

NOTES

GENERAL

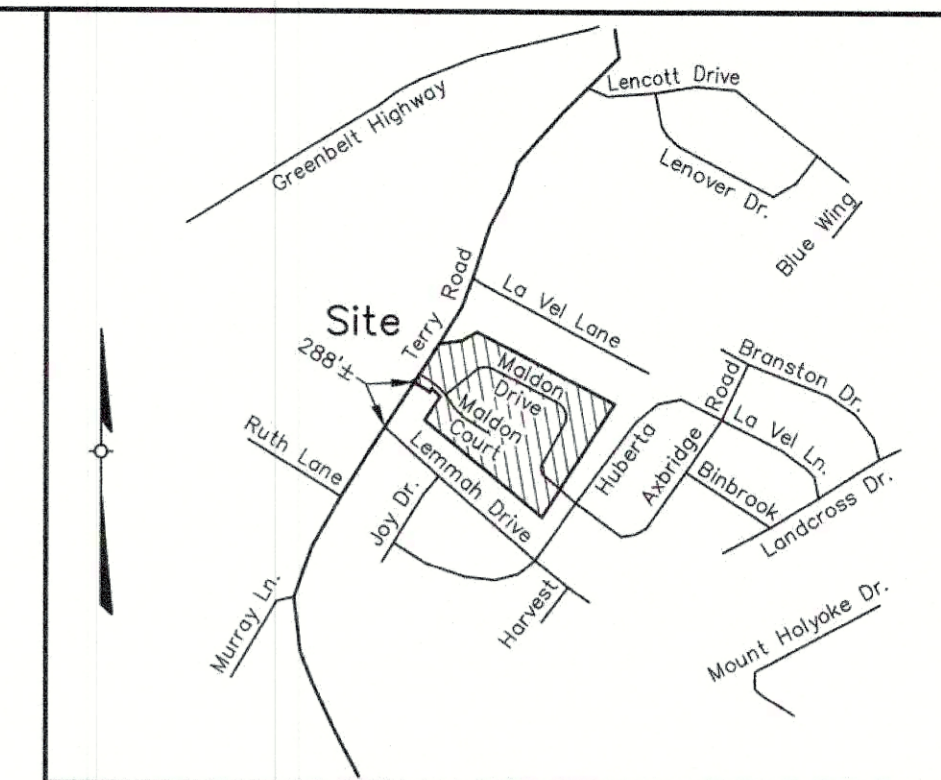
- No lots shown hereon may be subdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
- Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
- 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.
- All open space lots are non-buildable and will be recorded as open space and utility easements.
- Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- 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.
- No direct access for any lots to Terry Road.

SEWER & DRAINAGE

- Runoff from this development must be conveyed to an adequate public outlet.
- No portion of the site is located in a floodplain per FIRM map 21111 C 0071 F dated February 26, 2021.
- A "Request for Sanitary Sewer Capacity" has been filed with MSD.
- All proposed sewer and drain easements shall be 15' unless otherwise indicated.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.
- 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 Mgmt. Practices.
- An EPSC plan shall be developed and approved in accordance with MSD Design Manual and Standards Specifications prior to construction plan approval.
- Site is subject to regional facility fees for the increased runoff from the originally approved project. Verification of the downstream capacity will be required, downstream improvements or modifications to the site may be required. Downstream capacity to be verified to the Mill Creek cut off channel behind 5606 Branstion drive and the outfall located behind 5624 Landcross Drive.
- Sanitary sewer service provided by PSC, subject to fees and any applicable charges. Developer shall provide as-built sewer drawings showing the new lot layout and PSC locations (new & existing), update PSC chart and a final air test and available for connection sheet once the new connections are installed.
- Site may be subject to KYTC approval prior to MSD construction plan approval.
- MSD drainage bond may be required prior to construction plan approval.
- A tele-inspection, flush and cleaning will be required prior to MSD Bond Release and accepting through drainage pipe easement. Deficiencies on existing pipe being connected to, if present, may be required to bring it to MSD specifications.

STREETS & SIDEWALKS

- 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 25 foot radius at intersections.
- Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
- Street grades shall not be less than 1% (Min.) or 10% (max.).
- 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.
- A Bond & Encroachment Permit is required by Metro Public Works for all work within Right-Of-Way, and for roadway approaches on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
- Verges shall be provided as required by Metro Public Works.
- 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.
- All street name signs shall conform with the MUTCD 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.
- 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.
- 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.
- 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.
- All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.



LOCATION MAP
NOT TO SCALE

WAIVER REQUESTED:

- A Waiver is requested from Section 7.3.30.F to allow more than 15% rear yard/drainage easement overlap for lots 5-16, 20-27, & 35-47.

