

**SITE DATA:**

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-4
PROPOSED ZONING	R-4
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	47.58± AC.
NET LAND AREA	42.63± AC.
BUILDABLE LOTS	85
NON-BUILDABLE LOTS	2
GROSS DENSITY	1.79 D.U./AC.
NET DENSITY	1.99 D.U./AC.
TOTAL OPEN SPACE PROVIDED	936,308± S.F. (45%)

**DIMENSIONAL STANDARDS (SEE APPROVED VARIANCE):**

FRONT/STREET SIDE YARDS	MIN. 15'
MINIMUM LOT WIDTH	30'
SIDE YARDS	0'
BUILDINGS & PROPERTY LINE	0'
BUILDINGS ON SEPARATE LOTS	25'
REAR YARD	25'
MAXIMUM BUILDING HEIGHT	35'
MINIMUM LOT AREA	3,000 S.F.
LOTS <6,000 S.F. (MAX 25% OR 21 LOTS)	0 LOTS PROPOSED
LOTS ≥9,000 S.F. (MIN 20% OR 17 LOTS)	67 LOTS PROPOSED

**WAVER REQUESTS:**

- A WAIVER OF 7.3.30.E OF THE LDC IS REQUESTED TO ALLOW MORE THAN 15% OF REAR YARD OF A BUILDING LOT TO BE OCCUPIED BY A DRAINAGE EASEMENT.
- A WAIVER OF 5.9.2.1.a.ii OF THE LDC IS REQUESTED TO NOT PROVIDE A STUB STREET TO THE SOUTH TO SERVE FUTURE DEVELOPMENT.

**GENERAL NOTES:**

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING PLACEMENT 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA. A LANDSCAPE ARCHITECT SHALL PREPARE CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE ANCHORAGE MIDDLE-TOWN FIRM DISTRICT.
- SIGNATURE ENTRENCHMENTS SHALL BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 10/23/2018 AND A POTENTIAL SINKHOLE/KARST TOPOGRAPHY WAS FOUND AND 2 CLOSED CONTOUR DEPRESSIONS. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY INDICATED LOW TO NO POTENTIAL FOR SINKHOLES ON THE SUBJECT PROPERTY.
- A GEOTECHNICAL ENGINEER SHALL EVALUATE & DETERMINE APPROPRIATE METHOD FOR FILLING OF ANY SINKHOLES. THE APPROPRIATE DETAILS FOR REMEDIATION SHALL BE NOTED ON THE CONSTRUCTION PLANS.
- PER THE LDC 4.7.5.B, A GEOTECHNICAL REPORT IS REQUIRED FOR DEVELOPMENT ON SLOPES >30% (AND FOR SLOPES >20-30% IF IDENTIFIED BY USDA NRCS). A GEOTECHNICAL REPORT SHALL BE PROVIDED PRIOR TO CONSTRUCTION PLAN APPROVAL AS NEEDED.
- A NOISE STUDY HAS BEEN PROVIDED AND APPROVED WITH CASE #18SUBDIV024 TO DETERMINE THE INTERSTATE BUFFER REQUIRED. A NOISE IMPACT STUDY ADDENDUM WAS COMPLETED ON 7/8/21. BUILDINGS SHALL BE ALLOWED TO BE LOCATED CLOSER THAN 250' AWAY FROM THE INTERSTATE WITH THE PREVISION OF A NATURAL OR MANMADE BARRIER PER THE FINDINGS OF THE NOISE STUDY.

**MSD NOTES:**

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPCTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND AVOIDED IN ACCORDANCE WITH MSD AND THE USDA A NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPS (21110002E, 21110002E, 21110002E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- MINIMUM 10' BUFFER REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ALL NECESSARY RIGHTS FOR UTILITY PURPOSES SHALL BE RESERVED ON OPEN SPACE LOTS.
- LG&E APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- BASEIN ACCESS TO BE PROVIDED PRIOR TO CONSTRUCTION PLAN APPROVAL.

