

REVISIONS

7/16/19 REVISED LAYOUT/ADDRESSED COMMENTS

8/12/19 REVISED LAYOUT/ADDRESSED COMMENTS

8/26/19 REVISED LAYOUT TO MOVE LOTS FROM MSD BUFFER

DESCRIPTION

DATE

WHITE STUART & COLLEEN 1221 FOREST TRAIL PL. LOUISVILLE, KY 40245 DB: 8429 / PG: 559

LOCATION MAP

NOT TO SCALE PROJECT DATA TOTAL SITE AREA  $= 104.8 \pm Ac. (4,566,228 SF)$ 

 $= 11.7 \pm Ac. (511,704 SF)$ ROW AREA  $= 93.1 \pm Ac. (4,054,524 SF)$ NET SITE AREA EXISTING ZONING = NEIGHBORHOOD FORM DISTRICT = SINGLE FAMILY RESIDENTIAL EXISTING USE = SINGLE FAMILY RESIDENTIAL PROPOSED USE TOTAL NO OF LOTS = 199 LOTS

BUILDING HEIGHT = (35' MAX. ALLOWED) = 1.90 DU/Ac. (4.84 DU/Ac. MAX. ALLOWED) GROSS DENSITY NET DENSITY = 2.14 DU/Ac. (4.84 DU/Ac. MAX. ALLOWED) OPEN SPACE PROVIDED = 52.1± Ac. (50%)

## MAXIMUM BALANCE TRANSFER LOT CALCULATIONS

MLP - MAXIMUM LOTS PERMITTED TA - TOTAL LAND AREA  $= 104.8 \pm Ac.$ SS - STEEP SLOPES  $= 6.1 \pm Ac.$ IA – INFRASTRUCTURE  $= 13.0 \pm Ac.$ 

MLP - [(TA - SS - IA) 4.84] + SS X 4.84/2

 $MLP - [(104.8 - 6.1 - 13.0) 4.84] + 6.1 \times 4.84/2 = 430 LOTS$ NOTE: Only the areas of steep slopes within open space lots are being used for the

### DIMENSIONAL STANDARDS

FRONT/STREET SIDE YARD SIDE YARD REAR YARD = 25'MAXIMUM BUILDING HEIGHT

= 35' = 4,500 SF DETACHED MINIMUM LOT AREA LOTS < 6,000 SF (MAX. 25% OR 50 LOTS) = 0 LOTS PROPOSED LOTS ≥ 9,000 SF (MIN. 20% OR 40 LOTS) = 53 LOTS PROPOSED

## NOTES

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. 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. 3. All open space lots are non-buildable and will be recorded as open space and utility easements. A note to this effect will be placed on the record plat.
- 4. Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
- 5. Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies. 6. Mitigation measures for dust control shall be in place during construction to
- prevent fugitive particulate emissions form reaching existing roads and neighboring 7. 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. 8. No karst activity was observed on site during a site visit on 2018, by Kevin Young,
- 9. Prior to the recording of lots 121—135 and lots 82—86, a geotechnical evaluation shall be conducted and the findings of the evaluation shall be provided to Planning and Design services staff for review and incorporated into the record. a. The slope's ground surface and subsurface are not unstable. b. Development of the slope and associated mitigation measures will not increase the degree of risk of instability both on-site and on adjacent lands; and, c. The plan must specify how the mitigation measures and construction practices,

including construction supervision, necessary to assure the stability of buildings and foundations to be constructed on the site recommended in the geotechnical report will be implemented. Staff may request that the findings of this report be evaluated by the Planning Commission or designee.

10. LONG RUN BAPTIST CEMETERY. Temporary fencing shall be installed around the perimeter of the cemetery prior to site disturbing activities and for the duration of

the site preparation and construction processes. If human remains are discovered during the excavation 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.

## SEWER & DRAINAGE

1. 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 2. A portion of the site is located in a floodplain per FIRM map 21111 C 0052 &

0036 E dated Dec. 5, 2006. 3. Sewers by L. E. and subject to all applicable fees. 4. A "Request for Sanitary Sewer Capacity" has been submitted to MSD and capacity

is available by letter dated July 29, 2019. All proposed sewer and drain easements shall be 15' unless otherwise indicated. 6. Onsite detention will be provided. Post-development peak flows will be limited to pre-developed peak flows for the 2, 10, 25, and 100-year storms or to the

capacity of the downstream system, whichever is more restrictive. 7. The final design of the 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.