VARIANCE REQUESTED:

- A Variance is requested from Table 5.3.1 of The Louisville Metro Land Development Code to allow the 20' front setbacks for garages on lots 6-12,19,24,34-38 & 43.

PROJECT DATA

TOTAL SITE AREA	= 9.59± Ac. (417,525 SF)
TOTAL AREA OF ROW	= 1.99± Ac. (86,493 SF)
NET SITE AREA	= 7.60± Ac. (331,032 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-5
FORM DISTRICT	= SINGLE FAMILY RESIDENTIAL
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= 47
TOTAL # RESIDENTIAL LOTS	= 329,431 SF
TOTAL AREA OF LOTS	= 6.17 DU/Ac. (7.26 DU/Ac. MAX. ALLOWED)
NET DENSITY	= 4.90 DU/Ac. (7.26 DU/Ac. MAX. ALLOWED)
OPEN SPACE LOTS PROVIDED	= 1
OPEN SPACE PROVIDED	= 1,724 SF

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 331,178 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 40% (132,471 S.F.)
EXISTING TREE CANOPY	= 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 40% (132,471 S.F.)

R-5 REQUIREMENTS

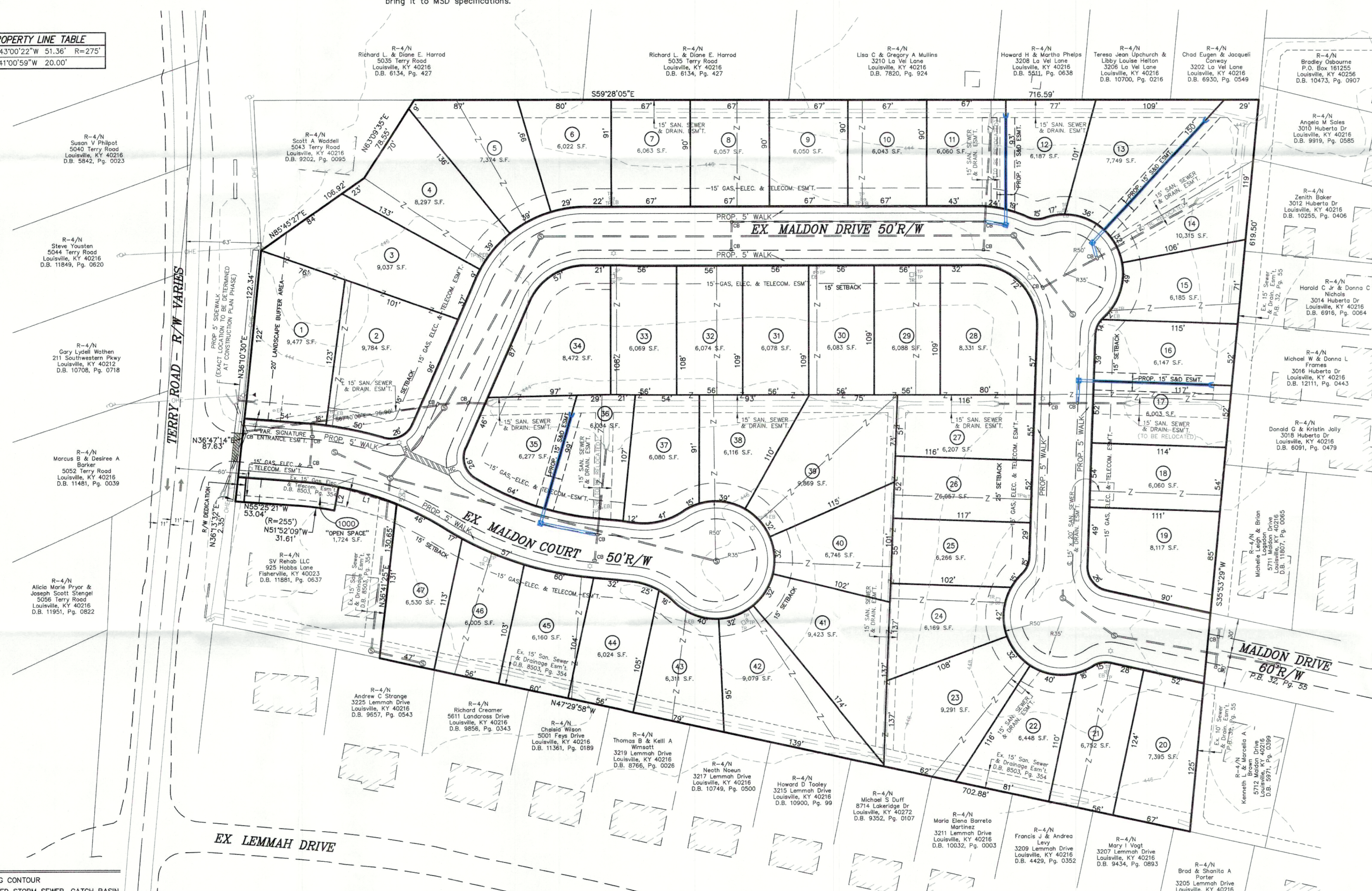
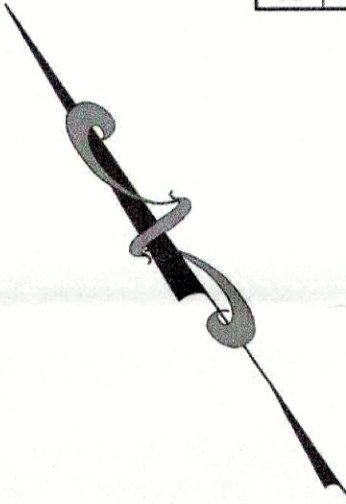
MINIMUM LOT AREA	= 6,000 SF
MINIMUM LOT WIDTH	= 50'
MIN. FRONT YARD & STREET SIDE YARD	= 15'
MINIMUM SIDE YARD	= 5'
MINIMUM REAR YARD	= 25'
MAX. BUILDING HEIGHT	= 35'

