

# LOCUST CREEK - SECTION 11

**CASE # 15SUBDIV1019**

**JANUARY 14, 2016**

**APPLICANT**

**BOB MARRETT**

**CREEK PARTNERS, LLC.**

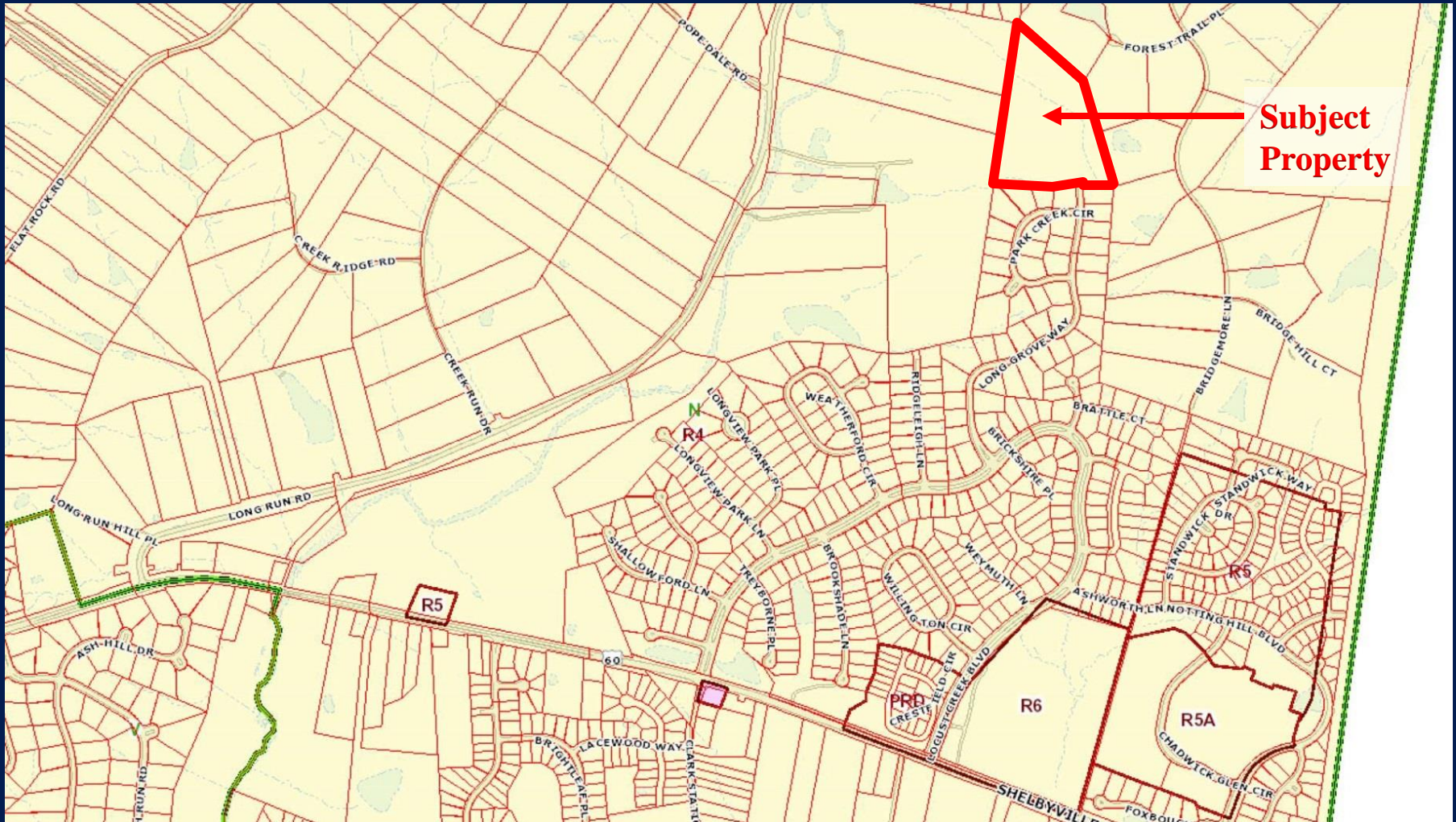
**REPRESENTATIVE**

**KELLI JONES, RLA/ASLA**

**SABAK, WILSON & LINGO, INC.**



# AREA ZONING MAP



**Subject Property**





# AERIAL PHOTOGRAPH



Subject  
Property





# SITE AERIAL PHOTOGRAPH

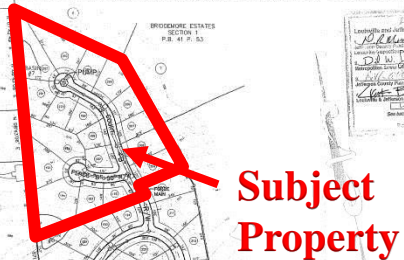




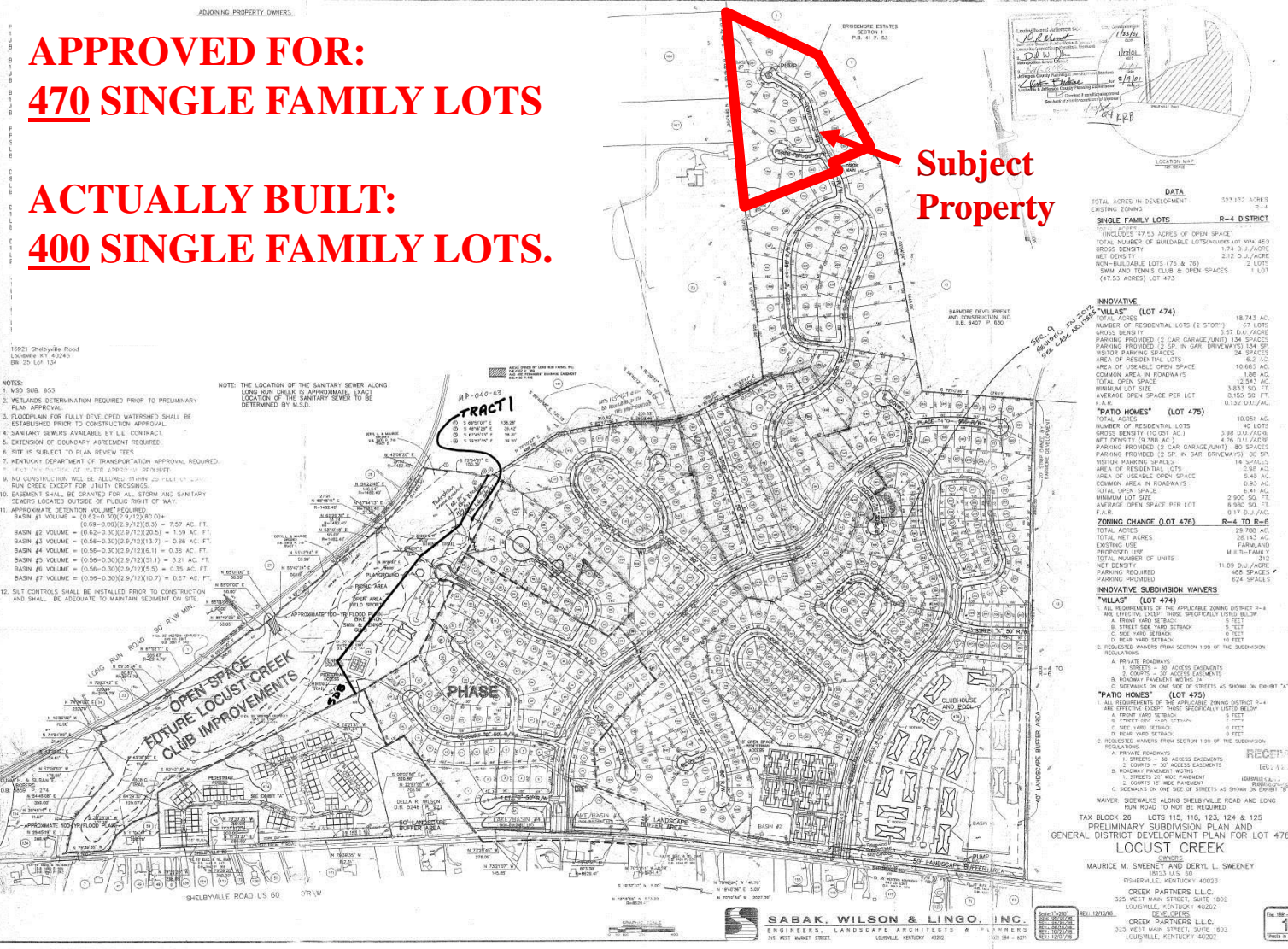
# APPROVED PLAN - 1998

**APPROVED FOR:  
470 SINGLE FAMILY LOTS**

**ACTUALLY BUILT:  
400 SINGLE FAMILY LOTS.**



**Subject  
Property**



P L A N

16221 Shelbyville Road  
Louisville KY 40240  
DW 20 Lot 124

- NOTES:
1. MFD SUB 853
  2. METEOROLOGICAL DETERMINATION REQUIRED PRIOR TO PRELIMINARY PLAN APPROVAL.
  3. FLOODPLAIN FOR FULLY DEVELOPED WATERSHED SHALL BE ESTABLISHED PRIOR TO CONSTRUCTION APPROVAL.
  4. SANITARY SEWERS AVAILABLE BY I.E. CONTRACT
  5. EXTENSION OF BOUNDARY AGREEMENT REQUIRED.
