

JECT DATA		Reamers Rd Old Floydsburg Rd
L SITE AREA L AREA OF R/W	= $36.2\pm$ Ac. = $5.9\pm$ AC.	Ex FOX HOME
AREA ING ZONING	$= 30.3 \pm$ AC. = R-4	Fix. FOX FOX SITE
ING ZONING	(FLOYDS FORK OVERLAY)	Ex. FOX RUN
I DISTRICT L # RESIDENTIAL LOTS	<ul><li>NEIGHBORHOOD</li><li>64 LOTS</li></ul>	Factory Lane
S DENSITY	= 1.77  DU/AC.	Ash Ave
DENSITY	(4.84 DU/AC. MAX.) = 2.11 DU/AC. (4.84 DU/AC. MAX.)	Ex. MEADOW OF
L AREA OF LOTS	$= 24.7 \pm$ AC.	Ex. MEADOW OF FOX RUN SECTION 4
L # OPEN SPACE LOTS I SPACE PROVIDED	= 5 = 5.4± AC.	Ex. FOX RUN Sush Former Pa
FERSON COUNTY PROJECT DA	ATA	BIVG
L SITE AREA	= $21.7\pm$ Ac. = $4.1\pm$ AC.	LOCATION MAP
AREA OF R/W AREA	= 17.6± AC.	NOT TO SCALE
TING ZONING	= R-4 (FLOYDS FORK OVERLAY)	<u>GENERAL</u> 1. No lots shown hereon may be subdivided or resubdivided
	<ul><li>NEIGHBORHOOD</li><li>51 LOTS</li></ul>	resulting in the creation of a greater number of lots than originally approved by the planning commission.
AL # RESIDENTIAL LOTS SS DENSITY	= 2.35  DU/AC.	<ol> <li>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</li> </ol>
DENSITY	(4.84 DU/AC. MAX.) = 2.90 DU/AC.	all construction activities. The reacting is to remain in place until or construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced
	(4.84 DU/AC. MAX.)	area. 3. Topographical information shown hereon were derived from
AL AREA OF LOTS AL # OPEN SPACE LOTS	$= 14.04 \pm$ AC. = 3	Lojic data. 4. Compatible on—site utilities, (electric, phone, cable) shall be
N SPACE PROVIDED	$= 1.7 \pm$ AC.	placed in a common trench unless otherwise required by appropriate agencies.
STANDARDS		<ol> <li>Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions form reaching existing roads and neighboring properties.</li> </ol>
NIMUM LOT AREA = $9,000$ S NIMUM LOT WIDTH = $60$ FT.	SF	<ol> <li>Benchmark &amp; topographic provided by information LOJIC mapping.</li> </ol>
INIMUM FRONT YARD= 30 FTINIMUM SIDE YARD= 5 FT		SEWER & DRAINAGE
TREET SIDE YARD = 30 FT		<ol> <li>Runoff from this development must be conveyed to an adequate public outlet. On-site detention will be provided, if required</li> </ol>
INIMUM REAR YARD=25 FTAXIMUM BUILDING HEIGHT=35 FT		required. 2. A portion of the site is located within Zone A of the floodplain per Oldham County FIRM Map 210185 0211 C dated
-75'07'59"E		September 20, 2006. 3. Sewers by L. E. and subject to all applicable fees.
SJ328.20		<ol> <li>Extension of MSD storm water boundaries may be required.</li> <li>A "Request for Sanitary Sewer Capacity" has been filed with</li> </ol>
S 13 1900 01 W		MSD. 6. All proposed sewer and drainage easements shall be 15' unless
	A SE CONTRACTOR	otherwise indicated. 7. The Louisville Water Company will determine the width of their easement prior to construction plan approval.
	8.65. 1893 -	<ol> <li>B. Drainage pattern depicted by arrows ( ==&gt; ) is for conceptual purposes. Final configuration and size of drainage pipes and</li> </ol>
135.00. St A 3 /	PROP 15:48 SOS UNI	channels shall be determined during the construction plan design process.
21272 SF 19115 SF	(2) LEAN 28 31. W	<ol><li>The final design for all lots located with in Jefferson County of this project must meet all MS4 water quality regulations</li></ol>
1 / 49' 70' 30' RY 1	3269 SF	established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management.
