

**NOTES**

- GENERAL**
- No lots shown hereon may be subdivided or resubdivided 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.
  - Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
  - Regarding Benchmark data, topographical information shown hereon was derived from lojic data.
  - 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.

**SEWER & DRAINAGE**

- Runoff from this development must be conveyed to an adequate public outlet. On-site detention will be provided, if required.
- The site is located in Zone X of a floodplain per FIRM map 21111 C 0122 F dated February 26, 2021.
- Sewers by L. E. and subject to all applicable fees.
- A "Request for Sanitary Sewer Capacity" will be filed with MSD.
- All proposed sewer and drain easements shall be 15' unless otherwise indicated.
- The Louisville Water Company will determine the width of their easement prior to construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- 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.

**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.
- Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
- Street trees are required along Flowervale Lane. In the event that the trees are not allowed to be placed in mentioned streets and Right-of-Ways the trees shall be placed elsewhere on the property.
- A Bond & Encroachment Permit is required by Metro Public Works for all work within the Flowervale Lane 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.
- 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.

**PROJECT DATA**

TOTAL SITE AREA	= 4.75± Ac. (207,029 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 19
TOTAL AREA OF LOTS	= 189,439 SF
DENSITY	= 4.00 DU/Ac. (4.84 DU/Ac. MAX. ALLOWED)
TOTAL # OF OPEN SPACE LOTS	= 2
OPEN SPACE PROVIDED	= 25,156 SF

**R-4 REQUIREMENTS**

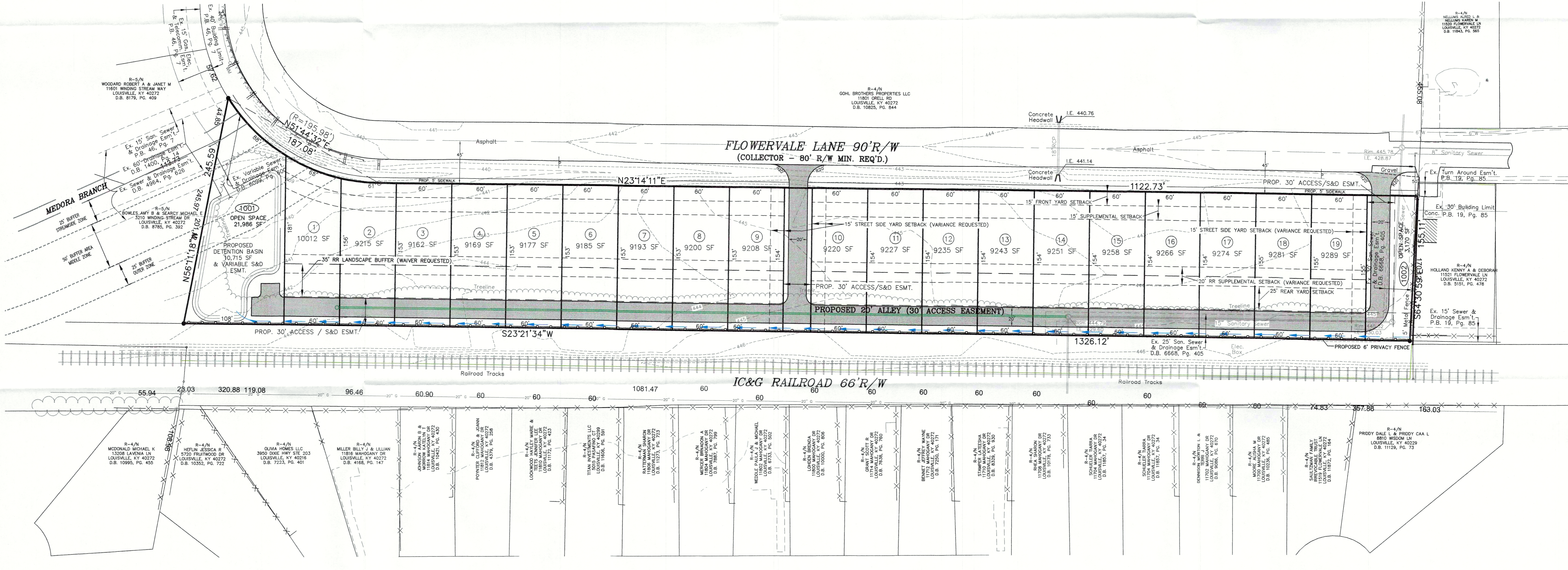
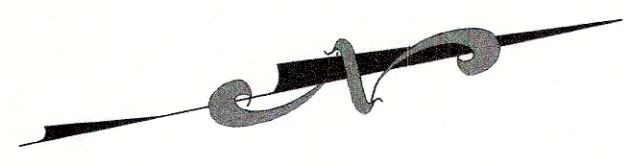
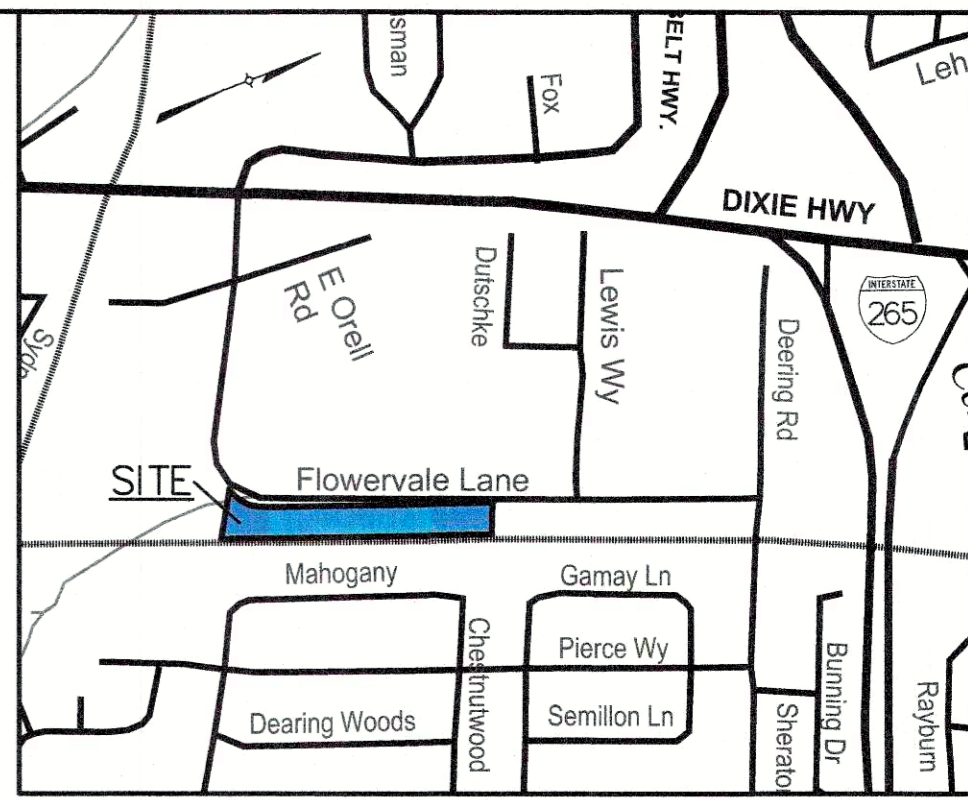
MINIMUM LOT AREA	= 9,000 SF
MINIMUM SIDE YARD	= 5'
MIN. FRONT YARD & STREET SIDE YARD	= 15'
MINIMUM LOT WIDTH	= 60'
MINIMUM REAR YARD	= 25'
MAX. BUILDING HEIGHT	= 35'

