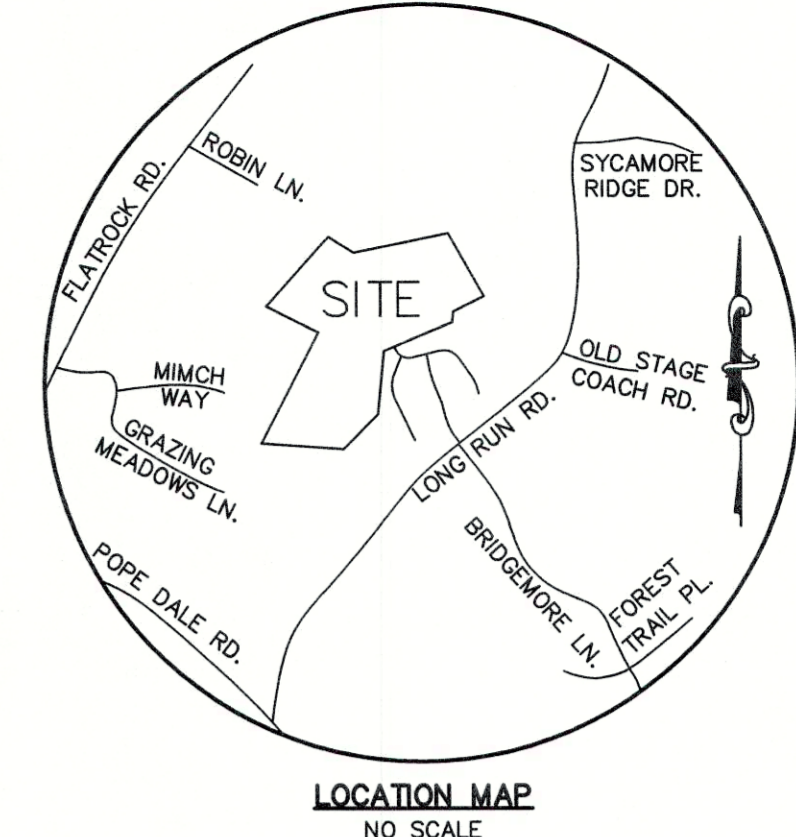


LEGEND

- EXISTING CONTOUR
EXISTING SINKHOLE
EXISTING TREE MASS
EXISTING FENCE
EXISTING STREET SIGN
EXISTING WATER LINE W/ SIZE
EXISTING WATER METER
EXISTING GAS W/ SIZE
EXISTING LIGHT POLE
EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
EXISTING HEADWALL W/ PIPE
EXISTING TOP OF BANK
EXISTING TOE OF SLOPE/DITCH
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
POTENTIAL SINKHOLE
PRESERVATION AREA (SEE GENERAL NOTE #10)



SITE DATA:
FORM DISTRICT: R4
EXISTING ZONING: VACANT
PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
GROSS LAND AREA: 48.77± AC.
NET LAND AREA: 40.88± AC.
BUILDABLE LOTS: 100
NON-BUILDABLE LOTS: 4
GROSS DENSITY: 2.05 D.U./AC.
NET DENSITY: 2.45 D.U./AC.
TOTAL OPEN SPACE PROVIDED: 382,408± S.F. (18%)

TREE CANOPY DATA:
GROSS SITE AREA: 2,124,257± S.F.
TREE CANOPY CATEGORY: CLASS C
EXISTING TREE CANOPY: 895,094± S.F. (42%)
TREE CANOPY TO BE PRESERVED: 82,561± S.F. (4%)
TREE CANOPY TO BE PLANTED: 406,019± S.F. (19%)
TREE CANOPY REQUIRED/PROVIDED: 488,579± S.F. (23%)

GENERAL NOTES:

- 1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY...
2. 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.
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES...
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE APPROVED BY THE PLANNING STAFF PRIOR TO ISSUING A BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT.
6. 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.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
8. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
9. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK STILES ON 12/16/16 AND KARST TOPOGRAPHY WAS FOUND, AS DENOTED ON THE PLAN.
10. THIS AREA OF TREES IS TO BE PRESERVED AS DEFINED WHILE ALLOWING FOR THE DESIGN OF SEWERS AND GRADING REQUIRED WITH THE DEVELOPMENT OF THE SUBDIVISION. LIMITS OF DISTURBANCE SHALL BE OBTAINED ON THE CONSTRUCTION DRAWINGS FOR EACH SECTION.