**DETENTION CALCULATIONS:**

BASIN #1  
2.9/12 (0.50-0.23)(16.90) = 1.10 AC-FT  
VOLUME REQUIRED = 1.10 AC-FT

BASIN #2  
2.9/12 (0.50-0.23)(30.68) = 2.00 AC-FT  
VOLUME REQUIRED = 2.00 AC-FT

**BENCHMARK:**  
FROM THE INTERSECTION OF I-64 AND BECKLEY STATION ROAD, TRAVEL SOUTH ALONG BECKLEY STATION ROAD 1150 FEET TO THE INTERSECTION OF WIBLE HILL ROAD AND GILLIARD ROAD, TRAVEL SOUTHEAST ON GILLIARD ROAD APPROXIMATELY 150 TO THE STATION ON THE RIGHT SET 10.7 FEET FROM THE CENTERLINE. NGVD 29 ELEV. = 586.21

**343**  
1007 S. ENGLISH ST. RD., LLC  
14566 HEATHSIDE CT.  
LOUISVILLE, KY 40245  
TAX BLOCK - 40 LOT - 343  
D.B. 9801 PG. 156  
NEIGHBORHOOD  
ZONE R-4

**507**  
STREETSMART VENTURES, LLC  
11902 MEMORY RUN PL.  
LOUISVILLE, KY 40243  
TAX BLOCK - 40 LOT - 507  
D.B. 9844 PG. 300  
NEIGHBORHOOD  
ZONE R-4

**371**  
BEN & PAM WMSATT  
14431 OXFORD STATION LN.  
LOUISVILLE, KY 40299  
TAX BLOCK - 40 LOT - 371  
D.B. 8147 PG. 820  
NEIGHBORHOOD  
ZONE R-4

**8**  
PEGGY FUCIELLA  
1108 S. ENGLISH ST. RD.  
LOUISVILLE, KY 40297  
TAX BLOCK - 40 LOT - 8  
D.B. 693 PG. 679  
NEIGHBORHOOD  
ZONE R-4

**316**  
CRISPIN CLOUD  
1169 EASTERN PKWY. STE. 3414  
LOUISVILLE, KY 40297  
TAX BLOCK - 40 LOT - 316  
D.B. 9811 PG. 417  
NEIGHBORHOOD  
ZONE R-4

**321**  
CHARLOTTE SMITH  
1120 S. ENGLISH ST. RD.  
JEFFERSONTOWN, KY 40299  
TAX BLOCK - 40 LOT - 321  
D.B. 10867 PG. 996  
NEIGHBORHOOD  
ZONE R-4

**TREE CANOPY DATA:**  
GROSS SITE AREA 2,072,796± S.F.  
TREE CANOPY CATEGORY CLASS C  
EXISTING TREE CANOPY 1,612,227± S.F. (78%)  
REQUIRED 20% EX. TO BE PRESERVED 322,445± S.F.  
\*TREE CANOPY TO BE PRESERVED 353,617± S.F. (23%)  
OVERALL TREE CANOPY TO BE PRESERVED 353,617± S.F. (17%)  
TREE CANOPY TO BE PLANTED 475,501± S.F. (23%)  
TOTAL TREE CANOPY REQUIRED 829,118± S.F. (40%)

**IF DRIPLINE IS PLOTTED/FIELD LOCATED THE AREA OF CANOPY TO BE PLANTED MAY BE REDUCED BY THE EXISTING CANOPY TO BE PRESERVED PER 10.1.5.A.2 OF THE LDC.**

**TREE CANOPY DEPICED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.**

**VARIANCE REQUEST (APPROVED PER 18SUBDIV024)**  
A VARIANCE OF 4.7.7.A.5 OF THE LDC IS REQUESTED TO ALLOW ALL LOTS IN THE PROPOSED DEVELOPMENT TO NOT MEET THE MINIMUM REQUIRED YARD SETBACKS FOR THE APPLICABLE FORM DISTRICT AND ALLOW THE PROPOSED SETBACKS TO CONFORM TO THE ALTERNATIVE DEVELOPMENT INCENTIVE REGULATIONS REGULATIONS OF 5.3.1.D.A OF THE LDC.

