

NOTES

GENERAL

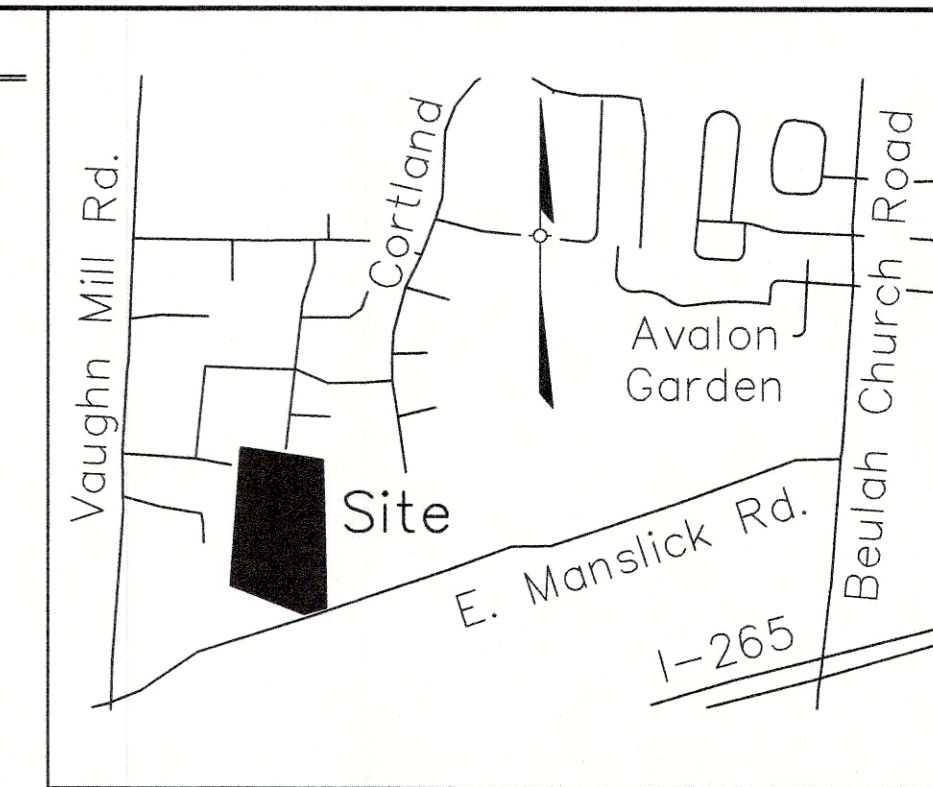
- No lots shown herein may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
- Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The 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.
- Benchmark and topographical information shown herein were derived from Lojic data. Boundary information was taken from deeds.
- Regarding Benchmark data, topographical information shown herein 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.
- A site visit was conducted by Derek Triplett, RLA on 4/12/22 and no evidence of KARST features were observed.
- Front yard setbacks along the extension of Roseborough Road shall be 25' and 30' along the extension of Rome Beauty Way.

SEWER & DRAINAGE

- A portion of the site is located in a 100 year floodplain per FIRM map 21111 C 0095 & 0096 F dated February 26, 2021.
- Sewers by Lateral Extension and subject to fees and any applicable charges.
- 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.
- 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.
- MSD drainage bond may be required prior to construction plan approval.
- Lowest finished floor and machinery to be at or above 634.5'.
- 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 Standard Specifications prior to construction plan approval.
- KDOW approval required prior to MSD construction plan approval.
- Increased run off volume shall be provided onsite below the FEMA floodplain in lieu of onsite detention.
- Any required fill in the floodplain shall be compensated onsite at a ratio of 1.5 to 1.
- MSD floodplain permit required prior to MSD 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 grades shall not be less than 1% (Min.) or 10% (max.).
- 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.
- 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.
- All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.
- The minimum driveway length is 25' from garage or building facade to back of sidewalks or edge of pavement or curb.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- End of road signage will be in place prior to recording of record plat indicating the possible extension of the subdivision.
- An encroachment permit and bond are required by Metro Public Works for roadway repairs on all surrounding access roads to the subdivision site due to damages caused by construction traffic activities.



LOCATION MAP
NOT TO SCALE

WAIVER REQUEST:

- A Waiver is requested from Section 7.3.30.E of The Louisville Metro Land Development Code to allow drainage easements to overlap the rear yard by more than 15%.

PROJECT DATA

TOTAL SITE AREA	= 11.19± Ac. (487,561 SF)
R/W DEDICATION AREA	= 0.08± Ac. (3,553 SF)
NET SITE AREA	= 11.11± Ac. (484,008 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL

TRACT 1 AREA

TRACT 1 AREA	= 4.42± Ac. (192,618 SF)
TOTAL AREA OF ROW	= 0.74± Ac. (42,971 SF)
NET SITE AREA	= 3.68± AC (149,647 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 10 LOTS
TOTAL ARE OF LOTS	= 2.35± Ac. (102,352 SF)
GROSS DENSITY (10/4.42)	= 2.26 DU/Ac. (4.84 DU/Ac. MAX. ALLOWED)
NET DENSITY (10/3.68)	= 2.71 DU/Ac. (4.84 DU/Ac. MAX. ALLOWED)
EXISTING IMPERVIOUS AREA	= 0 SF
PROPOSED IMPERVIOUS AREA	= 50,000 SF
PROPOSED SITE DISTURBANCE AREA	= 3.3± Ac.

