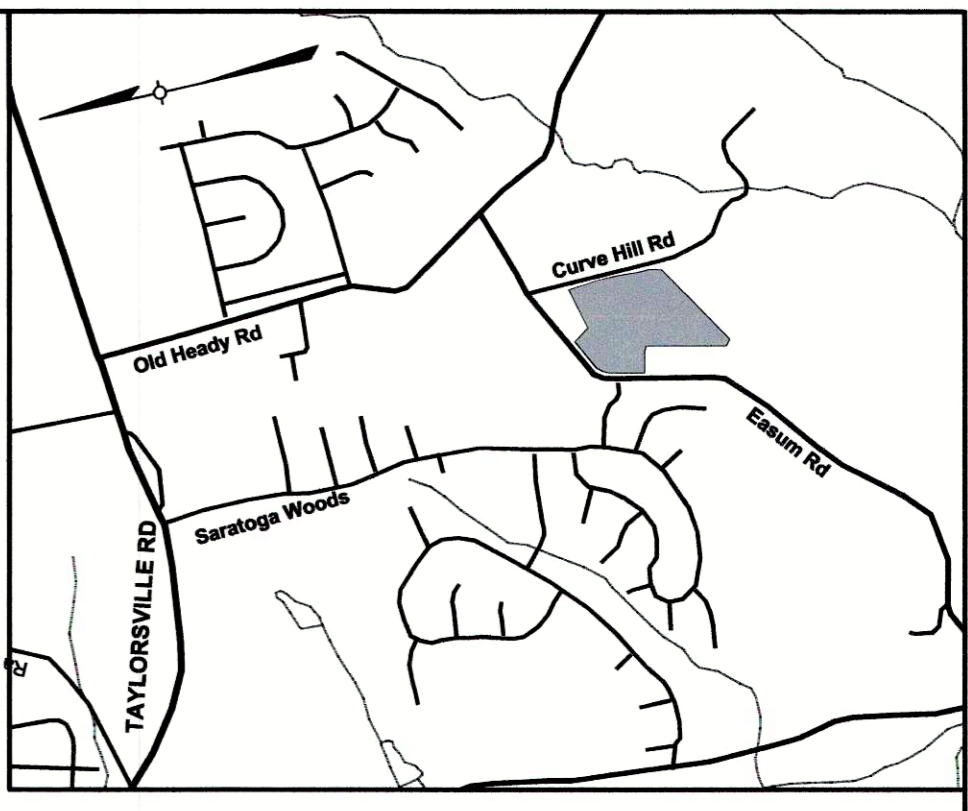


R-4 STANDARDS:
 LOT AREA MINIMUM = 9,000 SF
 LOT WIDTH MINIMUM = 60'
 FRONT YARD = 30'
 STREET SIDE YARD = 30'
 SIDE YARD = 5'
 REAR YARD = 25'



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 14.6± Ac. (635,944 SF)
TOTAL AREA OF ROW	= 2.5± Ac. (107,026 SF)
NET SITE AREA	= 12.1± Ac. (528,918 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 36
NET DENSITY	= 2.97 DU/AC (4.84 DU/AC MAX.)
TOTAL AREA OF LOTS	= 10.6± Ac. (463,447 SF)
TOTAL # OPEN SPACE LOTS	= 3
OPEN SPACE PROVIDED	= 1.5± Ac. (65,444 SF)

- NOTES**
- 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.
 - There shall be no access to any lot within proposed subdivision from CURVE HILL ROAD.
 - There will be no direct access to Easum Rd from Lots 1 through 5.
 - 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**
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications.
 - 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.
 - No portion of the site is located in a floodplain per FIRM map 21111 C 0081 E dated December 5, 2006. Sewers by L. E. and subject to all applicable fees.
 - A "Request for Sanitary Sewer Capacity" was filed with MSD on 1-29-18.
 - All proposed sewer and drainage easements shall be 15' unless otherwise indicated.
 - The Louisville Water Company will determine the width of their easement prior to construction plan approval.
 - Storm water to be diverted from the existing outlet located at the rear of lot 21 so that postdeveloped peak flows will be limited to predeveloped peak flows for the 2, 10, 25, and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
 - Geotechnical analysis will be provided as part of the redirection of any existing ground water springs as well as the modification to the existing dam.
 - Onsite detention will be provided. Postdeveloped peak flows will be limited to predeveloped peak flows for the 2, 10, 25 and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.

