

NOTES

GENERAL

- No lots shown herein 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 herein were derived from Lojic data. Boundary information was taken LD&D survey.
- 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 affect public safety or hamper sight distance. Final location will be determined during construction approval process.

SEWER & DRAINAGE

- 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.
- No portion of the site is located in a floodplain per FIRM map 21111 C 0091 E dated December 5th, 2006.
- Sewers by L. E. and subject to all applicable fees.
- A "Request for Sanitary Sewer Capacity" shall 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.
- 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 22 feet in width with a 35 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.).
- A Bond & Encroachment Permit is required by Metro Public Works for all work within the Auburn Woods Road 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 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.

PROJECT DATA

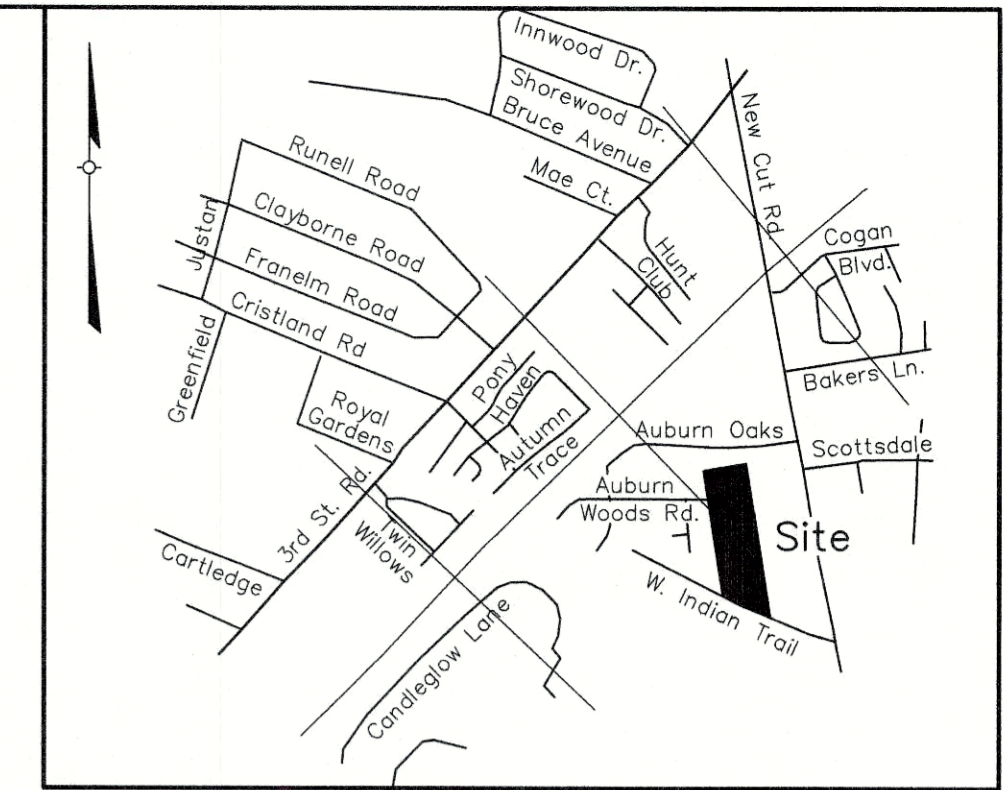
TOTAL SITE AREA = 4.8± Ac. (208,030 SF)
 TOTAL AREA OF ROW = 0.8± Ac. (34,361 SF)
 NET SITE AREA = 4.0± Ac. (173,669 SF)
 EXISTING ZONING = R-4
 FORM DISTRICT = R-5
 PROPOSED ZONING = R-5
 EXISTING USE = SINGLE FAMILY RESIDENTIAL
 PROPOSED USE = SINGLE FAMILY RESIDENTIAL
 TOTAL # RESIDENTIAL LOTS = 25
 TOTAL AREA OF LOTS = 3.7± (162,078 SF)
 GROSS DENSITY = 5.2 DU/AC. (7.26 DU/AC. MAX. ALLOWED)
 NET DENSITY = 6.25 DU/AC. (7.26 DU/AC. MAX. ALLOWED)

