

RECEIVED
SEP 01 2017
DESIGN SERVICES

SEITE DATA
FORM ZONING: R-4
EXISTING ZONING: R-4
GROSS LAND AREA: 68.2
NET LAND AREA: 17
NON-BUILDABLE LOTS: 10,191 S.F.
MINIMUM AVERAGE LOT SIZE ALLOWED: 5,000 S.F.
NET DENSITY: 2.31 (DU/AC)
CONSERVATION SPACE PROVIDED: 891,388 S.F. (40%)
CONSERVATION SPACE REQUIRED: 705,274 S.F. (41.7%)
PCA: 505,303 S.F.

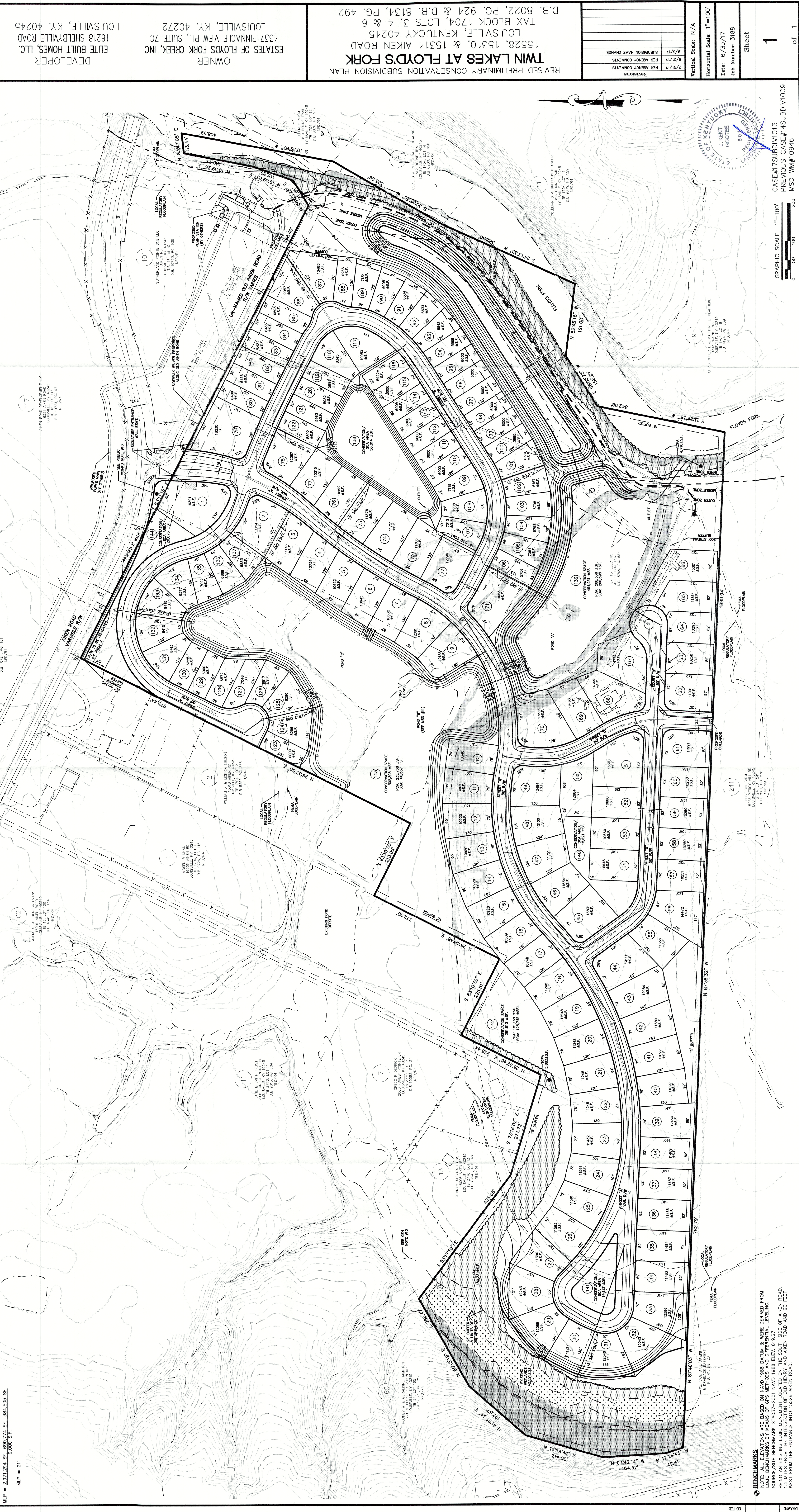
TREE CANOPY DATA
GROSS SITE AREA: 2,971,844 S.F.
EXISTING TREE CANOPY: 282,753 S.F. (9.5%)
TOTAL TREE CANOPY REQUIRED: 534,833 S.F. (18%)
TREE CANOPY TO BE PRESERVED: 247,711 S.F. (8%)
- TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION OBTAINED FROM 2014 AERIAL PHOTOGRAPHS.

