

WAIVER REQUEST

A WAIVER IS REQUESTED FROM SECTION 7.3.30.E OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW MORE THAN 15% OF A REQUIRED REAR YARD TO BE OCCUPIED BY A DRAINAGE EASEMENT.

PROPERTY LINE TABLE	
L1	N34°19'25"W 38.60'
L2	S46°22'34"W 18.29'
L3	S42°21'17"W 35.07' R=250'
L4	S38°19'59"W 13.09'
L5	N38°19'59"E 13.09'
L6	N42°21'17"E 42.08' R=300'
L7	N46°22'34"E 26.48'
L8	N34°19'25"W 7.47'

PROJECT DATA

TOTAL SITE AREA = 22.6± Ac. (985,305 SF)
 TOTAL AREA OF ROW = 3.9± Ac. (171,316 SF)
 R/W DEDICATION AREA = 0.1± Ac. (3,571 SF)
 NET SITE AREA = 18.6± Ac. (810,418 SF)
 EXISTING ZONING = R-4
 PROPOSED ZONING = R-5
 FORM DISTRICT = NEIGHBORHOOD
 EXISTING USE = UNDEVELOPED
 PROPOSED USE = SINGLE FAMILY RESIDENTIAL
 TOTAL # RESIDENTIAL LOTS = 81
 TOTAL AREA OF LOTS = 14.4± (626,448 SF)
 NET DENSITY = 4.35 DU/AC. (7.26 MAX DU/AC.)
 OPEN SPACE PROVIDED = 4.2 Ac. (184,241 SF)

R-5 REQUIREMENTS

MINIMUM LOT AREA = 6,000 SF
 MINIMUM LOT WIDTH = 50'
 MIN. FRONT YARD & STREET SIDE YARD = 25'
 MINIMUM SIDE YARD = 5'
 MINIMUM REAR YARD = 25'
 MAX. BUILDING HEIGHT = 35'



LOCATION MAP
NOT TO SCALE

NOTES

GENERAL

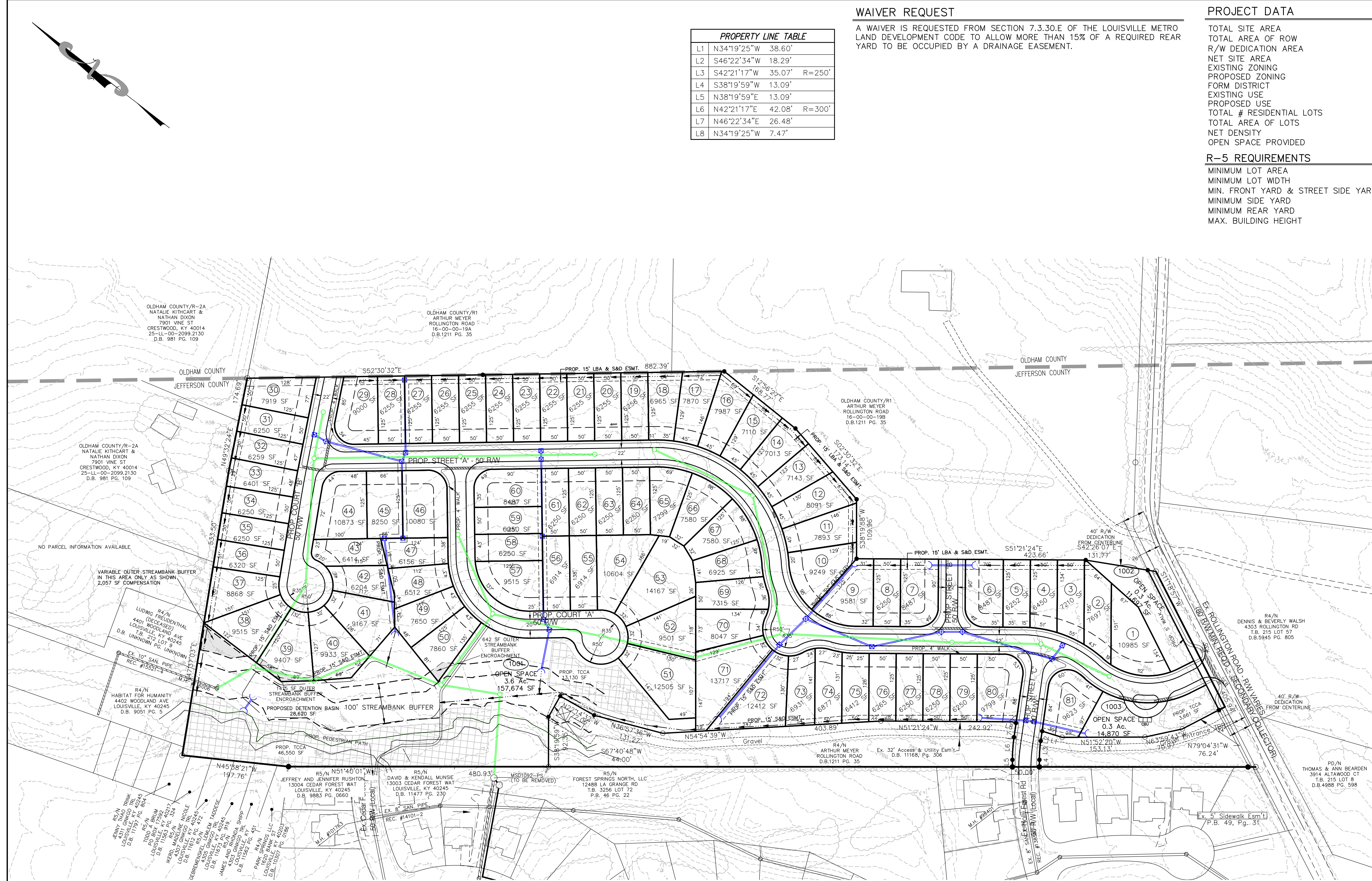
- No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
- Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The 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.
- A site visit was conducted by Derek Triplett, RLA on November 9th, 2020 and no evidence of karst features was observed.
- The applicant has requested a fee-in-lieu for tree canopy compliance per Land Development Code section 10.1.3.A.3.c.6. The fee shall be paid prior to the approval of the Landscape and Tree Preservation plan for the site. The final amount will be determined and shown on the approved Landscape and Tree Preservation plan for the site.