TRACT 2 AREA

TRACT 2 AREA	= 6.77± Ac. (294,943 SF)
R/W DEDICATION AREA	= 0.08± Ac. (3,553 SF)
NET SITE AREA	= 6.69± Ac. (291,390 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= RESIDUAL LOT

R-4 REQUIREMENTS

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

TREE CANOPY CALCULATIONS (TRACT 1)

TRACT 1 SITE AREA	= 192,618 S.F.
EXISTING TREE CANOPY AREA	= 100% (192,618 S.F.)
EXISTING TREE CANOPY REQ. TO BE PRESERVED	= 20% (38,524 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 20% (38,600 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 40% (195,024 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 40% (195,024 S.F.)

RUNOFF/FLOODPLAIN BASIN CALCULATIONS

$X = \Delta C R A / 12$
 $\Delta C = 0.50 - 0.23 = 0.27$
 $A = 3.25 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.27)(3.25)(2.8) / 12 = 0.2 \text{ AC.-FT.}$
 REQUIRED $X = 8,918 \text{ CU.FT.}$

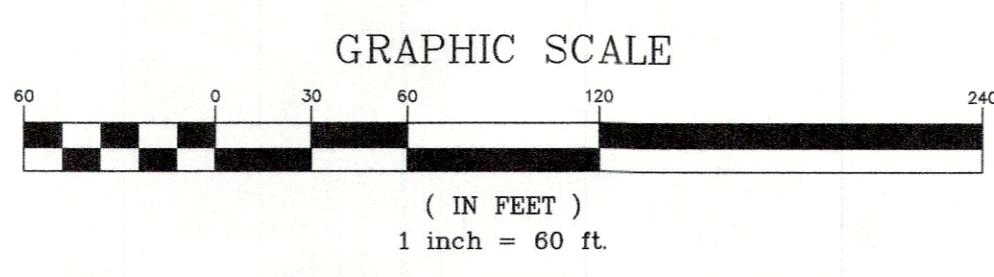
AREA TO BE FILLED IN FLOODPLAIN = 10,000 SF
 FILL TO BE PLACED - 0.5 FEET
 VOLUME OF FILL IN FLOODPLAIN - (10,000 SF)(0.5 FT.) = 5,000 CU. FT.
 FLOODPLAIN COMPENSATION REQUIRED - 5,000 SQ. FT. X 1.5 = 7,500 CU. FT.
 VOLUME REQUIRED IN BASIN - 8,918 CU. FT. + 7,500 CU. FT. = 16,418 CU. FT.
 BASIN PROVIDED
 TOTAL - 6,658 SQ. FT. @ 2.5 FT. DEEP = 16,645 CU. FT.
 = 16,645 CU. FT. > 16,418 CU. FT.



LEGEND

	= PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL
	= PROPOSED SEWER AND MANHOLE
	= PROPOSED DRAINAGE SWALE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	6/17/22	REVISED PER AGENCY COMMENTS	JH
2	8/22/22	REVISED PER LD&T	DT
3	9/12/22	REVISED PER LD&T	BB



BENCHMARK DESCRIPTIONS

TBM#42228-SQUARE CUT ON SOUTHWEST CORNER OF CONCRETE PAD FOR AT&T EQUIPMENT. CONCRETE PAD IS LOCATED 43'+/- NORTH OF THE EDGE OF PAVEMENT OF EAST MANSLICK ROAD AND 362'+/- WEST OF THE CENTERLINE OF THE INTERSECTION OF BRAEBURN RIDGE DRIVE AND EAST MANSLICK ROAD.
 ELEVATION=656.289' (NAVD 88)

SOURCE - ELEVATIONS ARE BASED ON LOJIC MONUMENT BS30-02-2018 ELEVATION=748.39 (NAVD 88)

PRELIMINARY
NOT FOR CONSTRUCTION

DEREK M. TRIPLETT
904
REGISTERED PROFESSIONAL ENGINEER
STATE OF KENTUCKY

MORRIS
7203 E MANSLICK RD
PRELIMINARY SUBDIVISION PLAN

OWNERS:
BARBARA SWORN
2800 AINTERE LN APT G101
NAPLES, FL 34112

DEVELOPER:
RLM BUILDING & REMODEL
705 WASHINGTON AVENUE, SUITE 101
LOUISVILLE, KY 40206

PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC.
503 WASHINGTON AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-8374
FAX: (502) 426-8375

SITE ADDRESS:
7203 EAST MANSLICK RD
LOUISVILLE, KY 40228
TAX BLOCK 0654, LOT 0021
D.B. 12055, PG. 515

COUNCIL DISTRICT - 23
FIRE PROTECTION DISTRICT - HIGHVIEW
MUNICIPALITY - LOUISVILLE

JOB: 21183
MSD SUB# 1065
DATE: 04/04/22
CASE #22-RSUB-0005

RECEIVED
SEP 12 2022
PLANNING & DESIGN SERVICES