  6. SITE IS SUBJECT TO PLAN REVIEW FEES.
  7. KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED.
  8. FUTURE IMPROVEMENTS OF HIGHWAY 124 TO BE DETERMINED BY K.S.D.
  9. NO CONSTRUCTION SHALL BE ALLOWED WITHIN 10' OF ANY RUN CREEK EXCEPT FOR UTILITY CROSSINGS.
  10. EXEMPTION SHALL BE GRANTED FOR ALL STORM AND SANITARY SEWERS LOCATED OUTSIDE OF PUBLIC RIGHT OF WAY.
  11. APPROXIMATE DETERMINED VOLUMES REQUIRED:  
 BASIN #1 VOLUME =  $(0.87-0.30)(2.9/7)(2)(80.04) = 1.59$  AC. FT.  
 BASIN #2 VOLUME =  $(0.87-0.30)(2.9/7)(2)(8.5) = 1.59$  AC. FT.  
 BASIN #3 VOLUME =  $(0.56-0.30)(2.9/7)(2)(13.7) = 0.88$  AC. FT.  
 BASIN #4 VOLUME =  $(0.56-0.30)(2.9/7)(2)(1.1) = 0.38$  AC. FT.  
 BASIN #5 VOLUME =  $(0.56-0.30)(2.9/7)(2)(1.1) = 3.21$  AC. FT.  
 BASIN #6 VOLUME =  $(0.56-0.30)(2.9/7)(2)(5.5) = 0.35$  AC. FT.  
 BASIN #7 VOLUME =  $(0.56-0.30)(2.9/7)(2)(10.7) = 1.67$  AC. FT.
  12. SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE.

