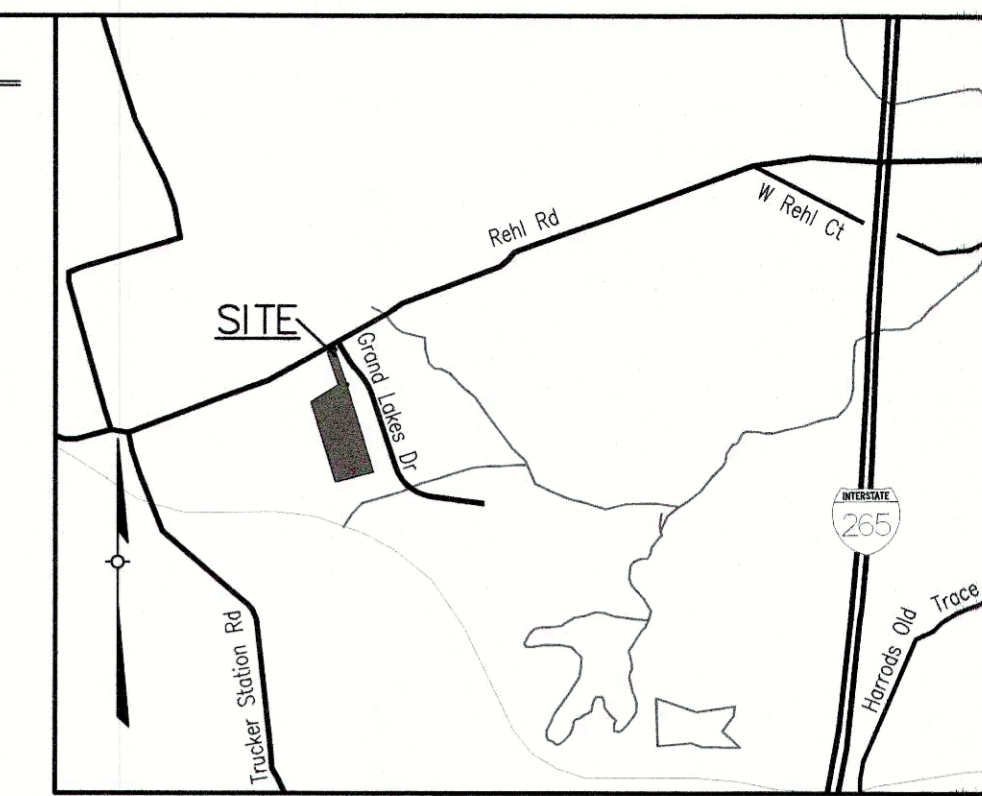
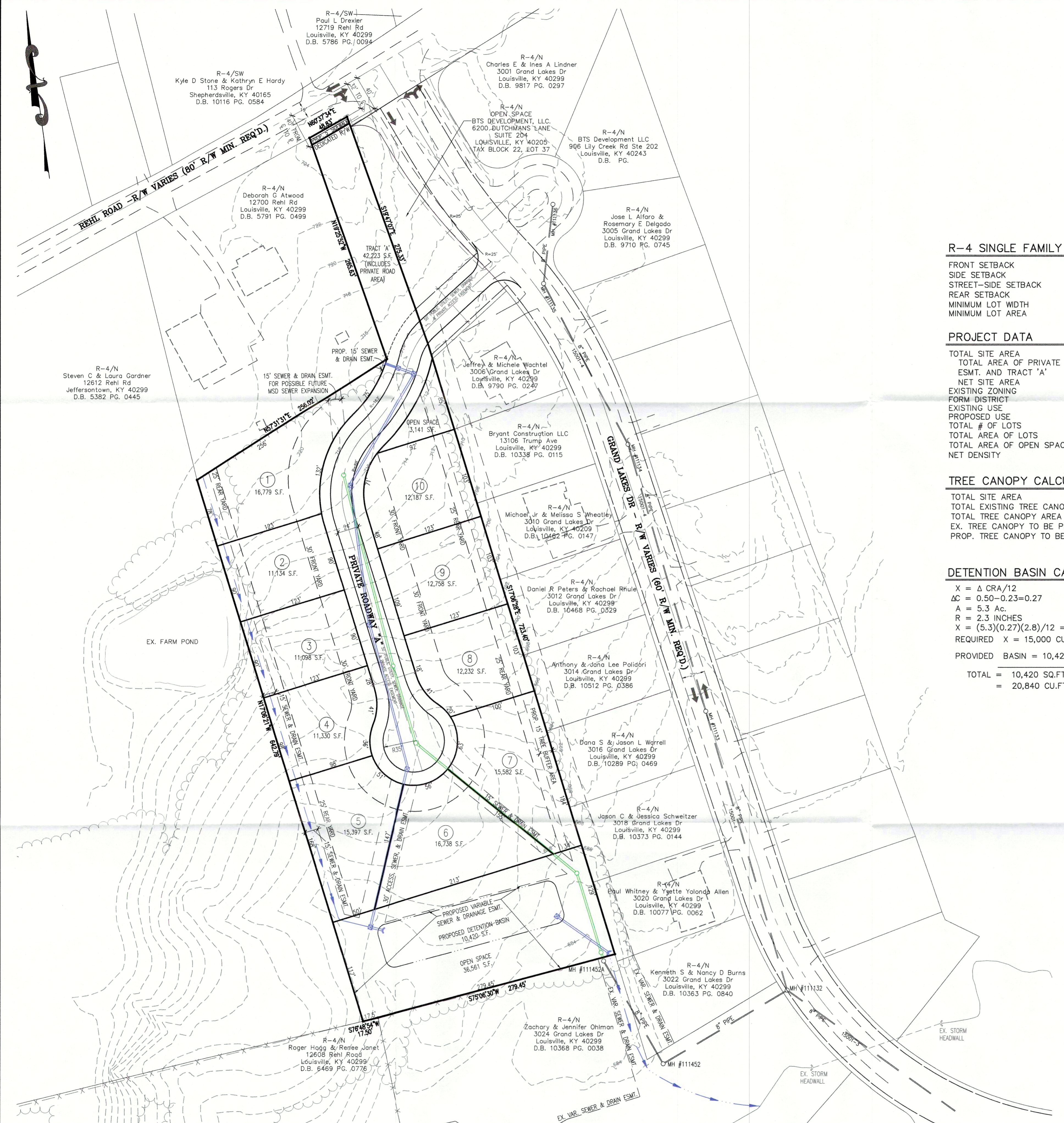


