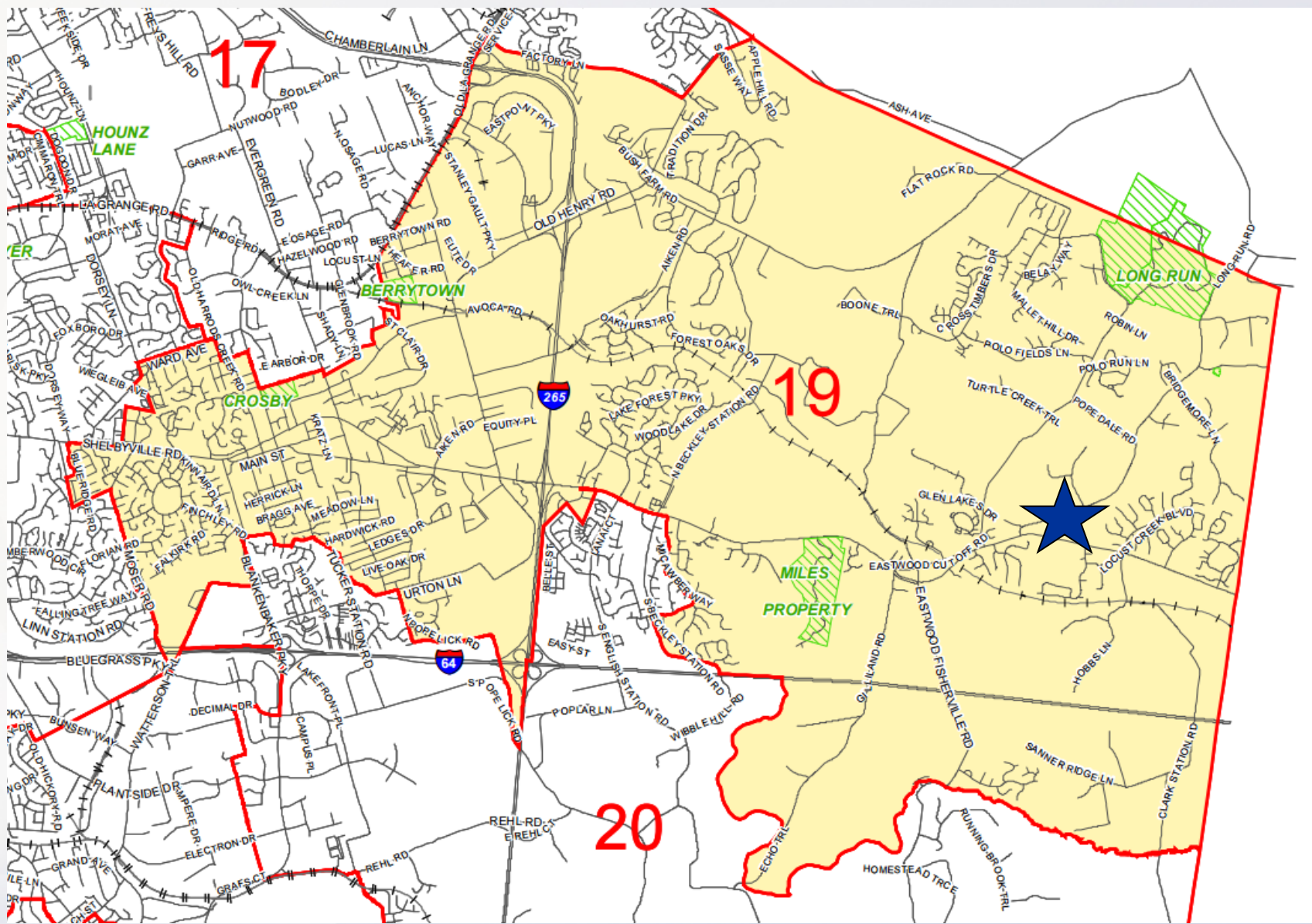


**17ZONE1032**

# **Bryant Farms Subdivision**



**Planning/Zoning, Land Design & Development**  
**January 30, 2018**

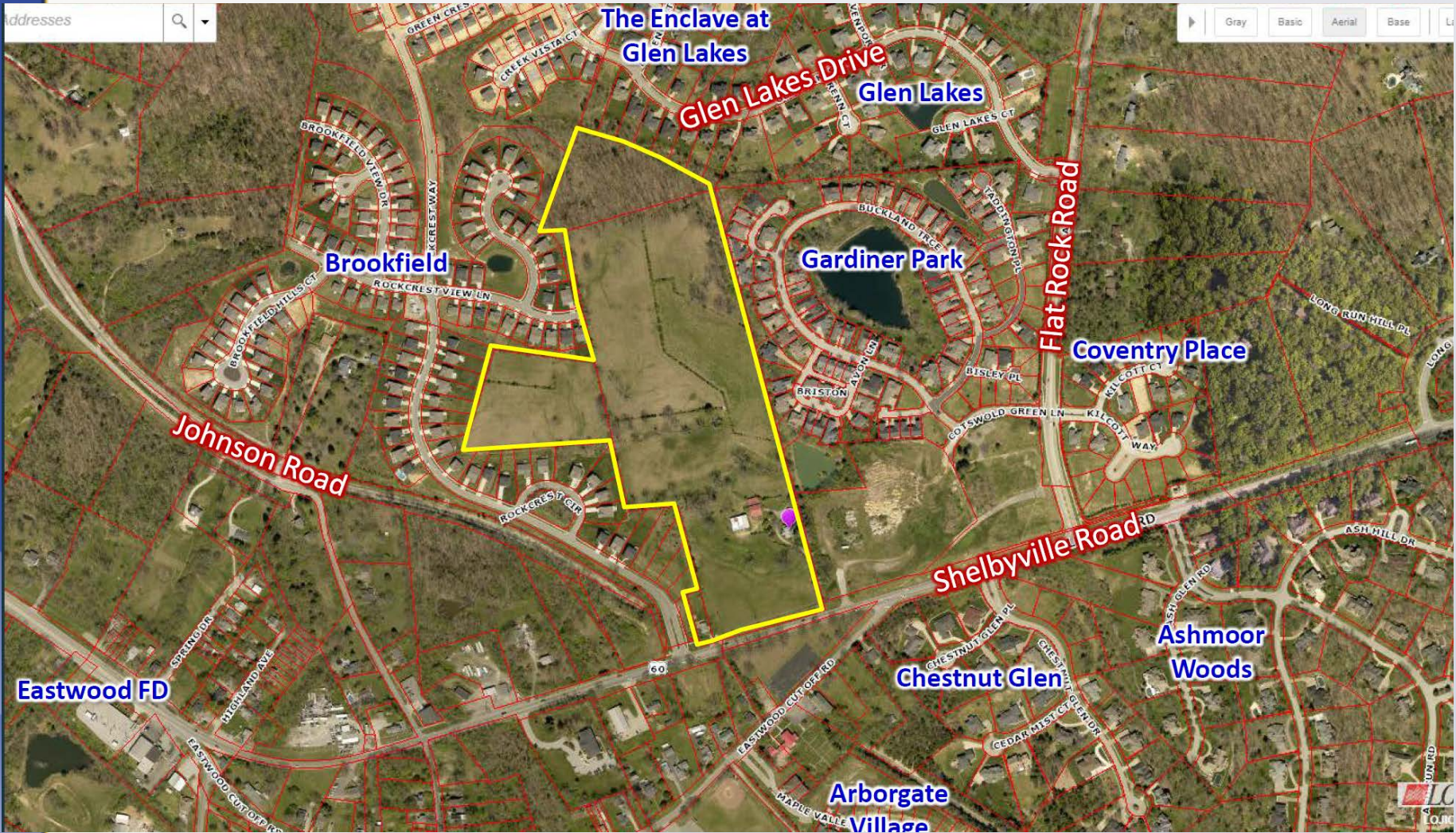


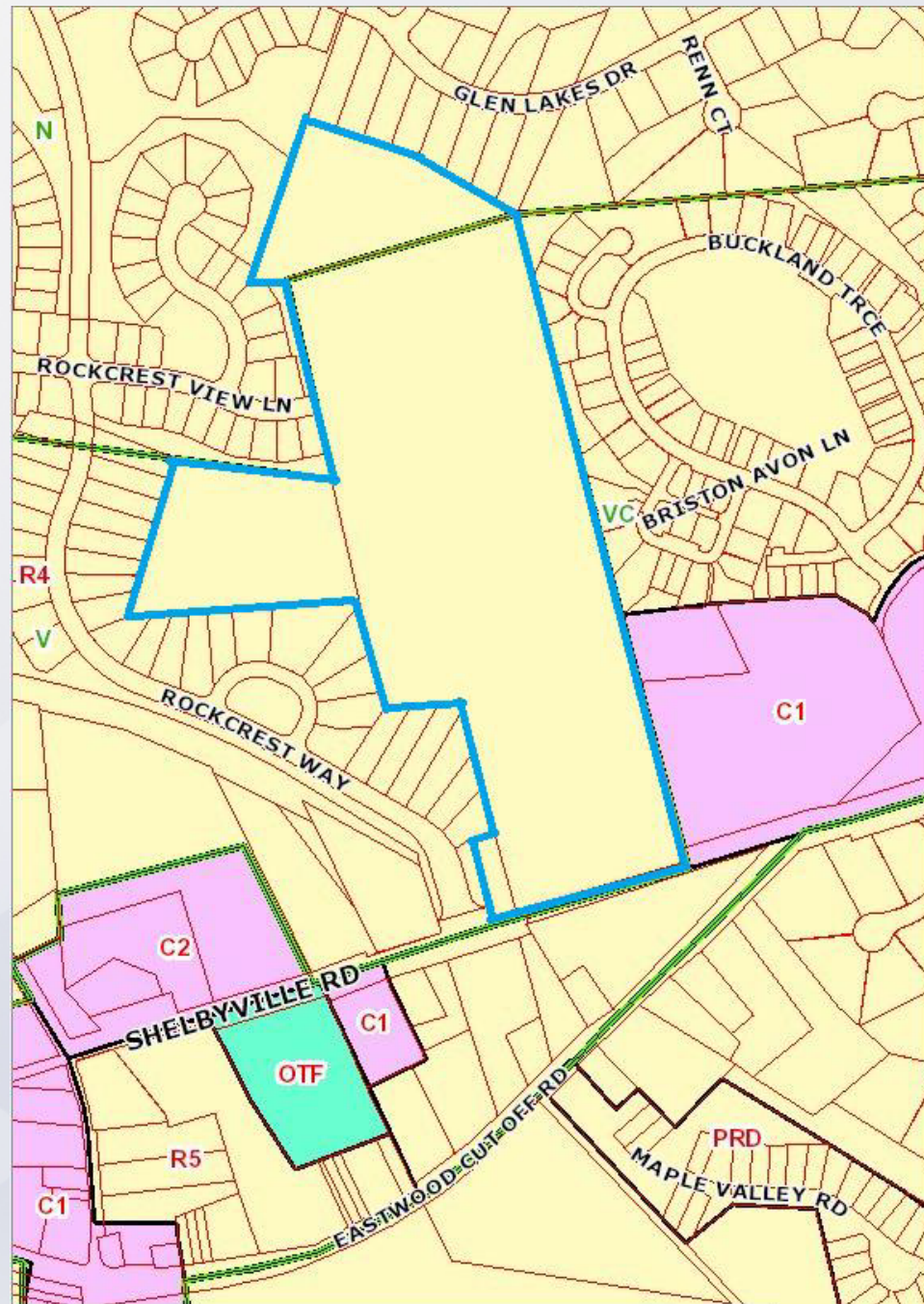
Lake Forest

Valhalla

Eastwood







**PUBLIC WORKS AND KTC NOTES:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- RIGHT-OF-WAY DEVIATION BY DEED OR MINOR PLAT MUST BE REQUIRED PRIOR TO THE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR METRO ASSOCIATED.
- ALL HIGHWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR TRUCKING AREAS AS SET BY METRO PUBLIC WORKS.
- USIDE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPARABLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROVED AGENCIES.
- PUBLIC SAFETY AND MAINTAIN PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- AN IMPROVEMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR RESIDUAL RIGHTS ON ALL SUBSEQUENT ACCESS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- ALL STREET NAME SIGNS AND PARKING MARKINGS SHALL CONFORM TO THE METRO CITY OF LOUISVILLE TRAFFIC AND PUBLIC UTILITIES DEPARTMENT STANDARDS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO RECONSTRUCTION OF ANY 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 CURB AND SIDEWALKS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- CURBS AND SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH METRO CITY OF LOUISVILLE SPECIFICATIONS FOR DETAILING, MARKING FOR SIDEWALK RAMP UP FOR KTC STANDARDS AND METRO CITY OF LOUISVILLE SPECIFICATIONS FOR SIDEWALK MARKING FOR SIDEWALK CONSTRUCTION - LATEST EDITION.
- NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.
- NO INDIVIDUAL LOT ACCESS FROM LOT 103 TO SHOEBYVILLE ROAD SHALL BE ALLOWED.

