

LOCATION MAP NOT TO SCALE

PROJECT DATA table with 2 columns: Item and Value. Includes TOTAL SITE AREA, ROW AREA, NET SITE AREA, EXISTING ZONING, FORM DISTRICT, EXISTING USE, PROPOSED USE, TOTAL NO OF LOTS, BUILDING HEIGHT, GROSS DENSITY, NET DENSITY, and OPEN SPACE PROVIDED.

MAXIMUM BALANCE TRANSFER LOT CALCULATIONS table with 2 columns: Item and Value. Includes MLP - MAXIMUM LOTS PERMITTED, TA - TOTAL LAND AREA, SS - STEEP SLOPES, IA - INFRASTRUCTURE, and MLP - [(TA - SS - IA) 4.84] + SS X 4.84/2.

DIMENSIONAL STANDARDS table with 2 columns: Item and Value. Includes FRONT/STREET SIDE YARD, SIDE YARD, REAR YARD, MAXIMUM BUILDING HEIGHT, DETACHED MINIMUM LOT AREA, LOTS < 6,000 SF (MAX. 25% OR 50 LOTS), and LOTS ≥ 9,000 SF (MIN. 20% OR 40 LOTS).

NOTES

- GENERAL
1. No lot 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.
3. All open space lots are non-buildable and will be recorded as open space and utility easements.
4. Benchmark and topographical information shown hereon were derived from Lojic data.
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 from reaching existing roads and neighboring properties.
7. Street trees shall be planted in a manner that does not effect public safety or hamper sight distance.
8. No karst activity was observed on site during a site visit on 2/18/19, by Kevin Young, R.L.A.
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.
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.

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.
5. 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 MSA 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 sewer shed.
10. Any required fill in the floodplain shall be compensated on site.
11. KDOT & 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 MSD's excess cost policy prior to construction approval.

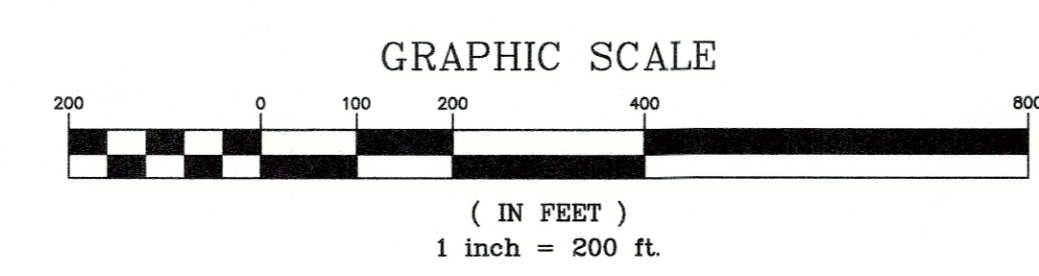
DETENTION BASIN CALCULATIONS table with 2 columns: Item and Value. Includes X = Δ CRA/12, ΔC = 0.50-0.23=0.27, A = 104.8-50.4 ACRES = 54.4 ACRES, R = 2.8 INCHES, X = (0.27)(54.4)(2.8)/12 = 3.43 AC.-FT., REQUIRED 149,411 = CU.FT., PROVIDED BASIN = 55,140 SQ.FT., TOTAL = 55,140 SQ.FT. @ APPROX. 3 FT. DEPTH = 165,420 CU.FT. > 149,411 CU.FT.

LEGEND table with 2 columns: Symbol and Description. Includes PROPOSED STORM SEWER, CATCH BASIN, PROPOSED SEWER AND MANHOLE, PROPOSED DRAINAGE SWALE, EXISTING CONTOUR, EXISTING WATER LINES, EXISTING GAS LINES, EXISTING OVERHEAD ELECTRIC, FEMA 100 YEAR FLOODPLAIN, EXISTING UTILITY POLE, EXISTING FENCE, and EXISTING SEWER AND MANHOLE.

TREE CANOPY CALCULATIONS table with 2 columns: Item and Value. Includes TOTAL SITE AREA = 4,566,228 S.F., EXISTING TREE CANOPY = 53% (2,424,303 S.F.), EXISTING TREE CANOPY AREA REQUIRED = 20% (152,602 S.F.), and EXISTING TREE CANOPY TO BE PRESERVED = 31% (1,322,772 S.F.).

SLOPES TABLE table with 3 columns: MINIMUM SLOPE, MAXIMUM SLOPE, and COLOR. Includes 20.00% and 30.00% slopes.

REVISIONS table with 4 columns: NO., DATE, DESCRIPTION, and BY. Includes 3 revisions dated 7/16/19, 8/12/19, and 8/26/19.



LD&D LAND DESIGN & DEVELOPMENT, INC. ENGINEERING - LAND SURVEYING - PLANNING 607 HARBEN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40202 PHONE: (502)424-2914 FAX: (502)424-2915

CAUDILL FARM PRELIMINARY SUBDIVISION (DEVELOPMENT POTENTIAL TRANSFER)

OWNER: THE CAUDILL FAMILY PTR LTD. 1901 LONG RUN ROAD LOUISVILLE, KY. 40245. SITE ADDRESS: 1901 LONG RUN ROAD LOUISVILLE, KY. 40245. TAX BLOCK: 0026, LOT 0097 D.B. 7342, PG. 0372. TAX BLOCK: 0026, LOT 0081 D.B. 6905, PG. 0478. OWNER: CAUDILL, SANDFORD DAN & ANDREA S. DAN CAUDILL FAMILY TRU 1901 LONG RUN ROAD LOUISVILLE, KY. 40245. SITE ADDRESS: 16110 OLD STAGE COACH ROAD LOUISVILLE, KY. 40245. TAX BLOCK: 0026, LOT 0130. TAX BLOCK: 0026, LOT 0037 D.B. 9431, PG. 0348. OWNER: S. DAN CAUDILL FAMILY TRU 1901 LONG RUN ROAD LOUISVILLE, KY. 40245. SITE ADDRESS: 18209 OLD STAGE COACH ROAD LOUISVILLE, KY. 40245. TAX BLOCK: 0026, LOT 0037 D.B. 9431, PG. 0348. CASE: 19SUBDIV1007. JOB: 18140 WM #11980. MUNICIPALITY - LOUISVILLE. COUNCIL DISTRICT - 19. FIRE PROTECTION DISTRICT - EASTWOOD. DATE: 5/13/19.

19SUBDIV1007