



# **LOCATION MAP**

NOT TO SCALE

### SITE DATA

NET DENSITY

GROSS SITE AREA 18.48 ACRES NET SITE AREA 14.76 ACRES (3.72 AC. IN R/W) EXISTING ZONING EXISTING FORM DISTRICT EXISTING USE VACANT PROPOSED USE SINGLE FAMILY RESIDENTIAL NUMBER OF LOTS BUILDABLE 56 LOTS OPEN SPACE 1 LOT

3.79 D.U./AC.

# YARD REQUIREMENTS

FRONT YARD SETBACK - 30' REAR YARD SETBACK - 25' STREET SIDE YARD SETBACK - 30' SIDE YARD SETBACK 5' EACH SIDE

# TREE CANOPY CALCULATIONS

TREE CATEGORY CLASS C

TOTAL SITE AREA 804,989 SQ.FT. EXISTING TREE CANOPY ON SITE 35,028 SQ.FT. EX. TREE CANOPY TO BE PRESERVED 35,028 SQ.FT. (4.4%) TREE CANOPY REQUIRED 152,948 SQ.FT. (19%) (TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE) ADDITIONAL TREE CANOPY REQUIRED 117,920 SQ.FT. ADDITIONAL TREE CANOPY TO BE PROVIDED 118,800 SQ.FT. (132 TYPE "A" STREET TREES @ 900 S.F. EA.)

TOTAL TREE CANOPY TO BE PROVIDED 153,828 SQ.FT.

METRO PUBLIC WORKS STANDARDS.

23. CURB AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. 24. ALL FRONT YARD SETBACKS ARE THE REQUIRED 30' UNLESS OTHERWISE NOTED.

25. STREET TREES SHALL BE PROVEDED IN THE LOVERS LANE RIGHT-OF-WAY AT A RATIO OF NO LESS THAN

ONE TYPE 'A' TREE PER 50' L.F. OF RIGHT-OF-WAY. 26. THE LOCATION AND TYPE OF TREES OR LANDSCAPING WITHIN THE ROADWAY RIGHT-OF-WAY WILL BE

EVALUATED FOR ROADSIDE SAFETY AND SIGHT DISTANCE REQUIREMENTS BY METRO PUBLIC WORKS WHICH RESERVES THE RIGHT TO REMOVE THEM WITHOUT THE APPROVAL OF THE PROPERTY OWNER. 27. ALL STREET NAME SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

(MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO THE RECORDING OF THE SUBDIVISION RECORD PLAT OR OCCUPANCY OF THE FIRST RESIDENCE ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND 28. CONSTRUCTION APPROVAL FROM MSD INTO ANY PORTION OF A JURISDICTIONAL WETLAND OR WETLAND BUFFER

SHALL NOT BE GRANTED UNTIL THE ARMY CORPS OF ENGINEERS HAS GIVEN APPROVAL AND ISSUED PERMITS

ALLOWING THE WETLAND TO BE MODIFIED OR A DETERMINATION HAS BEEN MADE BY THE ARMY CORPS OF

ENGINEERS THAT THE AREA IN QUESTION IS A NON-JURISDICTIONAL WETLAND. 29. 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

30. 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

31. BENCH MARK - TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS DERIVED FROM LOJIC MAPPING. BENCH MARK ELEV. 715.51 (NAVD 88) - MAGNETIC NAIL LOCATED IN CHURCH PARKING LOT.

32. BOUNDARY INFORMATION DEPICTED IS PRELIMINARY. ROAD AND LOT LAYOUT IS SUBJECT TO REVISION AND DOES NOT CONSTITUTE MASTER PLAN.

33. TRAFFIC CALMING DEVICES AND/OR SIGNAGE MAY BE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

34. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE À COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTS TO ALTER DRAINAGE ON THE RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.

35. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.

36. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.

37. KYTC RESERVES THE RIGHT TO CHANGE OR QUALIFY THE APPROVAL WHEN CONSTRUCTION PLANS ARE SUBMITTED FOR REVIEW.

38. OPEN SPACE LOT 57 SHALL BE A VARIABLE SEWER AND DRAINAGE EASEMENT FOR STORMWATER DETENTION. PROVISIONS FOR ACCESS AND MAINTENANCE SHALL BE INCLUDED IN THE DEED OF RESTRICTIONS.

39. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT SHALL BE REQUIRED PRIOR TO CONSTRUCTION

**CASE #16SUBDIV1014 MSD WM #11505** 

(14.6%) (14.8%)	
(19.1%)	
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	60094

SUBDIVISIO of LOVERS I

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Jan 13 2017

No. 389

LANDSCAPE

SIGNATURE

DATE

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PRELIMINARY
THE ESTATES
6012 LOVERS LA
LOUISVILLE, KY

CHECKED BY: JM A 06-01-16 160094-SUB

1" = 100'

EX. EAST AREA	AREA (AC.)	"C"	COMPOSITE "C"
EXISTING R-4 DEVELOPED	1.21	0.50	0.10
XISTING R-4 UNDEVELOPED	4.61	0.26	0.21
TOTAL	5.82		0.31
EX. MIDDLE AREA	AREA (AC.)	"C"	COMPOSITE "C"
EXISTING R-4 DEVELOPED	1.81	0.50	0.09
EXISTING R-4 UNDEVELOPED	7.74	0.26	0.21
TOTAL	9.55		0.31
EX. NORTHWEST AREA	AREA (AC.)	"C"	COMPOSITE "C"
EXISTING R-4 DEVELOPED	1.86	0.50	0.20
EXISTING R-4 UNDEVELOPED	2.87	0.26	0.16
TOTAL	4.73	0.20	0.35
EX. SOUTHWEST AREA	AREA (AC.)	"C"	COMPOSITE "C"
EXISTING R-4 DEVELOPED	0	0.50	0.00
XISTING R-4 UNDEVELOPED	3.20	0.26	0.26
TOTAL	3.20		0.26
EXISTING COMPOSITE DRAINAG	E AREAS		
EXISTING COMPOSITE DRAINAG	AREA (AC.)	"C"	COMPOSITE "C"
EXISTING COMPOSITE DRAINAG		"c"	COMPOSITE "C" 0.08
	AREA (AC.)		
EAST AREA MIDDLE AREA	AREA (AC.) 5.82	0.31	0.08
EAST AREA MIDDLE AREA NORTHWEST AREA	AREA (AC.) 5.82 9.55	0.31 0.31	0.08 0.13
EAST AREA	AREA (AC.) 5.82 9.55 4.73	0.31 0.31 0.31	0.08 0.13 0.07
EAST AREA MIDDLE AREA NORTHWEST AREA SOUTHWEST AREA	AREA (AC.) 5.82 9.55 4.73 3.20	0.31 0.31 0.31	0.08 0.13 0.07 0.04
EAST AREA MIDDLE AREA NORTHWEST AREA SOUTHWEST AREA FOTAL	AREA (AC.) 5.82 9.55 4.73 3.20	0.31 0.31 0.31	0.08 0.13 0.07 0.04
EAST AREA MIDDLE AREA NORTHWEST AREA SOUTHWEST AREA TOTAL	5.82 9.55 4.73 3.20 23.3	0.31 0.31 0.31 0.31 0.26	0.08 0.13 0.07 0.04 0.31
EAST AREA MIDDLE AREA NORTHWEST AREA SOUTHWEST AREA TOTAL PROPOSED DRAINAGE AREAS	AREA (AC.) 5.82 9.55 4.73 3.20 23.3  AREA (AC.)	0.31 0.31 0.31 0.26	0.08 0.13 0.07 0.04 0.31
EAST AREA MIDDLE AREA NORTHWEST AREA SOUTHWEST AREA TOTAL PROPOSED DRAINAGE AREAS EAST AREA	AREA (AC.) 5.82 9.55 4.73 3.20 23.3  AREA (AC.) 5.82	0.31 0.31 0.31 0.26	0.08 0.13 0.07 0.04 0.31 COMPOSITE "C"
EAST AREA MIDDLE AREA NORTHWEST AREA SOUTHWEST AREA TOTAL PROPOSED DRAINAGE AREAS EAST AREA MIDDLE AREA	AREA (AC.)  5.82 9.55 4.73 3.20 23.3  AREA (AC.) 5.82 9.55	0.31 0.31 0.31 0.26 "C" 0.50 0.50	0.08 0.13 0.07 0.04 0.31 COMPOSITE "C" 0.12 0.20

REQUIRED DETENTION VOLUME

REQUIRED VOLUME = 1.03 ACRE-FEET

= 3.30 FT.

AREA PROVIDED = 13,600 SQ.FT.