NOTE: THE LOCATION OF THE SANITARY SEWER ALONG LONG RUN CREEK IS APPROXIMATE. EXACT LOCATION OF THE SANITARY SEWER TO BE DETERMINED BY M.S.D.



**DATA**

TOTAL ACRES IN DEVELOPMENT 323.122 ACRES

EXISTING ZONING R-4

**SINGLE FAMILY LOTS R-4 DISTRICT**

INCLUDES 47.53 ACRES OF OPEN SPACES

TOTAL NUMBER OF BUILDABLE LOTS/SPACES 470

GROSS DENSITY 1.374 D.U./ACRE

NET DENSITY 2.12 D.U./ACRE

NON-BUILDABLE LOTS (73 & 78) 2 LOTS

SMW AND TENNIS CLUB & OPEN SPACES 1 LOT (47.53 ACRES) LOT 473

**INNOVATIVE "VILLAS" (LOT 474)**

TOTAL ACRES 18.743 AC.

NUMBER OF RESIDENTIAL LOTS (2 STORY) 67 LOTS

GROSS DENSITY 3.61 D.U./ACRE

PARKING PROVIDED (2 CAR GARAGE/UNIT) 134 SPACES

PARKING PROVIDED (2 CAR GARAGE/UNIT) 80 SPACES

AREA OF RESIDENTIAL LOTS 124 SF

VISITOR PARKING SPACES 24 SPACES

AREA OF USABLE OPEN SPACE 10.662 AC.

COMMON AREA IN ROADWAYS 1.06 AC.

TOTAL OPEN SPACE 12.343 AC.

MINIMUM LOT SIZE 3,833 SQ. FT.

AVERAGE OPEN SPACE PER LOT 0.190 SQ. FT.

F.A.R. 0.132 D.U./AC.

**"PATIO HOMES" (LOT 475)**

TOTAL ACRES 10.059 AC.