WAIVER REQUESTED

A WAIVER IS REQUESTED FROM LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 7.3.30, REQUIRING ALL LOTS OF DETACHED HOUSES TO ABUT A PUBLIC STREET.



LOCATION MAP
NOT TO SCALE



R-4 SINGLE FAMILY RESIDENTIAL SETBACKS

FRONT SETBACK	= 30'
SIDE SETBACK	= 5' PER SIDE
STREET-SIDE SETBACK	= 30'
REAR SETBACK	= 25'
MINIMUM LOT WIDTH	= 60'
MINIMUM LOT AREA	= 9,000 S.F.

PROJECT DATA

TOTAL SITE AREA	= 5.3± ACRES (231,223 S.F.)
TOTAL AREA OF PRIVATE ACCESS ESMT. AND TRACT 'A'	= 0.97± ACRES (42,223 S.F.)
NET SITE AREA	= 4.34± ACRES (189,000 S.F.)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL LOTS
TOTAL # OF LOTS	= 10 LOTS
TOTAL AREA OF LOTS	= 2.9± ACRES (128,917 S.F.)
TOTAL AREA OF OPEN SPACE	= 0.07± ACRES (3,141 S.F.)
NET DENSITY	= 2.2 DU/AC. (7.26 DU/AC. MAXIMUM)

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 231,223 S.F.
TOTAL EXISTING TREE CANOPY	= 201,077 S.F. (87% OF SITE)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (46,245 S.F.)
EX. TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROP. TREE CANOPY TO BE PLANTED	= 20% (46,800 S.F.)