44,927 CU.FT

AREA = 23.3 ACRES

2.8/12 = 0.2333

D.B. 9432 Pg.440

D.B. 8581 Pg. 891

D.B. 8348 Pg. 807

D.B. 8203 Pg. 299 S. Deron M. & April L. Simpson

6807 OBryan Road

D.B. 9130 Pg. 270

D.B. 8852 Pg. 860

D.B. 9217 Pg. 295

D.B. 7051 Pg. 80

D.B. 8880 Pg. 123

D.B. 6458 Pg. 62

Chun Suk OBannon

D.B. 6488 Pg. 174

P.O. Box 91866

9613 Farmstead Lane

9611 Farmstead Lane

V. Kathy L. Donahue

W. Toska J. Royall

9800 Fern Creek Road

Q. Robert A. & Karla V. Murphy

9707 Keeling Place Court

R. Robert T. & Marva A. Goodlett

9709 Keeling Place Court \_ouisville, KY 40291-1283

Louisville, KY 40291-1297

Louisville, KY 40291-1296

Louisville, KY 40291-1296

Louisville, KY 40291-4819

Louisville, KY 40291-4819

Louisville, KY 40291-4819

Stephen M. & Tonya S. Bishop

ouisville, KY 40291-4819

Louisville, KY 40291-0866

X. Adam C. & Sandra Kennedy

9615 Farmstead Lane

9617 Farmstead Lane

Louis A. & Mary Ann Hoagland

U. Randel L. & Julie E. Van Heuklon 6800 OBryan Road

Louisville, KY 40291-1283

Louisville, KY 40291-1230

P. Janice L. Israel

Louisville, KY 40291-1257

Juan A. & Victoria Fuentes

10016 Cherry Ridge Drive

10014 Cherry Ridge Drive

10012 Cherry Ridge Drive

Louisville, KY 40291-1220

Steven C. & Jessica P. Kriz

10010 Cherry Ridge Drive

10008 Cherry Ridge Driv

10006 Cherry Ridge Driv

Louisville, KY 40291-1220

Louisville, KY 40291-1220

Louisville, KY 40291-1220

D.B. 7001 Pg. 216

D.B. 9151 Pg. 800 Lindsey Ludwig

D.B. W0549 Pg. 742

D.B. 9554 Pg. 416

D.B. 5674 Pg. 395

D.B. 4928 Pg. 802

M. Paul & Sherrill B. Wood

D.B. 4960 Pg. 799

Joseph B. Goodman

9910 Fern Creek Road Louisville, KY 40291-1232 D.B. 9283 Pg. 229

9912 Fern Creek Road

Keith & Carolyn Burd

10002 Cherry Ridge Driv

Louisville, KÝ 40291-1220

Joseph M. & Romona Visse

10000 Cherry Ridge Drive

Louisville, KY 40291-1220

9998 Cherry Ridge Drive

Louisville, KY 40291-1256

Louisville, KY 40291-1232

Richard A. & Marilyn A. Wethington

Anna Brooke Éberenz

10004 Cherry Ridge Driv

Louisville, KÝ 40291-1220

D.B. 8561 Pg. 851

D.B. 9917 Pg. 215

Mary E. Bowman

D.B. 4154 Pg. 99

Andrew S. Braun

SUSPECTED DEPRESSION AREAS PROP. STORM LINE PROP. HEADWALL PROP. SANITARY SEWER

EX. STORM LINE

EXISTING BUILDING

SWALE

CENTERLINE

DRAINAGE FLOW

EX. TREE CANOPY AREA

- 4. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- 5. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS.
- STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT
- NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED. 7. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- 8. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- 9. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- 10. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAYS.
- 11. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- 12. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS, 13. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS
- OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- 14. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING
- 15. TOPOGRAPHIC INFORMATION PROVIDED BY MSD LOJIC MAPPING.
- 16. BOUNDARY INFORMATION TAKEN FROM DEEDS AND IS PRELIMINARY. ROAD AND LOT LAYOUT IS SUBJECT TO REVISION AND DOES NOT CONSTITUTE A SURVEY.
- 17. SANITARY SEWERS TO BE PROVIDED BY LATERAL EXTENSION AND SUBJECT TO APPLICABLE FEES.
- 18. THERE SHALL BE NO FURTHER SUBDIVISION OF LOTS WITHOUT PLANNING COMMISSION APPROVAL.
- 19. THE DEVELOPER SHALL CONSTRUCT SIDEWALKS WITHIN THE SUBDIVISION AS REQUIRED BY METRO PUBLIC
- 20. THERE SHALL BE NO DIRECT ACCESS TO LOVERS LANE FROM LOT 1 AND LOT 49.
- 21. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES -PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN
- 22. MINIMUM GRADE OF ALL STREETS SHALL BE NO LESS THAN 1% AND NOT GREATER THAN A MAXIMUM OF 10%.