DIMENSIONAL STANDARDS
MIN. 15' MAX. 25'
STREET SIDE YARDS: 15' (IF ADJACENT TO ALLEY)
REAR YARDS: 25'
MAXIMUM BUILDING HEIGHT: 3.5 STORIES
FLOOR AREA RATIO: 0.5
MAXIMUM LOT AREA: 90,000 S.F. LOT AREA
MINIMUM LOT AREA: 2,000 S.F.
MINIMUM LOT AREA: 2,000 S.F.
ZONING DISTRICT: R-4
MAP = 211

DEVELOPER
ELITE BUILT HOMES, LLC
16218 SHELBYLE ROAD
LOUISVILLE, KY. 40245

OWNER
ESTATES OF FLOYDS FORK CREEK, INC
4337 PINNACLE MEW PL, SUITE 7C
LOUISVILLE, KY. 40272

PLANNING
Mindel, Scott & Associates, Inc.
1515 Eastern Boulevard, Louisville, KY 40203
Phone: (502) 639-1000 Fax: (502) 639-1000 Email: info@msa.com



GENERAL NOTES:
1. 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 / DEVELOPER'S EXPENSE.
2. TREE PRESERVATION: A. TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES: A. CONSTRUCTION PERMITS SHALL BE OBTAINED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. THE TREE CANOPY AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION. MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT.
5. IF PROPOSED SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION PRIOR TO CONSTRUCTION.
6. A CHAPTER 10 LANDSCAPE AND TREE CANOPY PLAN PER SHALL BE PROVIDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
7. FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
8. ALL EXISTING STRUCTURES, EXISTING ENTRANCES AND PAVEMENT SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
9. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS.
10. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE-JEFFERSON COUNTY METRO ORDINANCES.
11. PARTICULATE EMISSIONS FROM READING EXISTING ROAD AND NEIGHBORING PROPERTIES.
12. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LUC, A MARSH SURVEY OF THE SITE WAS PERFORMED BY JAMES B. SMITH INC. ON 08/24/16. THE RESULTS OF THE SURVEY ARE SHOWN ON THE PLAN.
13. THOUGH BENCHMARKS ARE SHOWN, THE STREAM PERMITS MARKING, NONE EXISTS IN THE OUBOW AS A RESULT OF REALIGNMENT OF THE STREAM PER REDWOOD ECOLOGICAL SERVICES, INC. DEDICATION OF WETLAND AREAS HAVE BEEN DELINEATED IN THE AREA OF THE OUBOW AS SHOWN.
SIDEWALK WAYVER
THE LUC IS REQUESTED TO WAIVE THE LUC'S REQUIREMENTS TO WAIVE THE SIDEWALKS ALONG THE SITES OLD AIKEN ROAD FRONTAGE.
DETONATION CALCULATIONS
DETONATION VOLUME REQUIRED = 0.56 AC @ 12' (84.4)
BASIN SURFACE AREA PROPOSED = 7.84 AC.
3.3 ACET.
BASIN DEPTH REQUIRED = 7.9 AC = 0.42 FT.

LEGEND
EXISTING CONTOUR
EXISTING TREE MASS
EXISTING FENCE
EXISTING CHORDIAL DRIVE
EXISTING SIDEWALKS
EXISTING OVERHEAD UTILITIES
EXISTING UTILITY POLE
EXISTING DOWN GUT
EXISTING UNDERGROUND TELEPHONE
EXISTING HEADWALL
EXISTING SANITARY
PROPOSED HEADWALL
PROPOSED SANITARY MANHOLE
PROPOSED DITCH/SWALE
PROPOSED DRAINAGE ARROW
REMOVED TREE LINE
WETLANDS
SLOPES 20-30%
SLOPES 30% +
CONVEYANCE ZONE
FLOODWAY
CONCEPTUAL PEDESTRIAN WALKWAY

REVISIONS
1/21/17 PER AGENCY COMMENTS
9/16/17 SUBVISION NAME CHANGE
Date: 6/30/17
Job Number: 3188
Vertical Scale: N/A
Horizontal Scale: 1"=100'

BENCHMARKS
NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM THE BENCHMARK STATION 2001 NAVD 1988 ELEV. 619.67 BEING AN EXISTING LOCAL MONUMENT LOCATED ON THE SOUTH SIDE OF AIKEN ROAD. WEST FROM THE ENTRANCE INTO 15528 AIKEN ROAD.

GRAPHIC SCALE 1"=100'
0 50 100 200

STATE OF KENTUCKY
REGISTERED PROFESSIONAL ENGINEER
J. KENT COOTEE
NO. 16784
EXPIRES 12/31/2018
CREATED: 09/01/2017 09:00

TWIN LAKES AT FLOYD'S FORK
REVISED PRELIMINARY CONSERVATION SUBDIVISION PLAN
15528, 15310, & 15314 AIKEN ROAD
LOUISVILLE, KENTUCKY 40245
TAX BLOCK 1704, LOTS 3, 4 & 6
D.B. 8022, P.G. 924 & D.B. 8134, P.G. 492

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