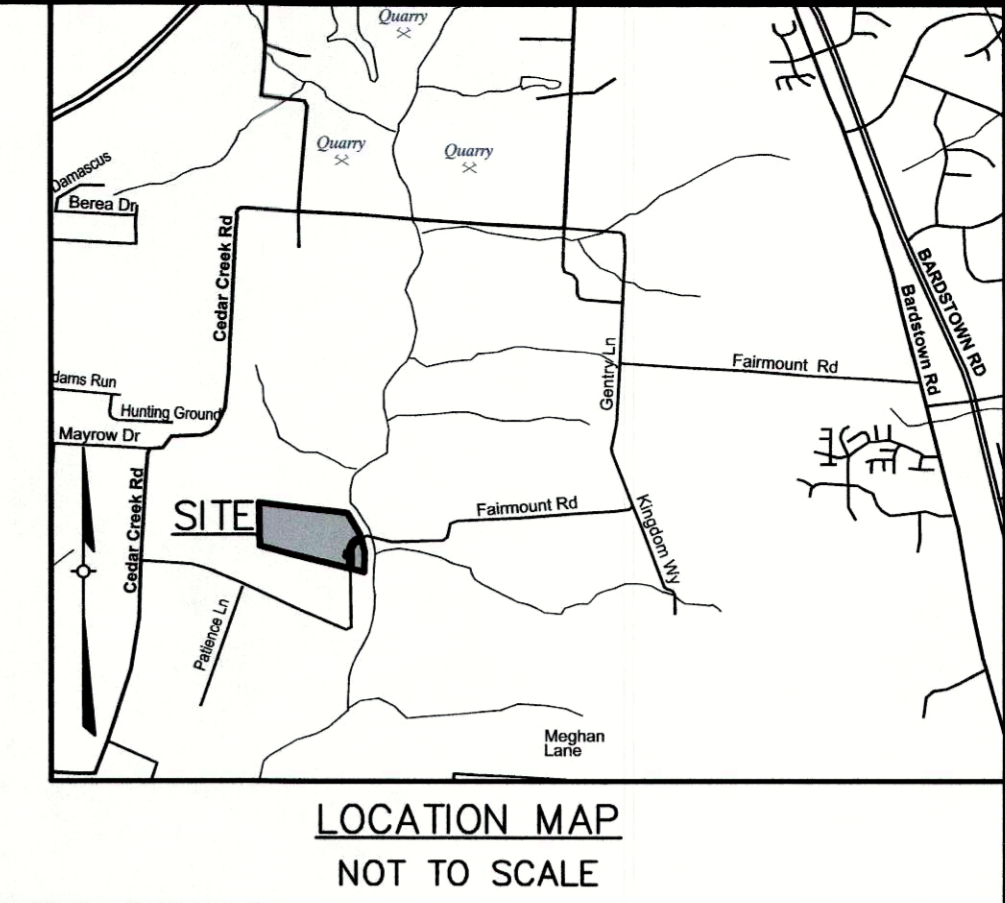


LOT YIELD CALCULATIONS
 45 LOTS (R-4 YIELD)
 + 5% 30% PRESERVED CONSERVATION AREA
 5% X 45 LOTS (CONVENTIONAL) = 2 ADDITIONAL LOTS
 45 + 2
FINAL POSSIBLE YIELD = 47 TOTAL LOTS
TOTAL PROPOSED LOTS = 45 LOTS

WAIVER REQUEST
 A SIDEWALK WAIVER IS REQUESTED FROM SECTION 5.8.1.B OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE A SIDEWALK ALONG FAIRMOUNT RD.