BENCHMARK DESCRIPTIONS

- TBM#18=RAILROAD SPIKE IN UTILITY POLE, LOCATED ALONG EAST SIDE OF TERRY ROAD APPROXIMATELY 2.30 FEET NORTHEASTERLY FROM SOUTHERNMOST CORNER OF AN EXISTING CONCRETE DITCH.
- ELEVATION=443.26 (NAVD 88)
- SOURCE - ELEVATIONS ARE BASED ON LOIC MONUMENT STA042-2001
- ELEVATION=458.24 (NAVD 88)

PROPERTY LINE TABLE

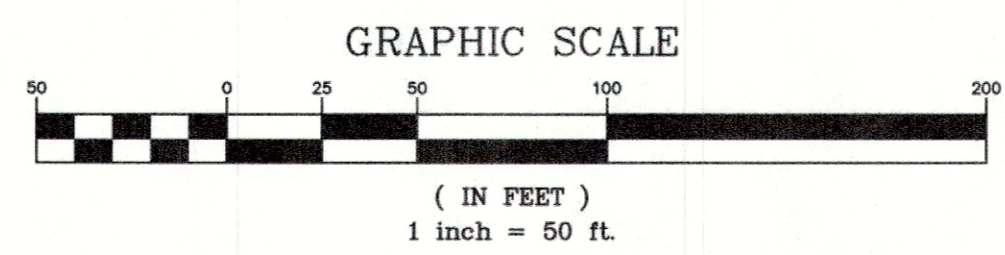
L1	N43°00'22"W 51.36'	R=275'
L2	S41°00'59"W 20.00'	



LEGEND

---722---	EXISTING CONTOUR
---S---	PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
---SS---	EXISTING STORM SEWER
---S---	EXISTING SEWER AND MANHOLE
---S---	PROPOSED SEWER AND MANHOLE
---W---	WATER LINES
---G---	GAS LINES
---WM---	WATER METER
---UP---	EXISTING UTILITY POLE
---FH---	EXISTING FIRE HYDRANT
---OE---	OVERHEAD ELECTRIC
○	EX TREE TO BE PRESERVED (TOCA)
○	EX OFF-SITE TREE TO BE PRESERVED (NOT BEING USED TO MEET CH.10 REQUIREMENTS)
---	PROPOSED TREE PROTECTION FENCE

NO.	DATE	REVISIONS	BY
1	3/28/22	PER AGENCY COMMENTS	TF
2	4/25/22	PER AGENCY COMMENTS	TF



PRELIMINARY
NOT FOR CONSTRUCTION

STATE OF KENTUCKY
ERIC S. SENN
PE 23759
LICENSED PROFESSIONAL ENGINEER

PROFESSIONAL STAMP

SITE ADDRESS:
3200-3208, 5714, 5716,
5718-5746 MALDON DRIVE
LOUISVILLE, KY 40216
TAX BLOCK: 4103, LOT 1-33, 1000
D.B. 12277, PG. 224
D.B. 62, PG. 24

OWNER/DEVELOPER:
ALSTON TRACE LIMITED LIABILITY COMPANY
13287 O'BANNON STATION WAY
LOUISVILLE, KY 40223

PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC.
503 WASHINGTON AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-9374
FAX: (502) 426-9376
JOB: 20013
MSD SUB# 1057/22 1034
DATE: 2/21/22

ALSTON TRACE
REVISED PRELIMINARY SUBDIVISION PLAN

COUNCIL DISTRICT - 1
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
MUNICIPALITY - LOUISVILLE

RECEIVED
MAY 03 2022
PLANNING & DESIGN SERVICES

22-ZONE-0044