

GENERAL NOTES

- 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.
- 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.
- A Karst survey was conducted by Kevin Young, RLA, on December 10, 2020.
- The Louisville Water Company will determine the width of their easement prior to construction plan approval.
- A geotechnical report shall be conducted for the site and the results shall be submitted to the Planning Commission staff, Public Works, and MSD for review prior to construction plan approval. A plan shall be submitted to said agencies specifying how the geotechnical report's mitigation measures, construction practices and construction supervision will be implemented to assure the stability of the road being constructed on the site in the area of 30% slopes.

SEWER & DRAINAGE NOTES

- Onsite detention will be provided. Post-developed 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. Evaluation of the downstream system is required for detention basin #2. Additional offsite easements and or downstream improvements may be required. No increase in velocity at the point of discharge at the property line.
- No portion of the site is located in a floodplain per FIRM map 21111C0034 E dated December 5, 2006.
- Sewers by L. E. and subject to all applicable fees. Offsite easements may be required.
- Extension of MSD storm water boundaries may be required.
- A Downstream Sanitary Sewer Capacity request has been approved by MSD by their letter dated 02-04-2021.
- All proposed sewer and drain easements shall be 15' unless otherwise indicated.
- 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 Management Practices.
- An EPSC plan shall be developed and approved in accordance with the MSD Design Manual and Standard Specifications prior to construction plan approval.
- The proposed swale along the north side of the development shall be designed to provide an over flow spill way for the blocked condition of the existing catch basin located at the rear of lot 12.

STREETS & SIDEWALKS NOTES

- 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 feet at Cul-de-sacs. All other roads shall be 24 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 N. Beckley Station 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 shall 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. Final location of street trees will be determined during construction approval process.
- 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.

WAIVER REQUESTED

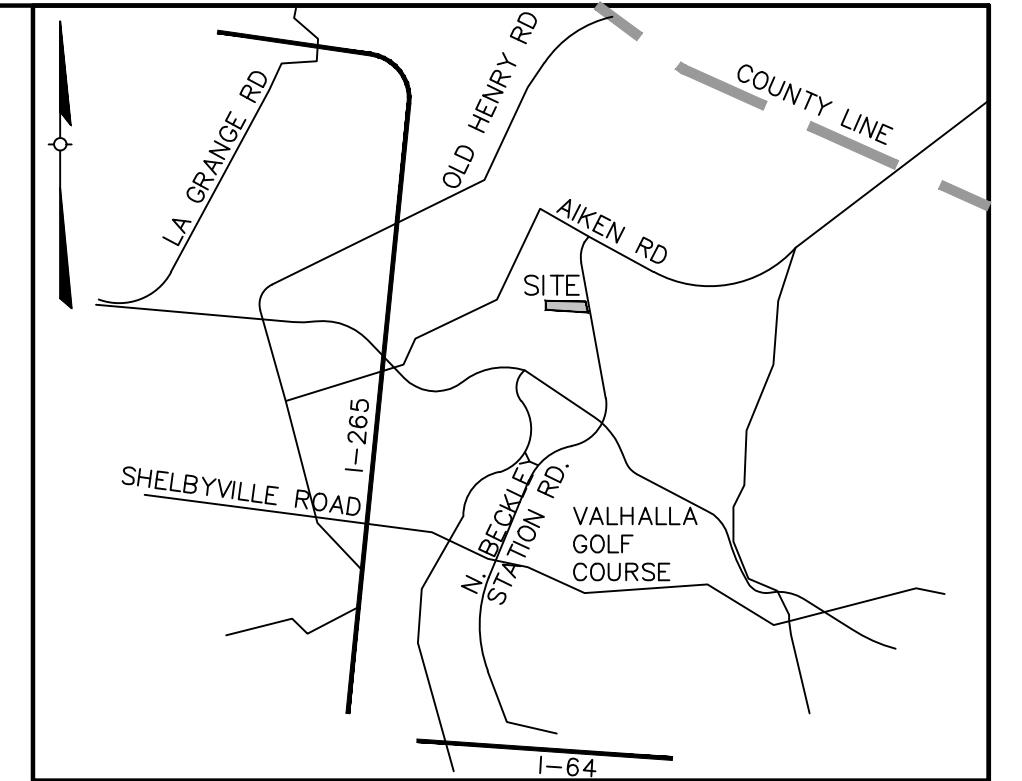
- A Waiver is requested from Section 7.3.30.E of the Louisville Metro Land Development Code to waive the more than 15% occupation of the rear yard with a drainage easement.

