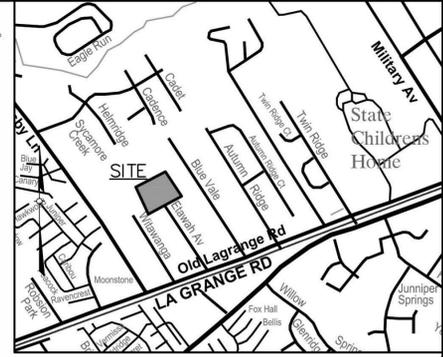


PROJECT DATA

TOTAL SITE AREA = 3.0± Ac. (132,485 SF)
 TOTAL AREA OF ROW = 0.2± Ac. (8,817 SF)
 NET SITE AREA = 2.8± Ac. (123,668 SF)
 EXISTING ZONING = R-4
 FORM DISTRICT = NEIGHBORHOOD
 EXISTING USE = UNDEVELOPED
 PROPOSED USE = SINGLE FAMILY RESIDENTIAL
 TOTAL # RESIDENTIAL LOTS = 7
 TOTAL AREA OF LOTS = 70,976 SF
 GROSS DENSITY (7 DU / 3 AC) = 2.33 DU/AC. (4.84 DU/AC. MAX.)
 NET DENSITY (7 DU / 2.8 AC) = 2.5 DU/AC. (4.84 DU/AC. MAX.)
 TOTAL SITE DISTURBANCE = 3.0± Ac. (132M,485 SF)
 EXISTING IMPERVIOUS = 0 SF
 PROPOSED IMPERVIOUS = 9,996 SF

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'



LOCATION MAP
NOT TO SCALE

WAIVER REQUEST:

- A Waiver is requested from Sect 5.8.1.B of the Louisville Metro Land Development Code to not provide sidewalks in the proposed public right-of-way.
- A Waiver is requested from Section 7.3.30.B of the Land Development Code to allow lots 4, 5, and 6 to not abut a public street

NOTES

- GENERAL**
- 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.
 - 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.
 - 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.
 - 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.

SEWER & DRAINAGE

- On-site detention/stormwater mitigation shall be provided per the conceptual storm analysis submitted August 18, 2021 title Ernspeker Etawah Floodplain Analysis. Additional comments may follow prior to MSD construction plan approval.
- A portion of the site is located in a floodplain per FIRM map 21111 C 0030 E dated December 5, 2006.
- Sanitary sewer service provided by lateral extension, subject to Fee's and any applicable charges.
- Extension of MSD storm water boundaries may be required.
- 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.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
- 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.
- KDOW approval required prior to MSD construction plan approval.
- MSD floodplain permit required prior to issue of any building permits.
- 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.

STREETS & SIDEWALKS

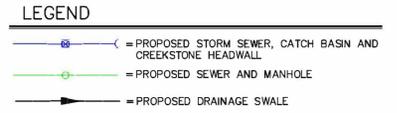
- Cul-de-sacs shall have a pavement width of 20 feet with a radius of 35 foot at Cul-de-sac.
- Street grades shall not be less than 1% (Min.) or 10% (max.).
- A Bond & Encroachment Permit is required by Metro Public Works for all work within the Etawah Ave Right-of-Way, and for roadway approaches on 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.
- 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 City of Lyndon has agreed to improve Etawah Avenue to a minimum of 18' in conjunction with the construction efforts of this development.

DETENTION BASIN CALCULATIONS

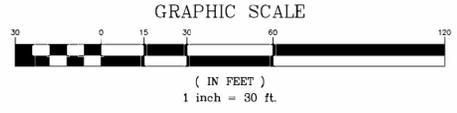
$X = \Delta CRA/12$
 $\Delta C = 0.48 - 0.23 = 0.25$
 $A = 3.0$ ACRES
 $R = 2.8$ INCHES
 $X = (0.25)(3.0)(2.8)/12 = 0.175$ AC.-FT.
 REQUIRED $X = 7,623$ CU.FT.
 PROVIDED BASIN = 40,185 SQ.FT.
 TOTAL = 40,185 SQ.FT. @ APPROX. 2 FT. DEPTH
 = 80,370 CU.FT. > 7,623 CU.FT.

TREE CANOPY CALCULATIONS (CLASS C)

TOTAL SITE AREA = 132,485 S.F.
 EXISTING TREE CANOPY COVERAGE = 100% (132,485 S.F.)
 TOTAL TREE CANOPY AREA REQUIRED = 30% (39,745 S.F.)
 EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)
 PROPOSED TREE CANOPY TO BE PLANTED = 30% (39,745 S.F.)



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1.	4/5/21	REVISED PER AGENCY COMMENTS	DT
2.	7/2/21	REVISED PER AGENCY COMMENTS	TF
3.	9/7/21	REVISED PER AGENCY COMMENTS	DT



PRELIMINARY
NOT FOR CONSTRUCTION

ENGINEER STAMP

SITE ADDRESS:
ETAWAH AVENUE
LOUISVILLE, KY 40222
TAX BLOCK: 0021, LOT 0501
D.B. 11866, PG. 0026

**ERNSPIKER
ETAWAH AVENUE
PRELIMINARY SUBDIVISION PLAN**

OWNERS/DEVELOPERS:
ETAWAH WOODS LLC
LOUISVILLE, KY 40222

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

CASE# 21-MSUB-0006
JOB: 20228
WM #12260
DATE: 02/22/21

COUNCIL DISTRICT - 7
FIRE PROTECTION DISTRICT - ST. MATTHEWS
MUNICIPALITY - LYNDON