PROP. 5' WALK 23'	11992 SF 3 2 5 2 5 2 5	<ul> <li>10. Oldham County stormwater approval required prior to MSD construction plan approval.</li> <li>11. The development is located within the Floyds Fork DRO. No</li> </ul>
75' 92'	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	waterways or floodplains are located within the development. 12. Pre-developed flows and velocity shall be matched leaving
(63)		property line of lot 15. To be verified prior to MSD construction plan approval.
9 54 J 17324 SF (SA)	24 - 25 - 2 - 3 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	STREETS & SIDEWALKS
005 07 1702 F G 15601 SF	24 24 24 24 24 24 24 24 24 24	<ol> <li>All the roads within the development shall be 24 feet in width with a 35 foot radius at intersections.</li> <li>Sidewalks within the subdivision shall be provided in</li> </ol>
	144-26-51 N 82.02 R-A Courtney Robert Turner ans 4024-5000 50. Ray 15426 ille: v 0135 5406	accordance with Table 6.2.1 of the Louisville Metro Land Development Code.
	Robe 15426 Timmer 402-0000 15426 Timmer 47 035-0406 15426 200 000 000 000 000 000 000 000 000 0	<ol> <li>Street grades shall not be less than 1% (Min.) or 10% (max.).</li> <li>A Bond &amp; Encroachment Permit is required by Metro Public</li> </ol>
101701000	15423 ville, 22 PG. 00 2 Louisville, 22 PG. 00 2 Louisville, 2962 PG. 00 0 D.B. 10235 PG. 00 0 D.B. 1025 P	Works for all work within the Right-Of-Way, and for roadway approaches on all surrounding access roads to the subdivision
8"E 6 0 234 00 34	E the state	site due to damages caused by construction traffic. 5. Verges shall be provided as required by Metro Public Works.
	15320	6. All streets, intersections, loop roads, cul-de-sacs, bulbs, traffic circles and rights-of-way shall be in accordance with
5 45 50' R.	ALI 37.30 SO COLUMN DA	the Louisville Metro Land Development Code and Metro Public Works' standards and approved at the time of construction.
5°% MH #113740	RULET MIDE	<ol> <li>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</li> </ol>
	1 14 1 1	certificate of occupancy and shall be in place at time of bond release.
LATIONS (0% – 40% COVERA	(GE)	<ol> <li>The location and type of plantings within the street right—of—way will be evaluated for roadway safety and sight</li> </ol>
= 934,102 S.F. (JEFFERSON COUNTY ARE)	A ONLY)	distance requirements by Metro Public Works which reserves the right to remove them without the property owner's
E PRESERVED = 0% (S.F.)		approval.
EQUIRED = $20\%$ (186,820 S BE PLANTED = $20\%$ (187,200 S	E) RECEIVED	located within offsite rights—of—way become necessary to be altered, extended or relocated, such shall be at the
	MAR HO 2013 PLANNING &	owner's/developer's expense. 10. All roadway intersections shall meet the requirements for
	DESIGN SERVICES	landing areas as set by Metro Public Works. 11. Developments with an aggregate of 200 or more dwellings
		shall have at least two separate access roadways connecting directly to existing roadways.
	THE	RESERVE
LLC		FOX RUN
20AD 2010		
ENTS LLC	PRELIMINA JEFFEI	RY SUBDIVISION PLAN RSON COUNTY, KY
BILLY DOELKER ROAD 0245	SITE ADDRESS:	PREPARED BY:
ASH AVENUE, TAX	APPLE HILL ROAD & MEADOW BLOCK 0016, LOT 0108 & 010	503 WASHBURN AVENUE, SUITE 101
K. EDWARDS 7 ROAD	PARCEL 25-00-00-74/4691 D.B. 0220 PG. 094	$\begin{array}{c} \text{PHONE:} (502) \ 426-9374 \\ \text{FAX:} \ (502) \ 426-9375 \end{array}$
40245	D.B. 9679, PG. 0935	JOB: 13073 MSD SUB #1014
TRUST COMPANY	COUNCIL DISTRICT - 19 TION DISTRICT - EASTWOOD -	- MIDDLETOWN 16SUBDIV1000 16DEVPLAN1005
AD STE 310 FIRE PROTEC 40207	TION DISTINICI - EASTWOOD -	DATE: 1/04/16

KSUBDIV 1000