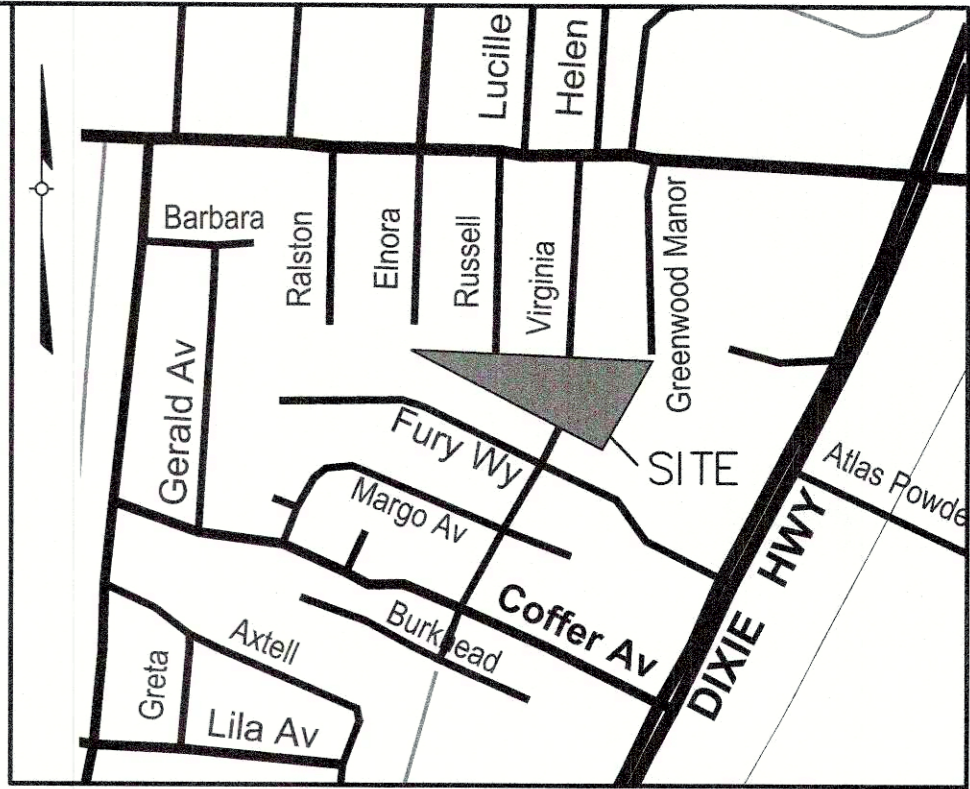


WAIVER REQUESTED:
 1. A Waiver is requested from Section 7.3.30.E to allow a drainage easement to encroach into the rear yard by greater than 15%.



C-2 DIMENSIONAL STANDARDS

MINIMUM LOT AREA	= 5,000 SF
MINIMUM LOT WIDTH	= 0 FT.
MINIMUM FRONT AND STREETSIDE SETBACK	= 0 FT.
MINIMUM SIDE YARDS (EACH)	= 0 FT.
MINIMUM REAR YARD SETBACK	= 15 FT.
MAXIMUM BUILDING HEIGHT	= 45 FT.

PROJECT DATA

TOTAL SITE AREA	= 4.35 Ac. (189,486 SF)
TOTAL AREA OF ROW	= 0.57 Ac. (24,643 SF)
NET SITE AREA	= 3.78 Ac. (164,843 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR/NEIGHBORHOOD
EXISTING USE	= VACANT
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 22
TOTAL AREA OF LOTS	= 124,686
DENSITY	= 5.05/Ac.

NOTES

- GENERAL**
- No lots shown herein may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
 - This development is located in the Pleasure Ridge Park Fire Protection District and approval shall be obtained prior to construction approval.
 - 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.
 - 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

- Site is subject to regional facility fees. Verification of the existing storm system within the neighborhood shall be verified prior to MSD construction plan approval. Detention may be required if applicable at the construction phase.
- No portion of the site is located in a floodplain per FIRM map 21111 C0089 E dated December 5, 2006.
- Sewers by L. E. and subject to all applicable fees.
- A "Request for Sanitary Sewer Capacity" will be filed with MSD.
- All proposed sewer and drain easements shall be 15' unless otherwise indicated.
- The Louisville Water Company will determine the width of their easement prior to construction plan approval.