**STORMWATER POLLUTION PREVENTION PLAN NOTES:**

- THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE AND MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY METRO SWPPP (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND METRO STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL BE OPERATIONAL PRIOR TO ANY CONSTRUCTION UNTIL THE CORRESPONDING DRAINAGE AREAS ARE SECTED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC HIGHWAYS. SOIL TRACKED ONTO THE HIGHWAY SHALL BE REMOVED AT ONCE.
- SOIL EXPOSURES SHALL BE LOCATED AWAY FROM STREAMS, POND, SWALES, AND CATCH BASINS. STOPPAGES SHALL BE SECTED, MAINTAINED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF THE SITE.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSINGS PER MSD STANDARD DRAWING 19-02-03.
- SEMI-ANNUAL EROSION CONTROL INSPECTIONS DURING TRIMMING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PERFORMED TO A DRAINAGE TRAPPING DEVICES PRIOR TO SOILS DISCHARGED INTO A STREAM OR WASH.
- WHERE CONSTRUCTION OF LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

**BENCHMARKS**

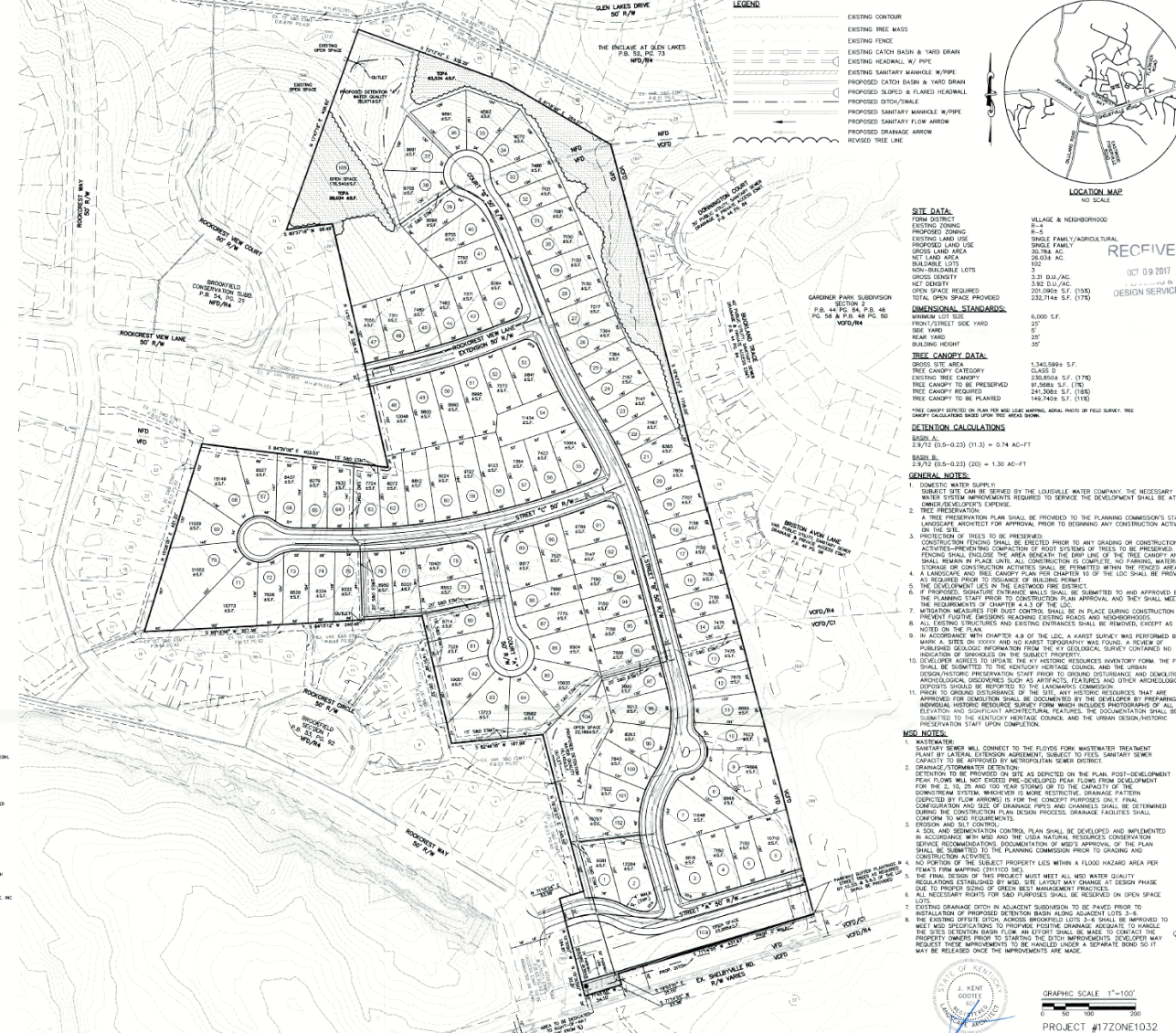
NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOCAL BENCHMARKS.