8. MSD Drainage Bond required prior to construction plan approval. 9. Site may be subject to MSD excess cost to provide sewer access to upstream

10. Any required fill in the floodplain shall be compensated on site. 11. KDOW & ACOE approval required prior to MSD construction plan approval. 12. The applicant shall provide an evaluation of the sewer shed upstream of this property. Sewer alignment and easement locations may be modified from locations depicted on this conceptual plan and shall be placed and sized to adequately serve

the watershed. MSD and the applicant shall execute an agreement consistent with

## 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 foot at Cul-de-sac. All other roads shall be 24 feet in width with a 25 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. In the event that street trees are not allowed to be placed adjacent 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 proposed roads "A", "B" Right-Of-Ways, 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. 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 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 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. All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.

AUG 23 2019 PLANNING & DESIGN SERVICES



MSD's excess cost policy prior to construction approval.

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

SITE ADDRESS: 1901 LONG RUN ROAD LOUISVILLE, KY 40245

# CAUDILL FARM

PRELIMINARY SUBDIVISION (DEVELOPMENT POTENTIAL TRANSFER)

OWNER: THE CAUDILL FAMILY PTR LTD. CAUDILL, SANDFORD DAN & ANDREA S. DAN CAUDILL FAMILY TRU 1901 LONG RUN ROAD 1901 LONG RUN ROAD 10UISVILLE, KY, 40245

louisville, ky, 40245 SITE ADDRESS: SITE ADDRESS:

16110 OLD STAGE COACH ROAD 16209 OLD STAGE COACH ROAD LOUISVILLE, KY 40245 LOUISVILLE, KY 40245 TAX BLOCK: 0026, LOT 0037 TAX BLOCK: 0026, LOT 0130 D.B. 9431, PG. 0348

CASE: 19SUBDIV1007 MUNICIPALITY - LOUISVILLE JOB: 18140 COUNCIL DISTRICT - 19 WM #11980 FIRE PROTECTION DISTRICT - EASTWOOD DATE: 5/13/19

GRAPHIC SCALE

( IN FEET )

1 inch = 200 ft.

1901 LONG RUN ROAD 10UISVILLE, KY, 40245

TAX BLOCK: 0026, LOT 0097 D.B. 7342, PG. 0372

TAX BLOCK: 0026, LOT 0081 D.B. 6905, PG. 0478

= EXISTING UTILITY POLE -X-X-X- = EXISTING FENCE 

 $X = \Delta CRA/12$  $\Delta C = 0.50 - 0.23 = 0.27$ 

R = 2.8 INCHES

LEGEND

DETENTION BASIN CALCULATIONS

A = 104.8-50.4 ACRES = 54.4 ACRES

REQUIRED 149,411 = CU.FT.

PROVIDED BASIN = 55,140 SQ.FT.

---722---- = EXISTING CONTOUR

= EXISTING WATER LINES

---- G ---- = EXISTING GAS LINES

X = (0.27)(54.4)(2.8)/12 = 3.43 AC.-FT.

TOTAL = 55,140 SQ.FT. @ APPROX. 3 FT. DEPTH

= 165,420 CU.FT. > 149,411 CU.FT.

= PROPOSED STORM SEWER, CATCH BASIN

= FEMA 100 YEAR FLOODPLAIN

--- = PROPOSED DRAINAGE SWALE

= PROPOSED SEWER AND MANHOLE

OHE ---- = EXISTING OVERHEAD ELECTRIC

TREE CANOPY CALCULATIONS

EXISTING TREE CANOPY AREA REQUIRED

EXISTING TREE CANOPY TO BE PRESERVED = 31% (1,322,772 S.F.)

SLOPES TABLE

= 4,566,228 S.F.

MAXIMUM SLOPE

= 53% (2,424,303 S.f.)

COLOR

= 20% (152,602 S.F.)

TOTAL SITE AREA

EXISTING TREE CANOPY

MINIMUM SLOPE

20.00%

30.00%