R-5 REQUIREMENTS

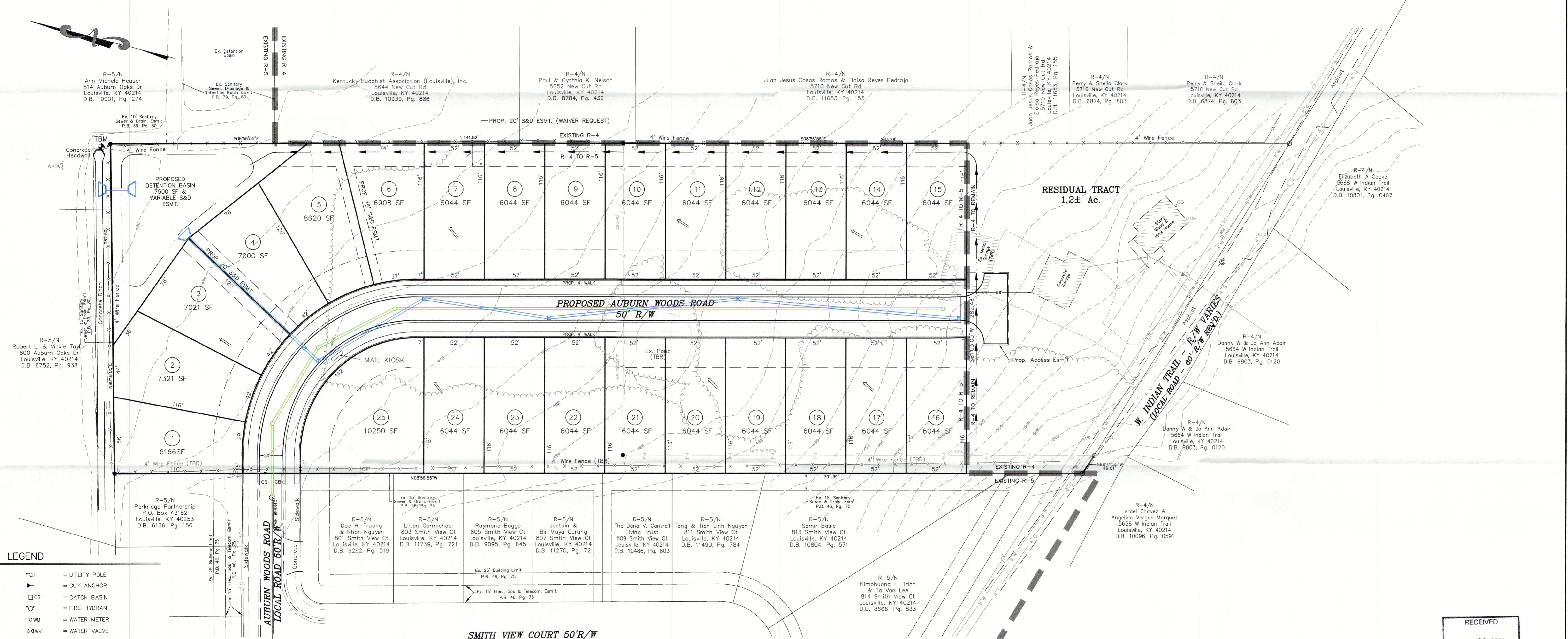
MINIMUM LOT AREA = 6,000 SF
 MINIMUM SIDE YARD = 5'
 MIN. FRONT YARD & STREET SIDE YARD = 25'
 MINIMUM LOT WIDTH = 50'
 MINIMUM REAR YARD = 25'
 MAX. BUILDING HEIGHT = 35'

WAIVER REQUEST

- A WAIVER IS REQUESTED FROM SECTION 7.3.30 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW MORE THAN 15% OF A REQUIRED REAR YARD TO BE OCCUPIED BY A DRAINAGE EASEMENT.



