



- LEGEND**
- EXISTING CONTOUR
 - EXISTING TREE MASS
 - EXISTING FENCE
 - EXISTING CATCH BASIN
 - EXISTING DOUBLE CATCH BASIN
 - EXISTING HEADWALL
 - EXISTING SANITARY MANHOLE W/PIPE
 - PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
 - PROPOSED SLOPED & FLARED HEADWALL W/PIPE
 - PROPOSED DITCH/SWALE
 - PROPOSED SANITARY MANHOLE W/PIPE
 - PROPOSED DRAINAGE ARROW
 - REVISED TREE LINE

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: 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.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - PROTECTION OF TREES TO BE PRESERVED: 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 TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
 - IF PROPOSED, SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
 - ALL LUMINARIES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARIES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3 OF THE LDC.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - A TURNAROUND SHALL BE PROVIDED AT THE END OF STREETS "A" & "B" THE DRIVEWAY OF LOTS 7, 8 & 12 SHALL TIE INTO THE TURNAROUND.
 - IN ACCORDANCE WITH 7.1.31 OF THE LDC, THIS PLAN DEPICTS AMENDMENTS TO THE RECORDED PLAT OF RECORD IN PAR. 27 PG. 6.
 - THE SUBJECT SITE IS LOCATED IN QUALIFIED NEIGHBORHOOD "A". DEVELOPMENT SHALL OCCUR IN ACCORDANCE WITH THE ALTERNATIVE DEVELOPMENT INCENTIVES, CHAPTER 4.4 CODE 10X OF THE LDC. 10% OF THE LOTS PROPOSED, A TOTAL OF 2 LOTS, SHALL BE PROVIDED AT HOUSING DIVERSITY LEVELS 1-4. IF THE REQUIREMENTS FOR DIVERSITY HOUSING IN QUALIFIED NEIGHBORHOOD "A" IS PROVIDED AT LEVEL 3 OR HIGHER, THE DEVELOPMENT SHALL NOT BE REQUIRED TO PROVIDE LEVEL 1 OR 2 UNITS. IN ORDER TO QUALIFY FOR THE PROPOSED DENSITY SHOWN HEREON, 10% OF HOUSING SHALL BE PROVIDED AT DIVERSITY LEVEL 3 OR HIGHER ONLY. DIVERSITY LEVEL LIMITS SHALL BE ESTABLISHED USING THE MOST RECENT LOW-MODERATE INCOME LEVELS ESTABLISHED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AT THE TIME OF DEVELOPMENT.
 - PRIOR TO THE RECORDING OF THE SUBDIVISION, A 10' SIDEWALK EASEMENT AGREEMENT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO PLANNING COMMISSION LEGAL COUNSEL.

- MSD NOTES:**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE & JEFFERSON METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
 - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO DOWNSTREAM CAPACITY, WHICH IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 - EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211100072).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - ADOC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - RUNOFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON REGIONAL FACILITY FEE X 1.5.
 - NO GRADING FOR THE DETENTION BASIN SHALL OCCUR WITHIN 5' OF EXISTING BOX CULVERT.

- PUBLIC WORKS AND KTC NOTES:**
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
 - ALL ROADWAYS SHALL BE OF HARD AND DURABLE SURFACES. ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 - ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
 - THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY" STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION - LATEST EDITION.
 - EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
 - DIRECT ACCESS FROM ANY SINGLE FAMILY RESIDENTIAL LOT TO E. INDIAN TRAIL IS PROHIBITED.
 - ACCESS TO E. INDIAN TRAIL FROM STREET "A" IS PROHIBITED UNTIL CROWN MEDIAN IS PROVIDED. FRONTAGE ACCESS MAY BE RESTRICTED TO STREET "A" IF DEEMED NECESSARY BY THE DIRECTOR OF METRO PUBLIC WORKS AT THE TIME ACCESS TO INDIAN TRAIL IS ALLOWED.

A.D.I. DIMENSIONAL STANDARDS

MINIMUM LOT SIZE	4,500± S.F.
FRONT/STREET SIDE YARDS	20'
VACANT ADJACENT TO ALLEY	15'
SIDE YARD TO PROPERTY LINE	0'
BETWEEN ADJACENT UNITS	6'
REAR YARD MIN.	25'
ADJACENT TO ALLEY	35'
MAXIMUM BUILDING HEIGHT	35'

TABLE 4.5.1: COMMUNITY BENEFITS PROVIDED

10% OF UNITS AT LEVEL 3 OR 4	2 P.TS.
QUALIFIED NEIGHBORHOOD "A"	15'
LOTS AT LEVEL 3 OR HIGHER	3.5 P.TS.
20% PUBLIC OPEN SPACE	1.5
TOTAL	7 P.TS.