SOURCE BENCHMARK 8450-02 NAVD 1988 ELEV. 825.41

FROM THE JUNCTION OF INTERSTATE 265 AND U.S. HWY 60, SO EASTERLY ON U.S. HWY 60 FOR 0.21 MILES TO THE INTERSECTION OF LONG RUN ROAD ON THE LEFT AND SHILOH ROAD ON THE RIGHT. FROM THIS POINT, TURN RIGHT ONTO LONG RUN ROAD AND TRAVEL NORTHEAST ON THE EAST END OF A METAL GARAGE RAIL, 5.56 MILES TO THE 1/4 MILE MARKER. FROM 1/4 MILE MARKER, TURN RIGHT ONTO THE EAST END OF A METAL GARAGE RAIL, 0.54 MILES TO THE CENTERLINE OF LONG RUN ROAD.

**ADJACENT PROPERTY OWNERS**

LAURENCE CURTIS GARDNER 12. 3000 W. 1000 N. E.S. 3000 W. 1000 N. S.E. 3000 W. 1000 N.	MINDY L. SULLIVAN 12. 3000 W. 1000 N. E.S. 3000 W. 1000 N. S.E. 3000 W. 1000 N.	CLAYTON & MURRAY GARDNER 12. 3000 W. 1000 N. E.S. 3000 W. 1000 N. S.E. 3000 W. 1000 N.	DAVID & JESSICA DOLAN 12. 3000 W. 1000 N. E.S. 3000 W. 1000 N. S.E. 3000 W. 1000 N.
METRO RESIDENCE 12. 3000 W. 1000 N. E.S. 3000 W. 1000 N. S.E. 3000 W. 1000 N.	MURPHY & JAMES 12. 3000 W. 1000 N. E.S. 3000 W. 1000 N. S.E. 3000 W. 1000 N.	DAVID & JESSICA DOLAN 12. 3000 W. 1000 N. E.S. 3000 W. 1000 N. S.E. 3000 W. 1000 N.	DAVID & JESSICA DOLAN 12. 3000 W. 1000 N. E.S. 3000 W. 1000 N. S.E. 3000 W. 1000 N.
METRO & JAMES 12. 3000 W. 1000 N. E.S. 3000 W. 1000 N. S.E. 3000 W. 1000 N.	MURPHY & JAMES 12. 3000 W. 1000 N. E.S. 3000 W. 1000 N. S.E. 3000 W. 1000 N.	DAVID & JESSICA DOLAN 12. 3000 W. 1000 N. E.S. 3000 W. 1000 N. S.E. 3000 W. 1000 N.	DAVID & JESSICA DOLAN 12. 3000 W. 1000 N. E.S. 3000 W. 1000 N. S.E. 3000 W. 1000 N.
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**SITE DATA:**  
FORM DISTRICT: R-4  
EXISTING ZONING: R-4  
PROPOSED ZONING: SINGLE FAMILY/AGRICULTURAL  
EXISTING LAND USE: SINGLE FAMILY  
GROSS LAND AREA: 30.784 AC  
NET LAND AREA: 26.580 AC  
BALANCE AREA: 4.204 AC  
NON-BUILDABLE LOTS: 3  
GROSS DENSITY: 1.31 DU/AC  
NET DENSITY: 3.92 DU/AC  
TOTAL OPEN SPACE REQUIRED: 29,006.51 SF (0.67)  
TOTAL OPEN SPACE PROVIDED: 23,144.51 SF (0.58)

