

PRELIMINARY APPROVAL
 Conditions of Approval

Developer/Owner: **471164**
 Date: _____

LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

NOTICE
 PERMITS SHALL BE ISSUED
 ONLY IN CONFORMANCE
 WITH THE BINDING ELEMENTS
 OF THIS DISTRICT
 DEVELOPMENT PLAN.

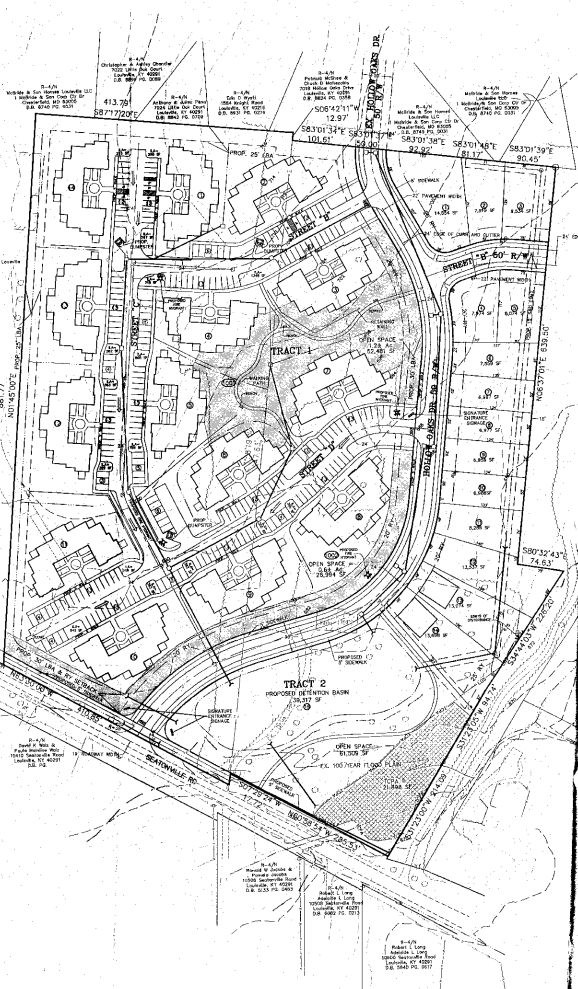
APPROVED DISTRICT
 DEVELOPMENT PLAN

DOCKET NO. **2624**
 APPROVAL DATE: **1/11/10**
 EXPIRATION DATE: **1/11/10**
 SIGNATURE OF PLANNING COMMISSION
Theresa M. Givens
 PLANNING

TRANSPORTATION APPROVAL
 PRELIMINARY DEVELOPMENT PLAN
 CATEGORY: **2** **3** **4**

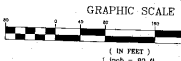
CONDITIONS: **2** **3** **4**

BY: _____
 DATE: **1/24/09**



DETENTION BASIN CALCULATIONS

X = A CWA/12
 C = 0.70 - 0.10n - 0.60
 A = 18.9 AC
 X = 2.8 INCHES
 C = (0.80/18.9)(2.8)/12 = 2.65 AC-FT.
 PROPOSED = EXISTING + 2.65 - 0.58 = 2.14 AC-FT.
 REQUIRED X = 63,218 CU. FT.
 PROVIDED BASIN = 39,317 SF
 TOTAL = 39,317 SQ. FT. @ APPROX. 2 FT. DEPTH
 = 93,218 CU. FT. > 78,634 CU. FT.



PROJECT DATA

TOTAL SITE AREA	= 18.98 AC.
ROW AREA	= 0.21 AC.
NET AREA	= 17.38 AC.
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= R-5A
EXISTING USE	= VACANT / RESIDENTIAL
PROPOSED USE	= 1.85 AC.

TRACT 1

TRACT 1 AREA	= 11.72 AC.
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= R-5A
EXISTING USE	= VACANT / RESIDENTIAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
NO. OF UNITS	= 86 UNITS
TOTAL SF OF UNITS	= 103,308 SF
NET DENSITY	= 7.2 DU/AC.
F.A.R.	= 35 FT.
MAX. HEIGHT	= 35 FT.
PARKING REQUIRED	= 128 SP. (MIN.)
1.5 SPACES/UNIT MIN.	= 252 SP. (MAX.)
PARKING PROVIDED	= 252 SP. (MAX.)
TOTAL SPACES PROVIDED	= 234 SPACES
INCLUDES 53 GARAGES	
INCLUDES 7 HANDICAPPED	
REQUIRED OPEN SPACE	= 76,375 SF (100%)
PROPOSED OPEN SPACE	= 79,475 SF

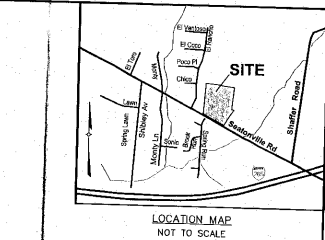
TRACT 2

TRACT 2 AREA	= 5.86 AC.
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= R-5A
EXISTING USE	= VACANT / RESIDENTIAL
PROPOSED USE	= SINGLE-FAMILY RESIDENTIAL
NO. OF LOTS	= 19 LOTS
TOTAL SF OF LOTS	= 141,406 SF
NET DENSITY	= 2.5 DU/AC.
MAX. HEIGHT	= 35 FT.