PROJECT DATA

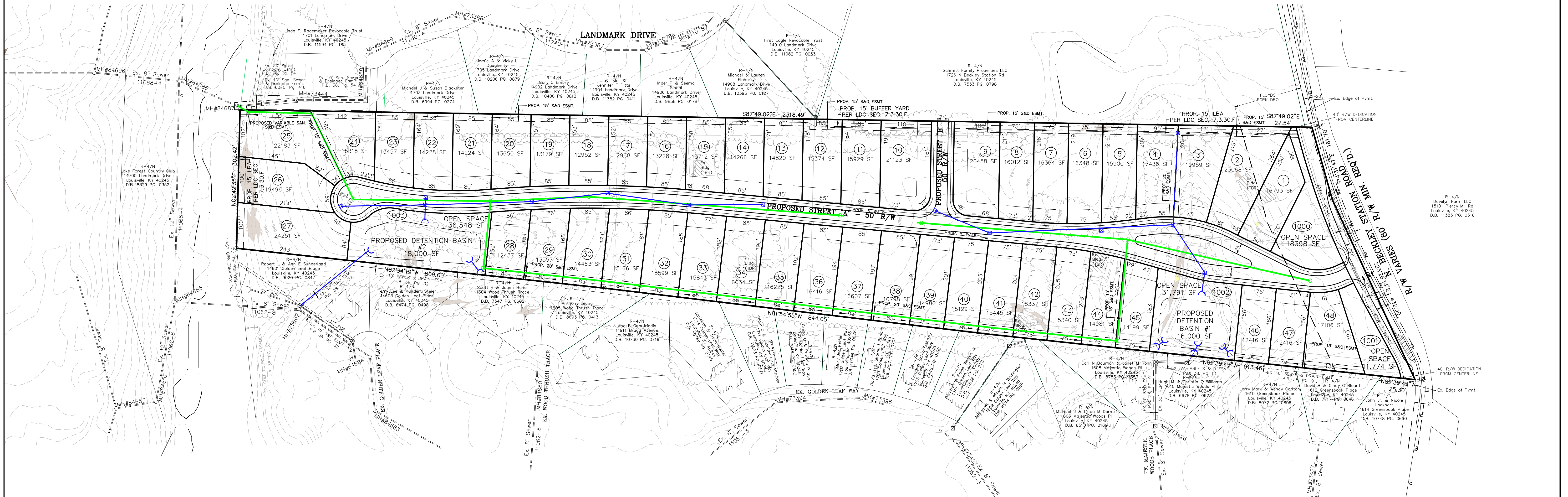
TOTAL SITE AREA	= 23.6± Ac. (1,028,214 SF)
TOTAL AREA OF ROW	= 3.4± Ac. (147,877 SF)
R/W DEDICATION AREA	= 0.4± Ac. (18,660 SF)
NET SITE AREA	= 19.8± Ac. (861,677 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 48
TOTAL AREA OF LOTS	= 17.5± Ac. (763,190 SF)
NET DENSITY	= 2.03 DU/AC. (4.84 DU/AC. MAX. ALLOWED)
OPEN SPACE PROVIDED	= 98,511 SF

R-4 REQUIREMENTS

MINIMUM LOT AREA	= 9,000 SF
MINIMUM LOT WIDTH	= 60'
MIN. FRONT YARD & STREET SIDE YARD	= 30'
MINIMUM SIDE YARD	= 5' EACH SIDE
MINIMUM REAR YARD	= 25'
MAX. BUILDING HEIGHT	= 35'



LOCATION MAP
NOT TO SCALE



DETENTION BASIN #1 CALCULATIONS

X = Δ CRA/12
 ΔC = 0.50 - 0.23 = 0.27
 A = 9.8 ACRES
 R = 2.9 INCHES
 X = (0.27)(9.8)(2.9)/12 = 0.64 AC.-FT.
 REQUIRED X = 27,900 CU.FT.