NUMBER OF RESIDENTIAL LOTS 40 LOTS

GROSS DENSITY (10.051 AC) 3.98 D.U./ACRE

NET DENSITY (8.388 AC) 4.28 D.U./ACRE

PARKING PROVIDED (2 CAR GARAGE/UNIT) 80 SPACES

PARKING PROVIDED (2 CAR GARAGE/UNIT) 80 SF

AREA OF RESIDENTIAL LOTS 14 SPACES

AREA OF USABLE OPEN SPACE 0.48 AC.

COMMON AREA IN ROADWAYS 0.41 AC.

TOTAL OPEN SPACE 0.89 AC.

MINIMUM LOT SIZE 2,900 SQ. FT.

AVERAGE OPEN SPACE PER LOT 0.223 SQ. FT.

F.A.R. 0.17 D.U./AC.

**ZONING CHANGE (LOT 476) R-4 TO R-4S**

TOTAL ACRES 29.788 AC.

TOTAL NET ACRES 28.142 AC.

EXISTING USE FARMLAND

PROPOSED USE MULTI-FAMILY

NET DENSITY 11.69 D.U./ACRE

PARKING PROVIDED 468 SPACES

PARKING PROVIDED 824 SPACES

- INNOVATIVE SUBDIVISION WAIVERS**
- "VILLAS" (LOT 474)**
1. ALL REQUIREMENTS OF THE APPLICABLE ZONING DISTRICT R-4 ARE EFFECTIVE EXCEPT THOSE SPECIFICALLY LISTED BELOW:
    - A. FRONT YARD SETBACK 5 FEET
    - B. STREET SIDE YARD SETBACK 5 FEET
    - C. SIDE YARD SETBACK 5 FEET
    - D. REAR YARD SETBACK 10 FEET
  2. REDUCED MINERS FROM SECTION 130 OF THE SUBDIVISION REGULATIONS.
    - A. PRIVATE ROADWAYS
    - B. STREETS - 30' ACCESS EASEMENTS
    - C. SIDEWALKS ON ONE SIDE OF STREETS AS SHOWN ON EXHIBIT "A"

- "PATIO HOMES" (LOT 475)**
1. ALL REQUIREMENTS OF THE APPLICABLE ZONING DISTRICT R-4S ARE EFFECTIVE EXCEPT THOSE SPECIFICALLY LISTED BELOW:
    - A. FRONT YARD SETBACK 5 FEET
    - B. STREET SIDE YARD SETBACK 5 FEET
    - C. SIDE YARD SETBACK 5 FEET
    - D. REAR YARD SETBACK 10 FEET
  2. REDUCED MINERS FROM SECTION 130 OF THE SUBDIVISION REGULATIONS.
    - A. PRIVATE ROADWAYS
    - B. STREETS - 30' ACCESS EASEMENTS
    - C. SIDEWALKS ON ONE SIDE OF STREETS AS SHOWN ON EXHIBIT "A"

WAIVER: SIDEWALKS ALONG SHELBYVILLE ROAD AND LONG RUN ROAD TO NOT BE REQUIRED.

TAX BLOCK 26 LOTS 115, 116, 123, 124 & 125

PRELIMINARY SUBDIVISION PLAN AND GENERAL DISTRICT DEVELOPMENT PLAN FOR LOT 476

**LOCUST CREEK**

MAURICE M. SWEENEY AND DERYL L. SWEENEY  
 ENGINEERS  
 1023 S.W. 3  
 RICHMOND, KENTUCKY 40023

CREEK PARTNERS LLC  
 335 WEST MAIN STREET, SUITE 1802  
 LOUISVILLE, KENTUCKY 40202

DEVELOPER  
 CREEK PARTNERS LLC  
 335 WEST MAIN STREET, SUITE 1802  
 LOUISVILLE, KENTUCKY 40202

**SABAK, WILSON & LINGO, INC.**  
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
 315 WEST MARKET STREET  
 LOUISVILLE, KENTUCKY 40202