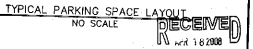
- EROSION PREVENTION AND SEDIMENT CONTROL NOTES**
- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are needed and installed.
 - 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.
 - 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.
 - All stream crossings must utilize low-water crossing structures per MSD standard drawing ES-02.
 - Where construction or land disturbance activity will be temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
 - Sedimentation groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond, swale or catch basin.
 - All storm drainage shall conform to MSD standard specifications.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of road systems of trees to be preserved. The fencing shall enclose the entire perimeter of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 823,284 SF.
TOTAL TREE CANOPY AREA REQUIRED	= 19% (156,423 SF.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0.5% (2,689 SF.)
PROPOSED TREE CANOPY TO BE PLANTED	= 16% (134,640 SF.)
64 TYPE "A" STREET TREES @ 1 3/4" CAL (720 SF CREDIT EACH)	= 57,600 SF.
107 TYPE "A" TREES @ 1 3/4" CAL (720 SF CREDIT EACH)	= 77,040 SF.
TOTAL TREE CANOPY PROVIDED	= 19% (156,534 SF.)



- GENERAL NOTES**
- Paving areas and drive lanes to be a hard and durable surface.
 - A portion of the site is within the 100 year flood plain per FIRM Map No. 13110 D 0399, D 01089 December 5th 2006.
 - Drainage pattern dictated by structure (swale) is for conceptual purposes. 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.
 - Final & Silt Control: Prior to any construction activities on the site, the location for any final & silt control shall be provided to MSD for approval. Final & Silt Control Plan shall be approved by MSD.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of road systems of trees to be preserved. The fencing shall enclose the area beneath the canopy of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - A Storm Preservation Plan will be submitted for approval to the Planning Commission for approval prior to beginning construction.
 - All dumpsters and service structures are to be screened per Chapter 10.
 - The Louisville Water Company will provide Domestic Water Service to the site. The responsibility for any improvements required to provide service to the site will be the responsibility of the owner/developer.
 - All lighting on the site shall be directed down and away from adjacent residential uses.
 - Sanitary sewer service will be provided by connection and subject to applicable fees.
 - Site will be subject to MSD Regional Facilities Fee.
 - All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.
 - Verge areas within public right-of-way to be provided per Metro Public Works standards.
 - Compatible utility lines (electric, phone, cable) shall be placed in a trench that is unless otherwise required by appropriate agencies.
 - Street trees are required along Seatonville Rd. Street trees shall be planted in a manner that does not affect public safety or hamper approval process.
 - All street name signs shall conform with the manual on uniform traffic control device (MUTCD) requirements and installed prior to 50% completion of the first residence on the street and shall be in place at the time of the bond release.
 - The minimum grade of all streets shall be 1% minimum grade shall be 10%.
 - The developer will be responsible for any utility relocation on the property.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - Curbs and gutter shall be provided along all streets in the development. Sidewalk shall be provided along all streets where required by the development code.
 - Seatonville Rd. improvements along property frontage are required to provide 12' from centerline pavement widening (minimum 2 ft. widening) and 6'-8" shoulders per Metro Public Works standards.
 - An encroachment permit and bond may be required by Metro Public Works for roadway repairs on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
 - All full-bee-soos and bubble pavement widths, radius, sidewalk locations and offset shall be in accordance with Metro Public Works standards & specifications at the time of construction.
 - Developer shall be responsible for utility relocations, final surface survey, and staking accompanied with required road improvements.
 - The existing data shown on this plan was derived from L&L and in no way constitutes a survey.



OWNER: Louisville Trinity Baptist Church
 10037 Seatonville Road
 Louisville KY 40091

OWNER: Betty Stevenson
 8500 Audubon Lane, Unit 206
 Louisville, KY 40298

SITE ADDRESS: 10407 Seatonville Rd
 Louisville, KY 40291
 D.B. 7828, PG. 242

OWNER'S REPRESENTATIVE: L&D DESIGN & DEVELOPMENT, INC.
 10015 SEATONVILLE ROAD
 LOUISVILLE, KY 40299
 (502) 264-6300

DESIGNER: L&D DESIGN & DEVELOPMENT, INC.
 10015 SEATONVILLE ROAD
 LOUISVILLE, KY 40299
 (502) 264-6300

DOCKET NO. 9624 WM #9712

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

PROJECT NO. 06204-0000
 SHEET NO. 06204-0000
 DATE: 1/27/09
 SCALE: AS SHOWN
 CHECKED BY: M.P.
 DESIGNED BY: M.P.

ENGINEER'S SEAL: _____
 SURVEYOR'S SEAL: _____

RECEIVED
 JAN 16 2009
 L&D DESIGN & DEVELOPMENT, INC.

06204
 SHEET 1 OF 1