PROVIDED BASIN = 16,000 SQ.FT.

TOTAL = 16,000 SQ.FT. @ APPROX. 2 FT. DEPTH
 = 32,000 CU.FT. > 27,900 CU.FT.

DETENTION BASIN #2 CALCULATIONS

X = Δ CRA/12
 ΔC = 0.50 - 0.23 = 0.27
 A = 13.8 ACRES
 R = 2.9 INCHES
 X = (0.27)(13.8)(2.9)/12 = 0.90 AC.-FT.
 REQUIRED X = 39,200 CU.FT.

PROVIDED BASIN = 18,000 SQ.FT.

TOTAL = 18,000 SQ.FT. @ APPROX. 2.5 FT. DEPTH
 = 45,000 CU.FT. > 39,200 CU.FT.

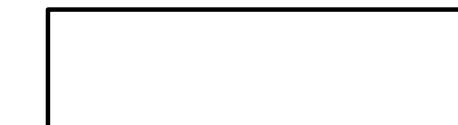
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 1,028,214 S.F.
EXISTING TREE CANOPY COVERAGE	= 25% (257,054 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 40% (411,285 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 40% (411,285 S.F.)

SLOPES TABLE

MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
20.00%	>	Yellow
30.00%	>	Green

PRELIMINARY
NOT FOR CONSTRUCTION



NORTH BECKLEY STATION ROAD
PRELIMINARY SUBDIVISION PLAN

SITE ADDRESS:
1698, 1700 & 1704 N. BECKLEY STATION ROAD
LOUISVILLE, KY 40245
TAX BLOCK: 0024, LOT 021, 022 & 023
D.B. W0557, PG. 0659
D.B. 6722, PG. 0420

DEVELOPER:
BLACKETER COMPANY
225 S. HURSTBOURNE PKWY STE. 103
LOUISVILLE, KY 40222
PHONE: (502) 426-9374
FAX: (502) 426-9375

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

MUNICIPALITY - LOUISVILLE
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN
COUNCIL DISTRICT - 19

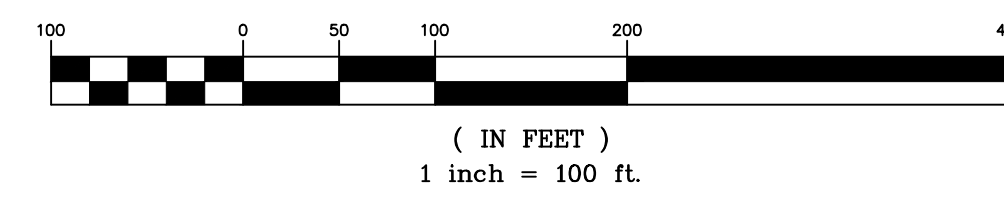
CASES: 21-MSUB-0002 & 21-FFO-0001
RELATED CASE: 18SUBDIV1000
MSD SUB# 11735 JOB: 17215
DATE: JANUARY 11, 2021

LEGEND

- Proposed Storm Sewer, Catch Basin
- Proposed Sewer and Manhole
- Proposed Drainage Swale

NO.	DATE	REVISIONS	BY
1	02-01-21	AGENCIES COMMENTS	AR
2	02-15-21	AGENCIES COMMENTS	AR
3	02-25-21	MSD COMMENTS	AR

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

PROFESSIONAL STAMP