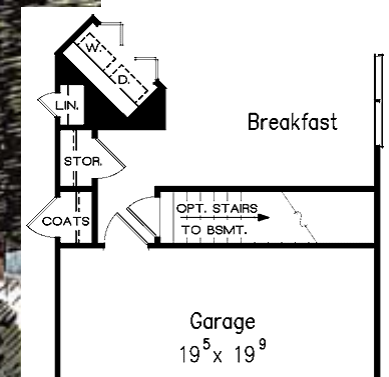
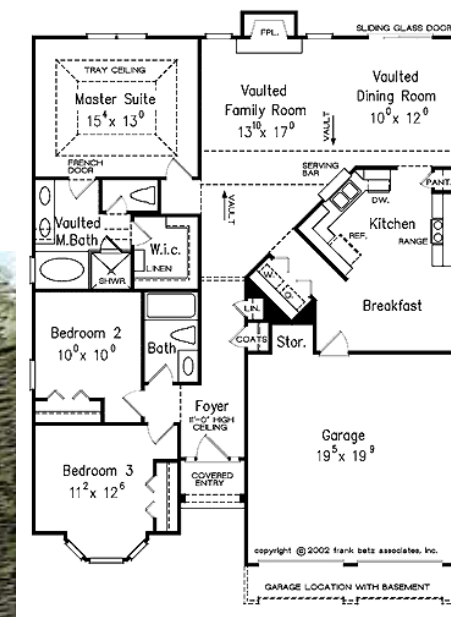
Possible home style and design type