DEPOSITION CALCULATIONS
 2.9/12 (0.65-0.23) (7.91) = 0.80 AC-FE
 AVERAGE DEPTH= 2'

SITE DATA:

EXISTING ZONING	NEIGHBORHOOD FORM DISTRICT
EXISTING LAND USE	R-5
PROPOSED LAND USE	VACANT
GROSS LAND AREA	SINGLE-FAMILY
NET LAND AREA	5,27± AC.
BUILDABLE LOTS	4,17± AC.
NON-BUILDABLE LOTS	1
GROSS DENSITY	3.80 D.U./AC.
NET DENSITY	4.80 D.U./AC.
OPEN SPACE PROVIDED	66,683± S.F. (29%)

TREE CANOPY DATA:

GROSS SITE AREA	229,712± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	5,239± S.F. (2%)
TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TREE CANOPY TO BE PLANTED	45,942± S.F. (20%)
TREE CANOPY PROVIDED	45,942± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	45,942± S.F. (20%)

WAIVER REQUEST
 1. A WAIVER OF 7.3.30.B OF THE LDC IS REQUESTED TO ALLOW THE CREATION OF LOTS THAT DO NOT ABUT A PUBLIC STREET BUT INSTEAD HAVE ACCESS THROUGH THE PROPOSED ALLEY.

VARIANCE REQUEST
 1. A VARIANCE OF 4.5.6.B.4 OF THE LDC IS REQUESTED TO ALLOW THE MINIMUM WIDTH OF THE OPEN SPACE LOT/BUFFER AREA (OPEN SPACE LOT 1) TO BE 60'.

BENCHMARKS
 NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOGIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.
 SOURCE BENCHMARK BL27-01 NAVD 1988 ELEV. 475.43
 FROM THE INTERSECTION OF POPLAR LEVEL ROAD AND INTERSTATE 264 (WATSON EXPRESSWAY) PROCEED SE 2.2 MILES ALONG POPLAR LEVEL ROAD TO RANGELAND ROAD ON THE LEFT OR EAST, THENCE EASTERLY ON RANGELAND ROAD FOR 0.5 MILES TO ITS INTERSECTION WITH RUSTIC WAY ON THE LEFT OR NORTH, THENCE NORTH ON RUSTIC WAY FOR 0.5 MILES TO THE STATION ON THE LEFT OR WEST AT ITS INTERSECTION WITH RED OAK LANE, THE STATION LIES 23.0 FEET SOUTH OF THE CENTER LINE OF RED OAK LANE, 21.0 FEET WEST OF THE CENTER LINE OF RUSTIC WAY.

MINDEL SCOTT
 ENGINEERING & PLANNING & LANDSCAPE ARCHITECTURE
 5151 JEFFERSON BLD. LOUISVILLE, KY 40219
 502-465-1508 • mindel@scott.com

OWNER/DEVELOPER
LAICC, INC
 4000 BARDSTOWN ROAD
 LOUISVILLE, KY 40218

ALTERNATIVE DEVELOPMENT INCENTIVES (A.D.I.)
 PRELIMINARY SUBDIVISION PLAN
E. INDIAN TRAIL SUBDIVISION
 4804 & 4809 E. INDIAN TRAIL
 LOUISVILLE, KY 40218
 T.B. 2030, LOT 209
 D.B. 10280, PG. 552

12/21/19	AGENCY COMMENTS/REVISED LAYOUT
2/4/20	AGENCY COMMENTS
5/20/19	AGENCY COMMENTS
7/9/19	REMOVED "PUBLIC AREA" FROM SITE
7/9/19	AGENCY COMMENTS/ADDED WAIVER
10/24/19	AGENCY COMMENTS
11/20/19	REVISED TO A.D.I. REGULATIONS
11/25/19	AGENCY COMMENTS

Vertical Scale: N/A
 Horizontal Scale: 1"=50'
 Date: 8/20/18
 Job Number: 3277
 Sheet: 1 of 1

RECEIVED
 NOV 25 2019
 PLANNING & DESIGN SERVICES

CURTIS W. MUCCI
 943
 REGISTERED
 LANDSCAPE ARCHITECT

CASE #18SUBDIV1019
 RELATED CASE #18CUP1116
 & #17ZONE1062
 MSD WM #9697

GRAPHIC SCALE 1"=50'
 0 25 50 100