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$	
$\Delta C = 0.50 - 0.23 = 0.27$	
$A = 5.3 \text{ AC.}$	
$R = 2.3 \text{ INCHES}$	
$X = (5.3)(0.27)(2.8)/12 = 0.34 \text{ AC.-FT.}$	
REQUIRED $X = 15,000 \text{ CU.FT.}$	
PROVIDED BASIN = 10,420 SQ.FT.	
TOTAL = 10,420 SQ.FT. @ APPROX. 2 FT. DEPTH	
= 20,840 CU.FT. > 15,000 CU.FT.	

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.
 - 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 features were observed through site research and site visit by Sarah Beth Sammons, PLA, 2/1/2017.

SEWER & DRAINAGE

- Runoff from this development must be conveyed to an adequate public outlet.
- No portion of the site is located in a floodplain per FIRM map 2111C0065E dated December 5, 2006.
- Sewers by lateral extension and subject to all applicable fees.
- A Downstream Capacity Request will be submitted to MSD prior to plan approval.
- 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.
- Onsite detention will be provided. Post developed 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 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 Management Practices.
- Sanitary sewer service provided by lateral extension, subject to fees and any applicable charges.
- If site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- MSD drainage bond required prior to construction plan approval.
- No increase in velocity at the point of discharge at the property line.

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 wide 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.).
- Street trees are required along Stony Brook Drive. 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 Stony Brook Drive 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 will be required by Metro Public Works for future maintenance of the private roadway. If the developer does not maintain the road in an acceptable condition, the bond shall be forfeited and a contractor will be hired by Metro Public Works to perform any repairs or maintenance necessary.
- An agreement between the developer, Metro Public Works, and the Grand Lakes HOA for the future dedication of the Right-of-way. The agreement shall be recorded prior to construction approval.
- All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.
- No direct access to Rehl Road shall be allowed.

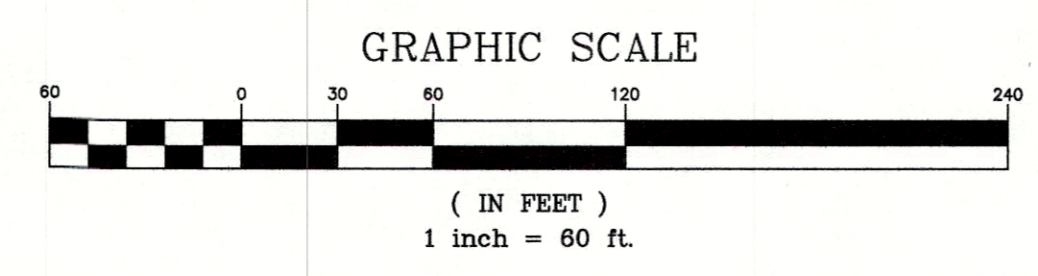
EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
- Any modifications to the approval EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
- Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
- Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.
- Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
- All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
- Where construction or land disturbance 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 calendar days after the activity has ceased.
- Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond, swale or catch basin. All storm drainages shall conform to MSD standard specifications.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

LEGEND

	= PROPOSED STORM SEWER, CATCH BASIN AND HEADWALL
	= PROPOSED SEWER AND MANHOLE
	= PROPOSED DRAINAGE SWALE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3/28/17	AGENCY REVIEW COMMENTS	SBS
2	6/16/17	PDS COMMENT & MINOR LOT REV.	SBS



PRELIMINARY
NOT FOR CONSTRUCTION

PROFESSIONAL STAMP

12800 REHL ROAD SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

OWNER:
GREG & MELISSA WILSON
11101 ELECTRON DRIVE
LOUISVILLE, KY 40299-3825

SITE ADDRESS:
12800 REHL RD
LOUISVILLE, KY 40299
TAX BLOCK 0040, LOT 0334
D.B. 10581, PG. 0702

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

DESIGN SERVICES

JUN 19 2017

17SUBDIV1002

WM#11589

DATE: 5/22/17

COUNCIL DISTRICT - 20
FIRE PROTECTION DISTRICT - JEFFERSONTOWN