SEWER & DRAINAGE

- Onsite detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2,10,25 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive.
- No portion of the site is located in a floodplain per FIRM map 21111C0020E dated December 5, 2006.
- Sewers by L. E. and subject to all applicable fees.
- Extension of MSD storm water boundaries may be required.
- A "Request for Sanitary Sewer Capacity" has been 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.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.
- MSD and the developer shall eliminate the Forest Springs pump station as shown. MSD shall cover the cost of design and construction to eliminate the pump station and execute an agreement with the developer consistent with MSD's excess cost policy prior to construction approval.
- Access to the detention basin to be evaluated during construction plan phase.
- 25' buffer is to be field located prior to MSD construction plan approval. No disturbance other than installation of sewer crossing permitted. Any proposed lots encroaching into the required 25' buffer areas shall be shown and noted on the record plat.

STREETS & SIDEWALKS

- All roads within the development shall have curb and gutters, 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 22 feet in width with a 35 foot radius at intersections.
- Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
- Street grades shall not be less than 1% (Min.) or 10% (max.).
- A Bond & Encroachment Permit is required by Metro Public Works for all work within the Rollington Rd. Right-of-Way, 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.
- Rollington Road along the site's frontage including the area in front of the cell tower shall be brought up to Public Works standards and follow the typical street section as constructed by Forest Springs North Subdivision (9-28-99) along Rollington Road. 20' to be provided in total width for this section.