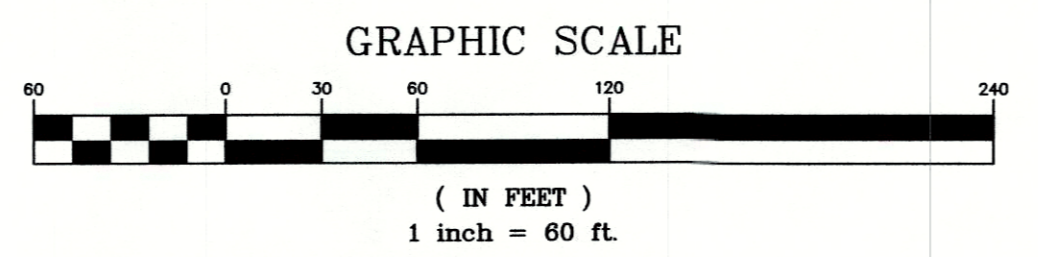
- STREETS & SIDEWALKS**
- All roads within the development shall have curb and gutters. All roads shall be 24 feet in width with a 35 foot radius at intersections.
 - Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
 - Street grades shall not be less than 1% (Min.) or 10% (max.).
 - A Bond & Encroachment Permit is required by Metro Public Works for all work within the Easum Rd and Pine Valley Dr. Rights-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.
 - A Bond and Encroachment Permit will be required by Metro Works for roadway repairs within the site due to damage caused by construction traffic activities.
 - All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.

DETENTION BASIN CALCULATIONS
 $X = \Delta CRA/12$
 $\Delta C = 0.55 - 0.23 = 0.32$
 $A = 14.1$ ACRES
 $R = 2.6$ INCHES
 $X = (0.32)(14.1)(2.6)/12 = 0.98$ AC.-FT.
 REQUIRED $X = 42,688$ CU.FT.
 PROVIDED BASIN = 21,500 SQ.FT.

TREE CANOPY CALCULATIONS
 (CLASS C: 0-40% EX TREE CANOPY)

TOTAL SITE AREA	= 635,944 SF
TOTAL TREE CANOPY AREA REQUIRED	= 20% (127,189 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (127,440 SF)

NO.	DATE	REVISIONS	BY
1	3-2-18	PER AGENCY COMMENTS	DT
2	3-19-18	EASEMENT REVISIONS	DT



LEGEND

- PROPOSED STORM SEWER
- PROPOSED SEWER AND MANHOLE
- PROPOSED SWALE

HEARTHSTONE MEADOWS
PRELIMINARY SUBDIVISION PLAN

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

OWNER/DEVELOPER:
GARY & ANN C. ROGGENKAMP
 4604 CURVE HILL ROAD
 JEFFERSONSTOWN, KY 40299

SITE ADDRESS:
 4604 CURVE HILL ROAD
 JEFFERSONSTOWN, KY 40299
 TAX BLOCK: 0046, LOT 0407
 D.B. 5989, PG. 0710

RECEIVED
 MAR 19 2018
 PLANNING & DESIGN SERVICES

FIRE PROTECTION DISTRICT - JEFFERSONSTOWN
 COUNCIL DISTRICT - 20
 MUNICIPALITY - LOUISVILLE

CASE#: 18SUBDIV1001
 JOB: 17180
 MSD WM# 11744
 DATE: 1/18/18