PROJECT DATA

TOTAL SITE AREA	= 17.52± Ac. (763,010 SF)
TRACT 1 AREA	= 16.27± Ac. (708,507 SF)
TRACT 2 AREA	= 1.25± Ac. (54,503 SF)
ROW AREA	= 1.95± Ac. (85,071 SF)
NET SITE AREA	= 15.57± Ac. (677,939 SF)
FORM DISTRICT	= R-4
EXISTING ZONING	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL NO OF LOTS	= 45 LOTS
BUILDING HEIGHT	= 35' MAX. ALLOWED
GROSS DENSITY	= 2.56 DU/AC. (4.84 DU/AC. MAX. ALLOWED)
NET DENSITY	= 2.89 DU/AC. (4.84 DU/AC. MAX. ALLOWED)

CONSERVATION AREA DATA

FULL CREDIT CONSERVATION AREAS	= 162,138 SF	= 3.72 ± Ac.
10,125 SF	= 0.23 ± Ac.	
50% CREDIT CONSERVATION AREA	= 117,469 SF X 50% = 58,735 SF	= 1.35 ± Ac.
30% CREDIT CONSERVATION AREA	= 11,310 SF X 30% = 3,393 SF	= 0.07 ± Ac.
TOTAL CONSERVATION AREA PROVIDED	= 5,37 ± Ac.	
TOTAL CONSERVATION AREA REQUIRED (30% OF SITE)	= 5.25 ± Ac.	

CONSERVATION SUBDIVISION DIMENSIONAL STANDARDS

MIN. LOT SIZE	= 2,500 S.F.
MIN. SIDE YARD	= 3'
MIN. FRONT & STREET SIDE	= 12' (GARAGE 24' FRONT ENTRY)
MAX. FRONT YARD	= 25'
MIN. LOT WIDTH	= 25' (40' CORNER LOT)
MIN. REAR YARD	= 15'

- NOTES**
- GENERAL**
- No lots shown hereon may be subdivided or re-subdivided 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.
 - All open space lots are non-buildable and will be recorded as open space and utility easements.
 - Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
 - 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.
 - No karst activity was observed on site during a site visit on 2/18/18, by Derek Triplett, R.L.A.
 - A Conservation Area Management Plan shall be submitted in conjunction with Staff's review of the Record Subdivision Plat. The Management Plan shall be in compliance with the approved Conservation Subdivision Plan and Land Development Code Section 7.11.8. Legal restrictions, ownership, and the Conservation Area Management Plan shall be subject to review and approval by the Planning Commission Legal Counsel. (7.11.8)
- SEWER & DRAINAGE**
- 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.
 - A portion of the site is located in a floodplain per FIRM map 21111 C 0113 E dated Dec. 5, 2006.
 - Sewers by L. E. and subject to all applicable fees.
 - A "Request for Sanitary Sewer Capacity" will be submitted to MSD.
 - All proposed sewer and drain easements shall be 15' unless otherwise indicated.
 - Onsite detention will be provided. Postdevelopment peak flows will be limited to predevelopment peak flows for the 2, 10, 25, and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
 - The final design of the 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 Management Practices.
 - MSD Drainage Bond required prior to construction plan approval.
- 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 24 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.).
 - In the event that street trees are not allowed to be placed adjacent streets and Right-of-Way the trees shall be placed elsewhere on the property.
 - A Bond & Encroachment Permit is required by Metro Public Works for all work within the proposed roads "A", "B" 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.
 - All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/22/18	REV. LAYOUT FOR IBA
2	11/19/18	REVISED SIDEWALK LAYOUT
3	12/3/18	CONSERVATION AREA DATA

PROFESSIONAL'S SEAL

STATE OF KENTUCKY
 ENGINEERING
 DEREK TRIPLETT
 904
 17-2-18

PROJECT DATA

FILE NAME	18133-CON-SUB
DATE	9/27/18
CHECKED BY	DT
DRAWN BY	JH

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 600 WILKINSON BLVD. SUITE 100
 FAYETTEVILLE, KY 40424
 TEL: 502.241.9278
 WEB SITE: WWW.LD&D.COM

CONSERVATION SUBDIVISION
8801 R + 9103-1/2 FAIRMOUNT ROAD
 DEVELOPER
 PULITE GROUP
 10350 ORMSBY PLACE STE 103
 LOUISVILLE, KY 40223