# PROPOSED PLAN

## NOTES

- 1.) WASTEWATER SANITARY SEWER WILL CONNECT TO THE FLOOD BASIN WITHIN THE 50' R.O.W. BY LATERAL. EROSION AGREEMENT SUBJECT TO FEES. SANITARY SEWER PATTERNS DEPICTED FOR CONCEPTUAL PURPOSES. FINAL CONSTRUCTION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 2.) THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT.
- 3.) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM MAPPING, (211100022 E DATED DECEMBER 6, 2000).
- 4.) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN NO. 107 FOR THE SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR WITHOUT THE APPROVAL OF PLANNING COMMISSION.
- 5.) CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 6.) ALL UTILITIES AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- 7.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 8.) A CONSTRUCTION CONTRACT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- 9.) MISSED/CURB CONTROL WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 86 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- 10.) COMPLIANT UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 11.) CRISTE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOW WILL BE LIMITED TO PREDEVELOPED PEAK FLOW FOR THE 1.0, 1.0, 10-YEAR RETURN PERIOD. WHEREVER IS MORE RESTRICTIVE.
- 12.) THE FINAL DESIGN OF THE PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MS4. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 13.) A PORTION OF THE EXISTING WATERSHED IN THE SOUTHWEST CORNER OF THE SITE WILL BE OVERLIED TO THE PROPOSED DETENTION BASIN TO ENSURE NO INCREASE IN PEAK RUNOFF RATES TO THE SOUTHWEST.

## UTILITY NOTES

UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY LOCATOR BY WWW.DITCHWICK.COM) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (IE, CABLES, ELECTRIC, WATER, GAS, AND WATERMANS). WHEN CONTACTING ANYBODY AT CALL CENTER, PLEASE STATE THAT YOU ARE TO BE FOR THE PLAN AS PROVIDED. NOSE SENSE OR RECORDING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLAN BY THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

## SWPPP NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN FOR THIS DEVELOPMENT SHALL BE MAINTAINED THROUGHOUT THE ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE PREVIOUSLY APPROVED BY METRO PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED FOR THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEIZED AND STABILIZED. ACTION MUST BE TAKEN TO MINIMIZE THE TRANSPORT OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADSWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, ROADS, SHALL BE COVERED WITH TARPULINS. STOCKPILES SHALL BE SEIZED, MAINTAINED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY IS OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES ARE REQUIRED AS SOON AS FEASIBLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

## EPSC PHASING

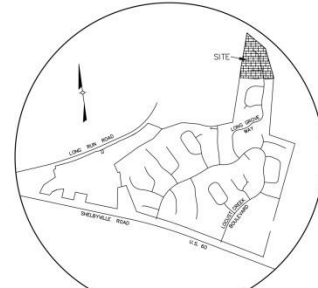
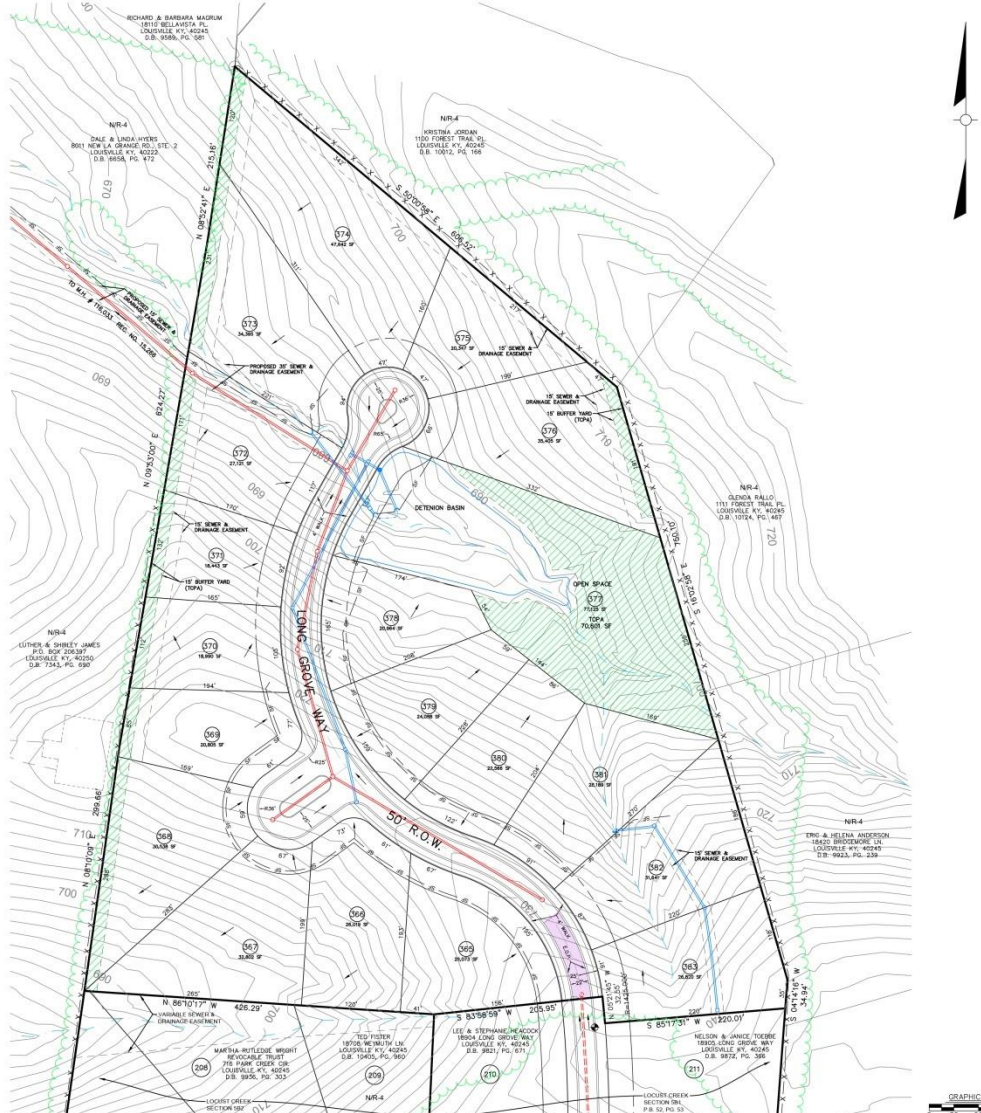
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL PERMITS SILT FENCING.
3. CONSTRUCT DETENTION BASIN.
4. BEGIN SITE GRADING.
5. CONSTRUCT SANITARY SEWERS.
6. CONSTRUCT STORM DRAINAGE AND INSTALL ASSOCIATED INLET PROTECTION.
7. CONSTRUCT ROADWAYS.
8. ESTABLISH VEGETATION.
9. REMOVE EPSC MEASURES ONCE DISTURBED AREA IS STABILIZED.