**DIMENSIONAL STANDARDS:**  
MINIMUM LOT SIZE: 6,000 S.F.  
MINIMUM LOT AREA: 27,000 S.F.  
SIDE YARD: 27'  
REAR YARD: 27'  
BUILDING HEIGHT: 35'

**TREE CANOPY DATA:**  
GROSS SITE AREA: 1,345,949 S.F.  
TREE CANOPY CATEGORY: CLASS D  
EXISTING TREE CANOPY: 220,800 S.F. (17%)  
TREE CANOPY TO BE PRESERVED: 19,568 S.F. (1%)  
TREE CANOPY REQUIRED: 13,000 S.F. (1%)  
TREE CANOPY TO BE PLANTED: 14,742 S.F. (1%)

**RETENTION CALCULATIONS:**  
BASE 1: 2.9/72 (0.5-0.23) (1.3) = 0.74 AC-FT  
BASE 2: 2.9/72 (0.5-0.23) (2.0) = 1.30 AC-FT

- GENERAL NOTES:**
- EXISTING WATER SUPPLY SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY CONVEYANCE AND TREATMENT MEASURES 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 ANY CONSTRUCTION ACTIVITIES ON THE SITE.
  - PROTECTION OF TREES TO BE PRESERVED PROTECTION OF TREES TO BE PRESERVED SHALL INCLUDE THE AREA WITHIN THE TREE LINE OF THE TREE TO BE PRESERVED. THE TREE LINE SHALL BE DETERMINED BY THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT. ALL CONSTRUCTION IS COMPLETE, NO FURNISHING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE TREE LINE.
  - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 19.01 OF THE LDC SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
  - IF PROPOSED SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED AND APPROVED BY THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT, THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
  - PRESENT SIGNATURE ENTRANCE WALLS SHALL BE REMOVED, EXCEPT AS APPROVED BY THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS APPROVED BY THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT.
  - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A HARVEST SURVEY WAS PERFORMED BY MARK A. BEEBE ON 05/06/18 AND NO HARVEST SURVEY WAS FOUND. A REVIEW OF PURCHASED GEOLOGIC INFORMATION FROM THE KY GEOLOGIC SURVEY CONTAINED NO INDICATION OF ARTIFACTS OR OTHER HISTORIC RESOURCES.
  - ARTIFACTS OR OTHER HISTORIC RESOURCES SHALL BE IDENTIFIED BY THE DEVELOPER BY PREPARING AN INDIVIDUAL HISTORIC SURVEY FORM WHICH INCLUDES PHOTOGRAPHS OF ALL ELEVATIONS AND SIGNIFICANT HISTORIC FEATURES. THE DOCUMENTATION SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF HISTORIC PRESERVATION STAFF UPON COMPLETION.

- MSD NOTES:**
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**Metro Louisville**

**Buildable Lots: 102**      **Density: 3.92 du/acre**

**Non Buildable Lots: 3**      **Open Space: 5.34 acres**

**RECEIVED**

DATE: OCT 09 2017

DESIGN SERVICES

**OWNERS:**  
BRYANT FARM SUBDIVISION  
16377 1641 ROAD R, SHEELYVILLE ROAD  
& 16500 GLEN LAKES DRIVE  
LOUISVILLE, KENTUCKY 40245

**DEVELOPER:**  
MINDY L. SULLIVAN  
3605 WALDEN AVE  
LEXINGTON, KY 40517

**PROJECT #17ZONE1032**  
**MSD SUB #10396**

Vector Scale: N/A  
Horizontal Scale: 1"=100'  
Date: 9/18/17  
Job Number: 2090-00M  
Sheet: 1 of 1



**Buildable Lots: 102**  
**Non Buildable Lots: 3**

**Density: 3.92 du/acre**  
**Open Space: 5.34 acres**

# Public Meetings

- Neighborhood Meeting on 7/10/17
  - Held by applicant
- LD&T meeting on 10/26/17
- Planning Commission public hearing on 11/16/2017



# Planning Commission

- Planning Commission public hearing on 11/16/2017
  - No one spoke in opposition.
  - The Commission recommended approval of the change in zoning with a vote of 7-0. 3 members were not present.