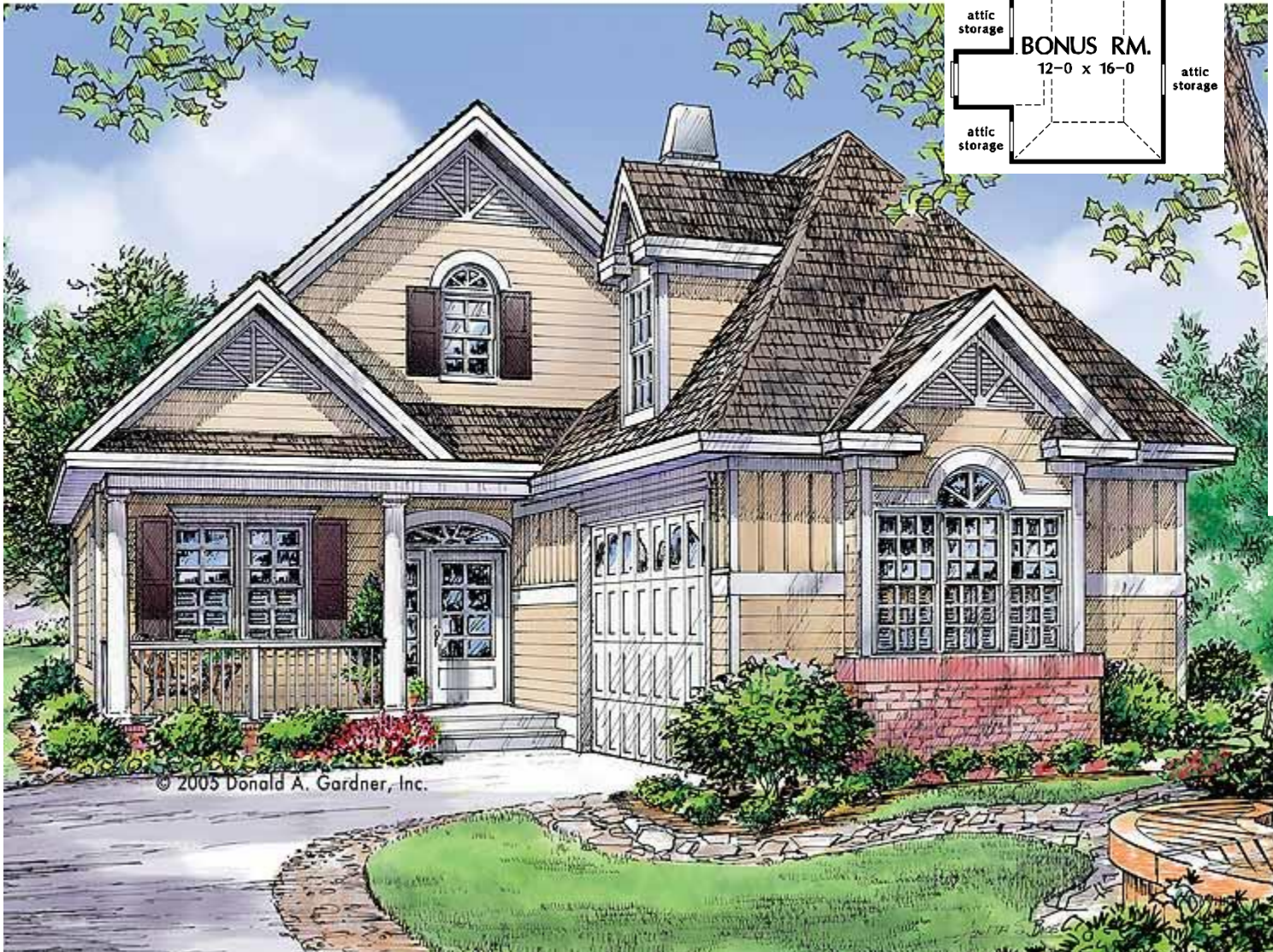
Possible home style and design type



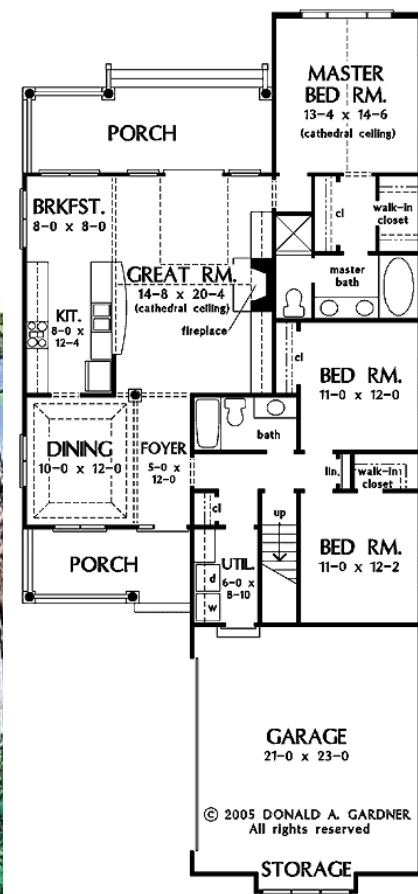
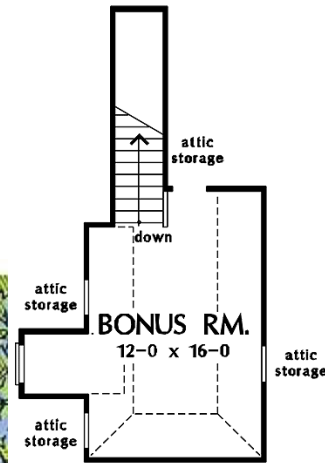
Possible home style and design type



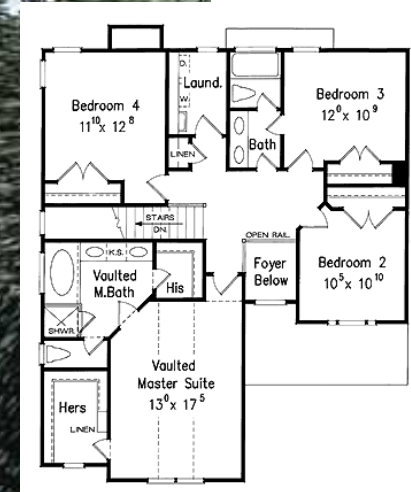
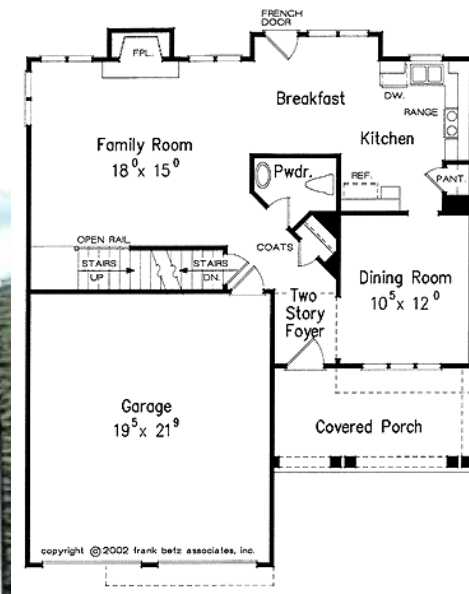
Possible home style and design type



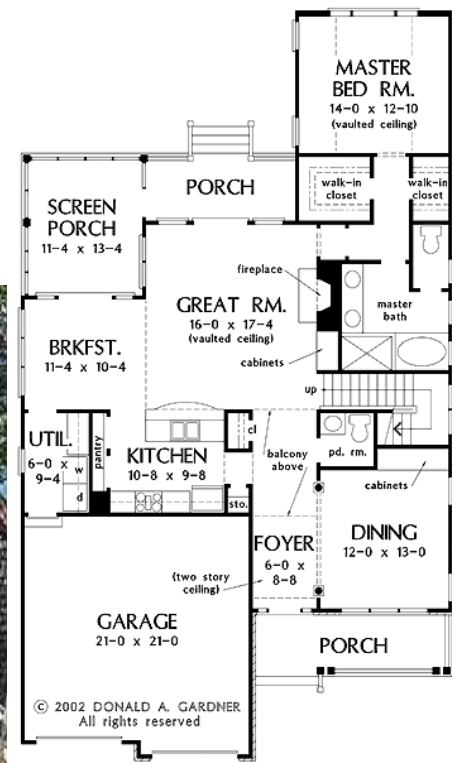
© 2005 Donald A. Gardner, Inc.



Possible home style and design type



Possible home style and design type





ALCULATIONS

= 54.4 ACRES
 = 3.43 AC.-FT.
 J.F.T.
 40 SOFT.
 T. @ APPROX. 3 FT. DEPTH
 FT. > 149,411 CUL.FT.

TREE CANOPY CALCULATIONS

OS&D STORM SEWER, CATCH BASIN	= 4,568,228 S.F.
OS&D SEWER AND MANHOLE	= 53% (2,424,303 S.F.)
EXISTING TREE CANOPY	= 20% (152,602 S.F.)
EXISTING TREE CANOPY AREA REQUIRED	



Proposed Condition of Approval

- Within 60 days of recording the record plat, the developer, its successors or assigns, shall pay to Louisville Metro Government \$47,000 for the express purpose of planning and/or design of the Eastwood Cut-off intersection at Shelbyville Road.