MSD NOTES:

- 1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES, SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SENIOR DISTRICT.
2. DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE FOR THE AREAS 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 THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. AREAS NOT DISCHARGING THROUGH A DETENTION BASIN AREA ARE SUBJECT TO MSD REGIONAL FEES. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT DESIGN ONLY. FINAL CONSTRUCTION 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.
3. 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.
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211100038E).
5. 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.
6. APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
7. ALL THRU DRAINAGE EASEMENTS SHALL BE SHOWN ON THE RECORD PLAT.
8. VERIFICATION THAT THE POND HAS THE CAPACITY FOR THE UNDAINED RUNOFF VOLUME MODIFIED BY THE BEST MANAGEMENT PRACTICES SHALL BE PROVIDED BY THE ADDITIONAL FLOW SHALL BE PROVIDED FROM THE PROPERTY OWNER OF 1400 LONG RUN ROAD PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
9. ALL NECESSARY RIGHTS FOR STORM AND SANITARY SEWER PURPOSES SHALL BE OBTAINED ON ALL OPEN SPACE LOTS AND RECORDED ON THE RECORD PLAT.

RETENTION CALCULATIONS: BASIN #2

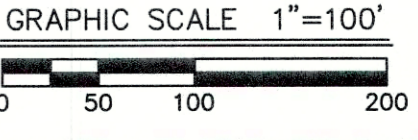
2.9/12 (0.50-0.23) (5.5) = 0.36 AC-FT
SITE AREA: 5.5± AC
DRAINAGE AREA: 5.5± AC

RETENTION CALCULATIONS: BASIN #3

2.9/12 (0.50-0.23) (15.5) = 1.01 AC-FT
SITE AREA: 15.5± AC
DRAINAGE AREA: 46.0± AC

RETENTION CALCULATIONS: BASIN #4

2.9/12 (0.50-0.23) (19.9) = 1.30 AC-FT
SITE AREA: 19.9± AC
DRAINAGE AREA: 35.1± AC



DIMENSIONAL STANDARDS:
FRONT & STREET SIDE YARD (MIN.) 30'
SIDE YARD (MINIMUM) 5'
REAR YARD 25'
LOT AREA (MINIMUM) 9,000 SF
LOT WIDTH (MINIMUM) 60'
MAXIMUM FLOOR AREA RATIO 0.5
MAXIMUM BUILDING HEIGHT 35'
* SEE VARIANCE REQUEST

VARIANCE REQUEST

A VARIANCE OF 5.3,1.C.1 AND TABLE 5.3.1 OF THE LDC IS REQUESTED TO ALLOW A 4' REDUCTION IN THE FRONT SETBACK FROM 30' TO 25' ON LOTS 38-45 51, 52, 66 AND 67.

PUBLIC WORKS AND KTC NOTES:

- 1. 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.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
5. 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.
6. 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.
7. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
8. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
9. ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADI, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
10. CURBS AND QUOTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
11. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER METRO & KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.

STORMWATER POLLUTION PREVENTION PLAN NOTE:

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD SWPPP ENGINEER (BEST MANAGEMENT PRACTICES) 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 SEEDDED AND STABILIZED.

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 SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.

BENCHMARK

FROM THE INTERSECTION OF LONG RUN ROAD AND SHELBYVILLE ROAD (HWY. 60), TRAVEL NORTHEAST ALONG LONG RUN ROAD 2.55 MILES TO PARK ENTRANCE ON THE LEFT, TURN LEFT TRAVEL NORTHEAST ALONG LONG RUN PARK ROAD 0.2 MILES TO THE STATION ON THE LEFT. ELEV. 711.42

CASE #18VARIANCE-
PREVIOUS CASE #9456 &
17SUBDIV1008
MSD SUB #1164

Mindel, Scott & Associates, Inc.
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Utility - Consulting - Property Management
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VARIANCE PLAN
REVISED PRELIMINARY SUBDIVISION PLAN
MEREMONT-SECTION 2
1600 LONG RUN ROAD
LOUISVILLE, KENTUCKY 40245
TAX BLOCK 26, LOT 6
DEED BOOK 9538, PAGE 909

Table with 2 columns: Revisions, and 2 rows for Vertical Scale (N/A) and Horizontal Scale (1"=100'). Includes Date (9/17/18), Job Number (2361), and Sheet (1 of 1).