## DETENTION CALCULATION

SOIL TYPE C (DRAINABLE)  
 EXISTING C (ROCKED) 0.38  
 PROPOSED C (R-4) 0.56  
 DETENTION REQUIRED:  
 12,700.86-63,300.91/12 = 6.82 ACFT. (40,108 CF)

## LEGEND

- PROP. STORM SEWER
- EX. STORM SEWER
- PROP. SANITARY SEWER
- EX. SANITARY SEWER
- EXISTING STREAM
- PROPOSED FLOW ARROW
- TREE CANOPY PROTECTION AREA (TOPA)
- EXISTING TREE LINE
- SILT FENCE
- TEMPORARY CONSTRUCTION ENTRANCE



## LOCATION MAP

## SITE DATA

EXISTING ZONING:	R-4
EXISTING FORM DISTRICT:	NEIGHBORHOOD
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
GROSS SITE AREA:	14.48 ACRES
AREA IN B.L.O.W.:	1.83 ACRES
NET SITE AREA:	13.00 ACRES
BUFILEABLE LOTS:	10 LOTS
OPEN SPACE LOTS:	1 LOT
GROSS DENSITY:	1.17 DU/AC
NET DENSITY:	1.34 DU/AC

## YARD REQUIREMENTS

FRONT YARD:	30'
STREET SIDE YARD:	5'
SIDE YARD:	5'
REAR YARD:	25'

## TREE CANOPY CALCULATIONS

EXISTING SITE AREA:	630,698 SF
EXISTING TREE CANOPY:	630,698 SF (100%)
EXISTING TREE CANOPY TO REMAIN:	84,812 SF (13%)
TOTAL REQUIRED TREE CANOPY:	124,446 SF (20%)
REQUIRED NEW TREE CANOPY:	47,634 SF (7%)
TREE CANOPY PLANTED:	75,120 SF (12%)
41 - 3" CAL. STREET TREES @ 1000 SF EA. = 40,200 SF	
36 - 2" TREE @ 720 SF EA. (2 PER LOT) = 25,920 SF	

## BENCH MARK

1025 DATUM	ELEV. 730.22
TOPT SB 1-3	

SUB # 953  
 CASE # 15SUBDIV019  
 TAX BLOCK 3624, LOT 7



NATURAL BEAUTY  
 NATURAL AT HOME.  
 OWNER  
 CREEK CAPITOL, INC.  
 1510 PNC PLAZA  
 500 WEST JEFFERSON STREET  
 LOUISVILLE, KY 40202  
 DEVELOPERS  
 CREEK PARTNERS L.L.C.  
 1510 PNC PLAZA  
 500 WEST JEFFERSON STREET  
 LOUISVILLE, KY 40202