**WAIVER REQUESTED**

- A Waiver is requested from Section 10.2.7 of the Louisville Metro Land Development Code to reduce the required 35' Supplemental Railroad Landscape Buffer to 25'.

**VARIANCES REQUESTED**

- A Variance is requested from Section 5.3.1.4 of the Louisville Metro Land Development Code to reduce the required 20' Railroad Supplemental Setback to 0'.
- A Variance is requested from Section 5.3.1 of the Louisville Metro Land Development Code to reduce the required 15' Street Side Yards of lots 9, 10, and 19 to 5'.



**LEGEND**

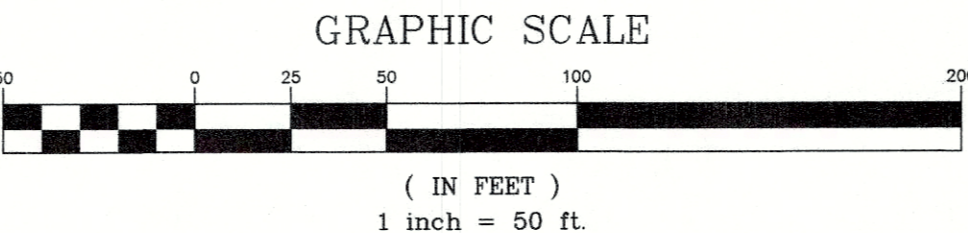
	= PROPOSED STORM SEWER, CATCH BASIN AND HEADWALL
	= PROPOSED SEWER AND MANHOLE
	= PROPOSED SILT FENCE
	= EXISTING FIRE HYDRANT
	= PROPOSED DRAINAGE SWALE

**DETENTION BASIN CALCULATIONS**

X = Δ CRA/12  
 ΔC = 0.50 - 0.25 = 0.25  
 A = 4.7 ACRES  
 R = 2.9 INCHES  
 X = (0.25)(4.7)(2.9)/12 = 0.28 AC.-FT  
 REQUIRED X = 12,200 CU.FT.  
 PROVIDED BASIN = 10,715 SQ.FT.  
 TOTAL = 10,715 SQ.FT. @ APPROX. 1.25 FT. DEPTH  
 = 13,394 CU.FT. > 12,200 CU.FT.

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 207,029 S.F.
EXISTING TREE CANOPY AREA	= 14% (28,205 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 40% (82,812 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 40% (81,812 S.F.)



**REVISIONS**

NO.	DATE	DESCRIPTION	BY

**FLOWERVALE LANE SUBDIVISION**

SUBDIVISION PLAN

**RECEIVED**  
 JAN 24 2023  
 PLANNING & DESIGN SERVICES

OWNER:  
 DP REALTY, LLC  
 1701 HERR LANE STE 100  
 LOUISVILLE, KY 40222

SITE ADDRESS:  
 11523 FLOWERVALE LANE  
 TAX BLOCK 1052, LOT 0839  
 D.B. 12108, PG. 518

DEVELOPER:  
 DP REALTY LLC  
 1701 HERR LANE, SUITE 100  
 LOUISVILLE, KY 40222

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

COUNCIL DISTRICT - 14  
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK  
 MUNICIPALITY - LOUISVILLE

JOB: 21139  
 WM#12371 / 21 1191  
 DATE: 10/01/21