LOCATION MAP NOT TO SCALE



LEGEND

- = UTILITY POLE
- ▲ = GUY ANCHOR
- CB = CATCH BASIN
- = FIRE HYDRANT
- WM = WATER METER
- ⊗ = WATER VALVE
- CP = CABLE PEDESTAL
- GM = GAS METER
- = SANITARY SEWER MANHOLE
- CO = SANITARY CLEAN-OUT
- TP = TELECOMM. PEDESTAL
- 8" W— = UNDERGROUND WATER LINE
- 4" G— = UNDERGROUND GAS LINE
- OHE— = OVERHEAD ELECTRIC LINE
- ETC— = OVERHEAD ELECTRIC, TELEPHONE & CABLE LINES
- = SET MAG NAIL WITH WASHER STAMPED "LD&D SURVEYING 3492"
- = SET 1/2" BY 18" IRON PIN WITH CAP STAMPED "WINK 3492"
- = PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE

TREE CANOPY CALCULATIONS

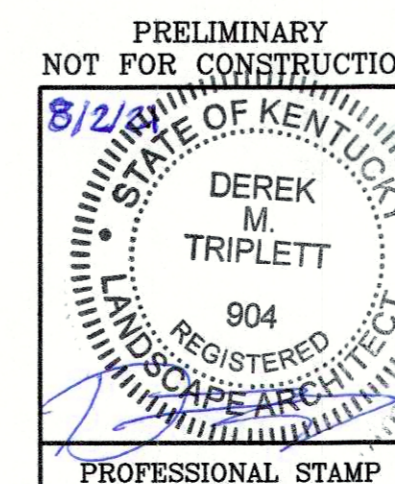
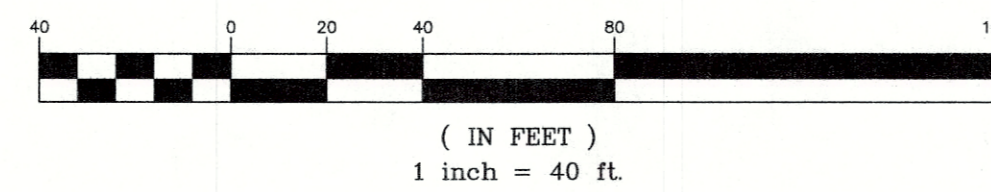
TOTAL SITE AREA = 228,715 S.F.
 TOTAL TREE CANOPY AREA REQUIRED = 40% (91,486 S.F.)
 EXISTING TREE CANOPY = 48% (110,559 S.F.)
 EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)
 PROPOSED TREE CANOPY TO BE PROVIDED = 40% (91,486 S.F.)

NO.	DATE	DESCRIPTION	BY
1	7/2/21	PER AGENCY COMMENTS	TF
2	7/28/21	PER AGENCY COMMENTS	TF

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $AC = 0.70 - 0.23 = 0.47$
 $A = 4.5$ ACRES
 $R = 2.8$ INCHES
 $X = (0.47)(4.5)(2.8)/12 = 0.49$ AC.-FT.
 REQUIRED $X = 21,394$ CU.FT.
 PROVIDED BASIN = 7,500 CU.FT.
 TOTAL = 7,500 SQ.FT. @ APPROX. 3 FT. DEPTH = 22,500 CU.FT. > 21,394 CU.FT.

GRAPHIC SCALE



CASE #: 21-ZONE-0091
 RELATED CASE: 21-ZONEPA-0032

5661 W. INDIAN TRAIL
 PRELIMINARY SUBDIVISION PLAN

OWNERS:
FORREST DRESSING III
 5669 W. INDIAN TRAIL, LOUISVILLE, KY 40214

DEVELOPER:
CL CAT, LLC
 500 W. JEFFERSON ST. STE. 1505, LOUISVILLE, KY 40202

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

SITE ADDRESS:
5661 & 5663 WEST INDIAN TRAIL, LOUISVILLE, KY 40214

TAX BLOCK: 1045, LOT 0205 & 73
 D.B. 11485, PG. 0183
 D.B. 11653, PG. 0155

COUNCIL DISTRICT - 13
 FIRE PROTECTION DISTRICT - FAIRDALE
 MUNICIPALITY - LOUISVILLE

JOB#: 21021
 WM# 12271
 DATE: 04/20/2021