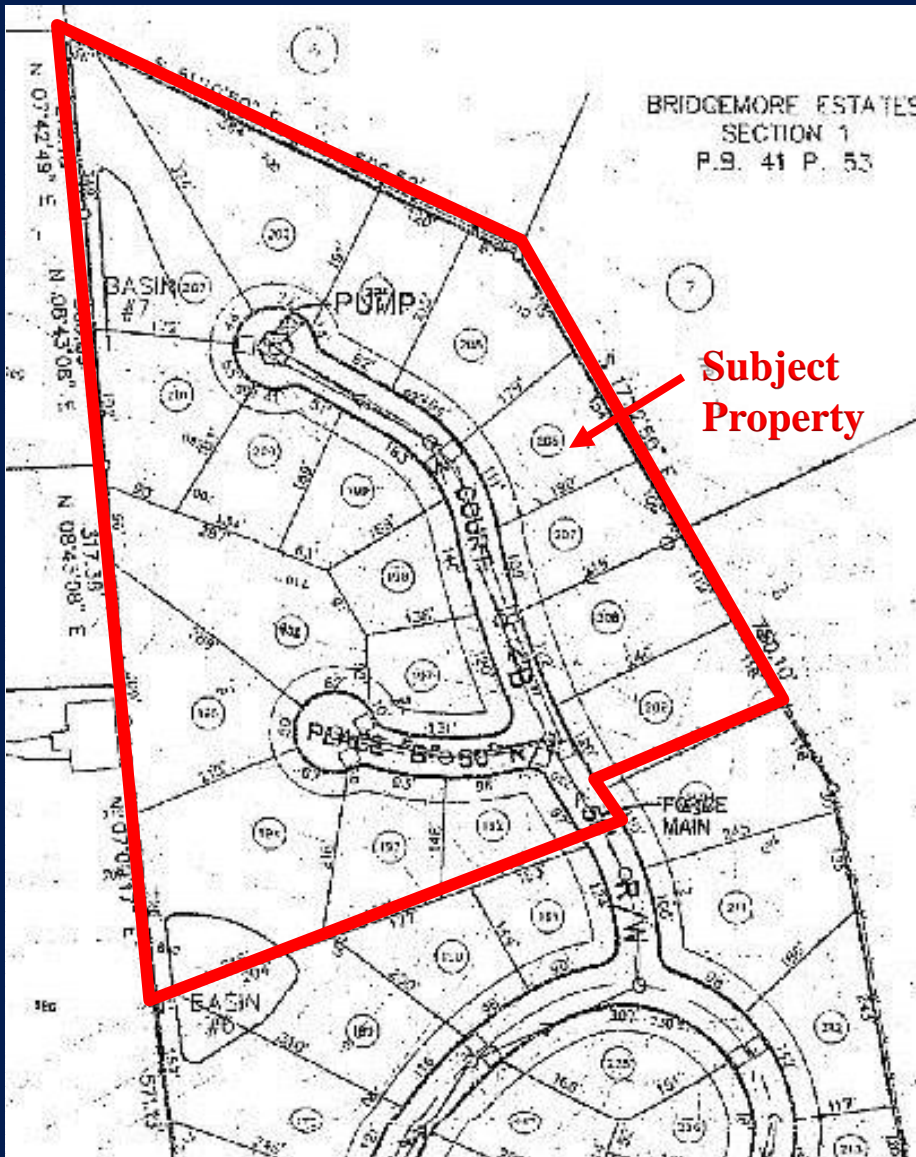
**SABAK, WILSON & LINGO, INC.**  
 ENGINEERS, ARCHITECTS & PLANNERS  
 1000 WEST STREET  
 LOUISVILLE, KY 40202  
 (502) 251-4201



DATE	REVISION

REVISION PRELIMINARY SUBDIVISION PLAN  
 JOB NO. 1581-11  
 SCALE: 1"=40'  
 DATE: 11/16/20  
 PROJECT TITLE:  
 LOCUST CREEK - SECTION 11  
 LONG GROVE WAY, LOUISVILLE, KY 40245  
 SHEET 1 OF 1