**WAIVER REQUEST (APPROVED PER 18SUBDIV024)**  
A WAIVER OF 6.2.6 OF THE LDC IS REQUESTED TO OMIT THE SIDEWALK REQUIRED ALONG A PORTION OF THE S. ENGLISH STATION ROAD FRONTAGE ACROSS LOTS 9-12 AND LOT 136 (ACROSS FROM AND NORTH OF THE OXFORD STATION LANE INTERSECTION), NOW SHOWN AS A PORTION OF LOT 5 AND 6 AND OPEN SPACE LOT 87.

**MAXIMUM BALANCE TRANSFER LOT CALCULATION:**

MLP = MAXIMUM LOTS PERMITTED  
TA = TOTAL LAND AREA (47.58)  
SS = STEEP SLOPES AREA/SLOPES >20% (6.29 AC.)  
IA = INFRASTRUCTURE AREA (4.95 AC.)  
MLP = [(TA - SS - IA) 4.84] + SS X 4.84

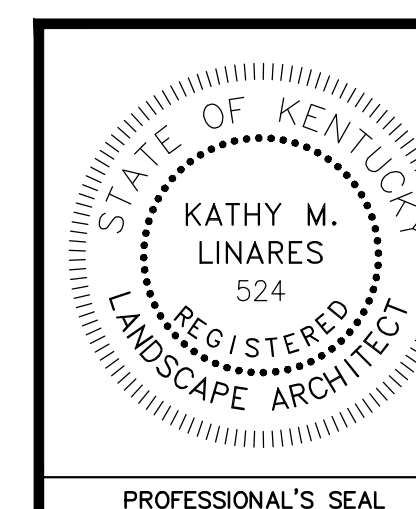
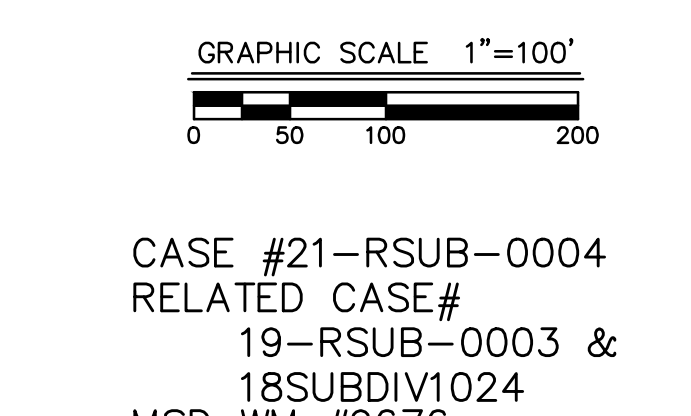
MLP = [(47.58 - 6.29 - 4.95) 4.84] + 6.29 X 4.84

MLP = 191

NOTE: ONLY THE AREAS OF STEEP SLOPES PRESERVED WITHIN THE OPEN SPACE LOTS ARE USED FOR THE BALANCE TRANSFER CALCULATION.

**PUBLIC WORKS AND KTC NOTES:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VEHICLE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADI, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "STANDARD NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.



Vertical Scale: N/A

Horizontal Scale: 1"=100'

Date: 3/15/21

Job Number: 2551

Sheet

1

of 1

**MINDEL SCOTT**  
ENGINEERING & PLANNING > LANDSCAPE ARCHITECTURE  
5151 Jefferson Blvd., Louisville, KY 40219  
502-465-1508 > mindelscott.com

**OWNER/DEVELOPER**  
ELITE-ARBOR HOMES  
(CLAYTON PROPERTIES GROUP, INC.)  
16218 SHELBYVILLE ROAD  
LOUISVILLE, KY 40245

**REVISED PRELIMINARY SUBDIVISION PLAN**  
(PER 4.7.7 DEVELOPMENT POTENTIAL TRANSFER)  
**CREEKSIDE COMMONS**  
1200 SOUTH ENGLISH STATION ROAD  
LOUISVILLE, KY 40299  
TAX BLOCK 40, LOT 508  
DEED BOOK 11897, PAGE 248