STREETS & SIDEWALKS

- Cul-de-sacs shall have a pavement width of 20 feet with a radius of 35 feet at Cul-de-sac. All other roads shall be 24 feet in width with a 35 foot radius at intersections.
- No sidewalks required on local streets and cul-de-sacs with less than 20 lots per Table 6.2.2.
- Street grades shall not be less than 1% (Min.) or 10% (max.).
- Street trees are required along Proposed Road "B" and Proposed Cul-de-sac "A". In the event that the trees are not allowed to be placed in mentioned streets and Right-of-Ways the trees shall be placed elsewhere on the property.
- A Bond & Encroachment Permit is required by Metro Public Works for all work within the Russell Rd, Virginia Rd and Stuart Rd Right-of-Ways, 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.

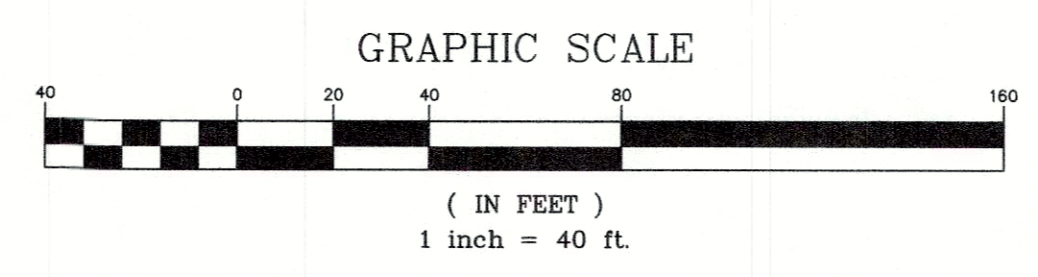
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 4.35 Ac. (189,486 SF)
EXISTING TREE CANOPY AREA	= 0 SF
TOTAL TREE CANOPY AREA REQUIRED	= 75,794 SF (40%)
TOTAL TREE CANOPY TO BE PLANTED	= 75,794 SF (40%)
TOTAL TREE CANOPY PROVIDED	= 75,794 SF (40%)

LEGEND

- EX. UTILITY POLE
- EX. STORM DRAINAGE MANHOLE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. WATER VALVE
- EX. GAS METER
- EX. GAS VALVE
- EX. SANITARY SEWER CLEAN-OUT
- EX. BENCHMARK
- EX. FENCE
- EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- EXISTING SEWER AND MANHOLE
- EXISTING DITCH/SWALE
- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- PROPOSED SEWER AND MANHOLE
- DRAINAGE FLOW DIRECTION
- EX. CONTOUR
- PROPOSED DITCH/SWALE
- EXISTING ZONING LINE
- EXISTING FORM DISTRICT LINE
- PROPOSED HOUSE FOOTPRINT

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3-28-22	AGENCY COMMENTS	TF
2	7-28-22	AGENCY COMMENTS	JH



PRELIMINARY
NOT FOR CONSTRUCTION

PROFESSIONAL STAMP

BENCHMARK DESCRIPTION

TBM#1=NORTHEAST CORNER OF CONCRETE HEADWALL. HEADWALL IS LOCATED EAST OF THE NORTHERN TERMINUS OF STUART AVENUE. ELEVATION=451.418 (NAVD 88)

SOURCE - ELEVATIONS ARE BASED ON LOINC MONUMENT GREENWOOD. ELEVATION=452.64 (NAVD 88)

7600 STUART AVENUE
 PRELIMINARY SUBDIVISION PLAN

OWNER: VALLEY STATION TOWNE CENTER LLC
 PREPARED BY: LAND DESIGN & DEVELOPMENT, INC.
 503 WASHINGTON AVENUE, SUITE 101
 LOUISVILLE, KENTUCKY 40222
 PHONE: (502) 426-9374
 FAX: (502) 426-9375

SITE ADDRESS: 7600 STUART AVENUE
 LOUISVILLE, KY 40258
 TAX BLOCK: 1041, LOT 0137
 P.B. 58, PG. 55
 D.B. 10513, PG. 0925

RECEIVED
 AUG 11 2022
 PLANNING & DESIGN SERVICE

JOB: 19129
 MSD SUB# 12005
 DATE: 3/28/22
 CASE: 22-MSUB-0003