# APPROVED PLAN - 1998



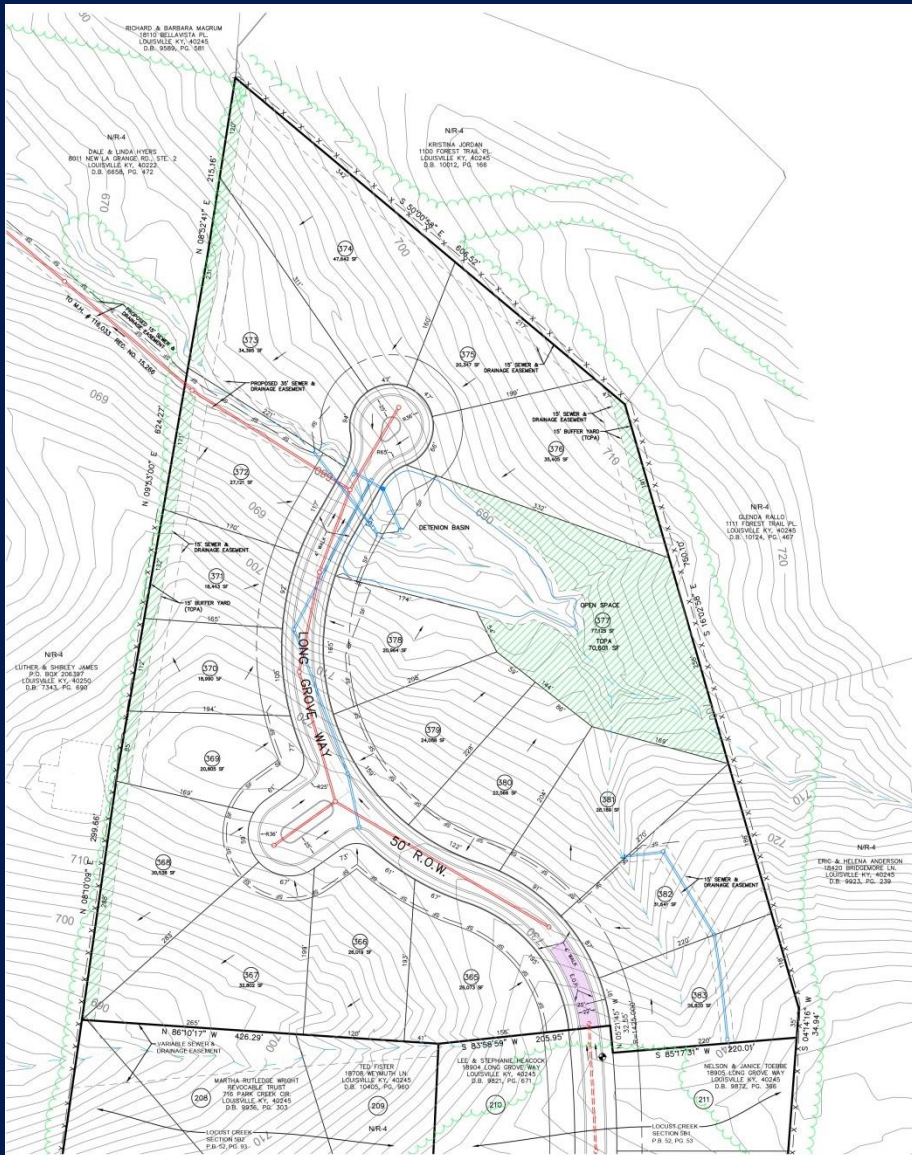
## SITE DATA

AREA:	14.48 ACS
AREA IN ROW:	1.47 ACS
NET AREA:	13.01 ACS
BUILDABLE LOTS:	17 LOTS
OPEN SPACE LOTS:	1 LOT
GROSS DENSITY:	1.17 DU/AC
NET DENSITY:	1.31 DU/AC





# CURRENT PROPOSAL



## SITE DATA

AREA:	14.48 ACS
AREA IN ROW:	1.39 ACS
NET AREA:	13.09 ACS
BUILDABLE LOTS:	18 LOTS
OPEN SPACE LOTS:	1 LOT
GROSS DENSITY:	1.24 DU/AC
NET DENSITY:	1.38 DU/AC

## DESIGN FEATURES

- + 1 LOT IN SECTION 11  
(-70 LOTS - ALL LOUCRIST CREEK)
- PRESERVES EXISTING  
STREAM CORRIDOR.
- PRESERVES EXISTING  
TREE CANOPY.





# BUILDING ELEVATIONS





# BUILDING ELEVATIONS