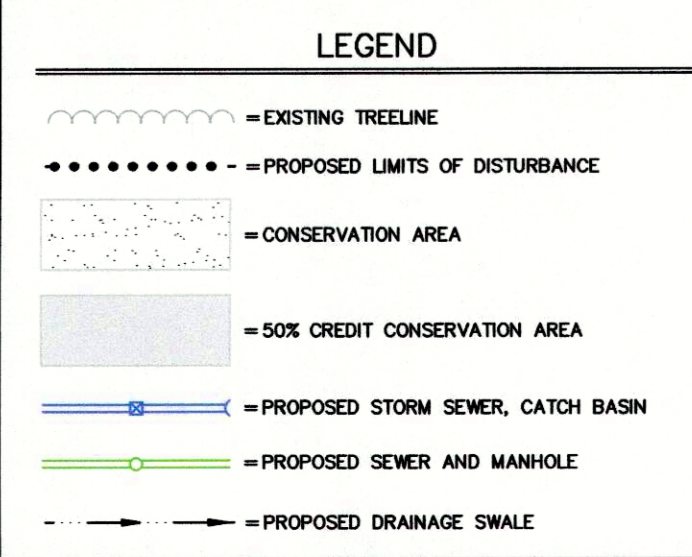
JOB NO. 18133
SHEET 1 OF 1

MSD STANDARD EROSION CONTROLS

△	STONE BAG CHECK DAM IN CONCRETE FLUMES
▲	WINGED HEADWALL INLET PROTECTION
—	SILT FENCE

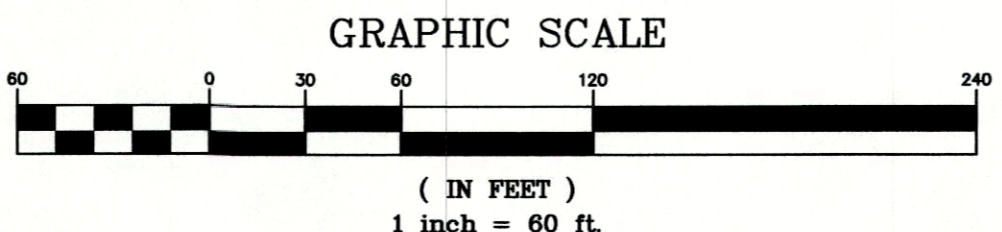
DETENTION BASIN CALCULATIONS

X = Δ CRA/12
 ΔC = 0.50-0.23=0.27
 A = 17.5-5.6 ACRES = 11.9 ACRES
 R = 2.8 INCHES
 X = (0.27)(11.9)(2.8)/12 = 0.75 AC.-FT.
 REQUIRED 32,670 = CU.FT.
 PROVIDED BASIN = 11,310 SQ.FT.
 TOTAL = 11,310 SQ.FT. @ APPROX. 4 FT. DEPTH
 = 45,240 CU.FT. > 32,670 CU.FT.



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 763,010 S.F.
EXISTING TREE CANOPY	= 34% (256,627 S.F.)
EXISTING TREE CANOPY AREA REQUIRED	= 20% (152,602 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 19% (147,256 S.F.)
TOTAL TREE CANOPY AREA TO BE PLANTED	= 1% (5,760 S.F.)
TOTAL TREE CANOPY AREA PROVIDED	= 20% (153,016 S.F.)



OWNER:
 BONNIE L WHITE
 6217 APEX DRIVE
 LOUISVILLE, KY 40219

SITE ADDRESS:
 8801 R FAIRMOUNT RD
 TAX BLOCK 0665, LOT 0050
 D.B. 7151, PG. 0586

OWNER:
 BONNIE L WHITE
 6217 APEX DRIVE
 LOUISVILLE, KY 40219

SITE ADDRESS:
 9103 1/2 FAIRMOUNT RD
 TAX BLOCK 0665, LOT 0044
 SUBLOT 0001
 D.B. 7151, PG. 0595

OWNER:
 BONNIE L WHITE
 6217 APEX DRIVE
 LOUISVILLE, KY 40219

SITE ADDRESS:
 9104 FAIRMOUNT RD
 TAX BLOCK 0665, LOT 0044
 SUBLOT 0002
 D.B. 7151, PG. 0595

RECEIVED
 DEC 03 2018
 DESIGN SERVICES
 WM#11845

CASE# 18SUBDIV018
 MUNICIPALITY - LOUISVILLE
 COUNCIL DISTRICT - 22
 FIRE PROTECTION DISTRICT - FERN CREEK