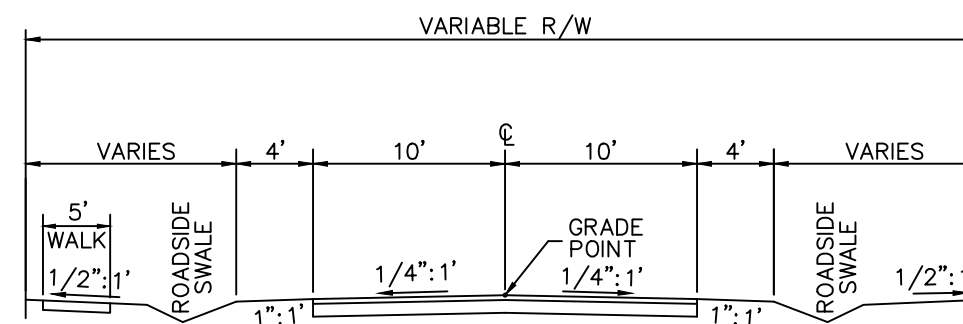


DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.50 - 0.23 = 0.27$
 $A = 22.6$ ACRES
 $R = 2.8$ INCHES
 $X = (0.27)(22.6)(2.8)/12 = 1.43$ AC.-FT.
 REQUIRED BASIN = 62,290 = CU.FT.
 PROVIDED BASIN = 28,620 SQ.FT.
 TOTAL = 28,620 SQ.FT. @ APPROX. 3 FT. DEPTH
 = 85,860 CU.FT. > 62,290 CU.FT.

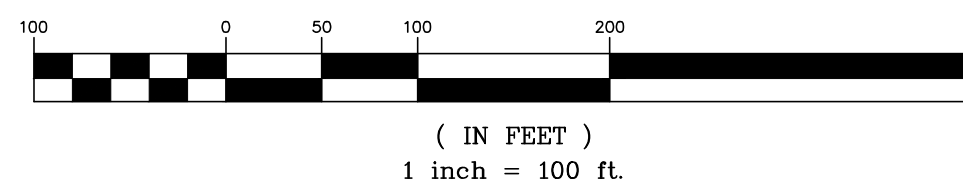
BENCHMARK DESCRIPTIONS

BM#12 = 1/2" BY 18" IRON PIN WITH CAP STAMPED "LD&D TRAVERSE". IRON PIN IS LOCATED ALONG THE WEST SIDE OF ROLLINGTON ROAD, 25 FEET BEHIND A WOODEN FENCE, 67.5 FEET NORTHEAST OF A UTILITY POLE AND 83 FEET SOUTHWEST OF A FIRE HYDRANT. ELEVATION=752.481 (NAVD 88)
 SOURCE - ELEVATIONS ARE BASED ON LOIC MONUMENT AN40-01RESET ELEVATION=703.97 (NAVD 88)



PROPOSED ROLLINGTON ROAD CROSS-SECTION
NOT TO SCALE

GRAPHIC SCALE



TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 985,305 SF
 TOTAL TREE CANOPY AREA REQUIRED = 40% (394,122 SF)
 EXISTING TREE CANOPY = 53% (524,569 SF)
 EXISTING TREE CANOPY TO BE PRESERVED = 12% (63,341 SF) + FEE-IN-LIEU (6% OF SITE)
 TOTAL TREE CANOPY PROVIDED = 40% (394,122 SF)

PRELIMINARY NOT FOR CONSTRUCTION

ENGINEER STAMP

SITE ADDRESS:
4308 ROLLINGTON ROAD
LOUISVILLE, KY 40245
TAX BLOCK: 0009, LOT 0038
D.B. 5397, PG. 0617

OWNERS:
ARTHUR G MEYER
P.O. BOX 34290
Louisville, KY 40232

DEVELOPER:
PULTE GROUP
10350 ORMSBY PLACE STE 103
LOUISVILLE, KY 40223

PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC.
503 WASHBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-9374
FAX: (502) 426-9375

COUNCIL DISTRICT - 17
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN
MUNICIPALITY - LOUISVILLE

CASE: 20-ZONE-0105
JOB: 20090
WM# 12028
DATE: 07/27/2020

PULTE ROLLINGTON RIDGE

PRELIMINARY SUBDIVISION PLAN

LEGEND

- PROPOSED STORM SEWER, CATCH BASIN AND HEADWALL
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- DRAINAGE FLOW
- PROPOSED CLUSTER MAILBOX LOCATION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1.	10/26/20	REVISED PER AGENCY COMMENTS	JH
2.	12/07/20	REVISED PER AGENCY COMMENTS	JH
3.	1/11/21	REVISED LAYOUT	JH
4.	1/25/21	REVISED PER AGENCY COMMENTS	JH