

# W. Indian Trail Subdivision

Louisville Metro Planning Commission

October 21, 2021 – Public Hearing

21-ZONE-0091

Developer:  
CL CAT, LLC

Attorney:  
Jon Baker

WYATT

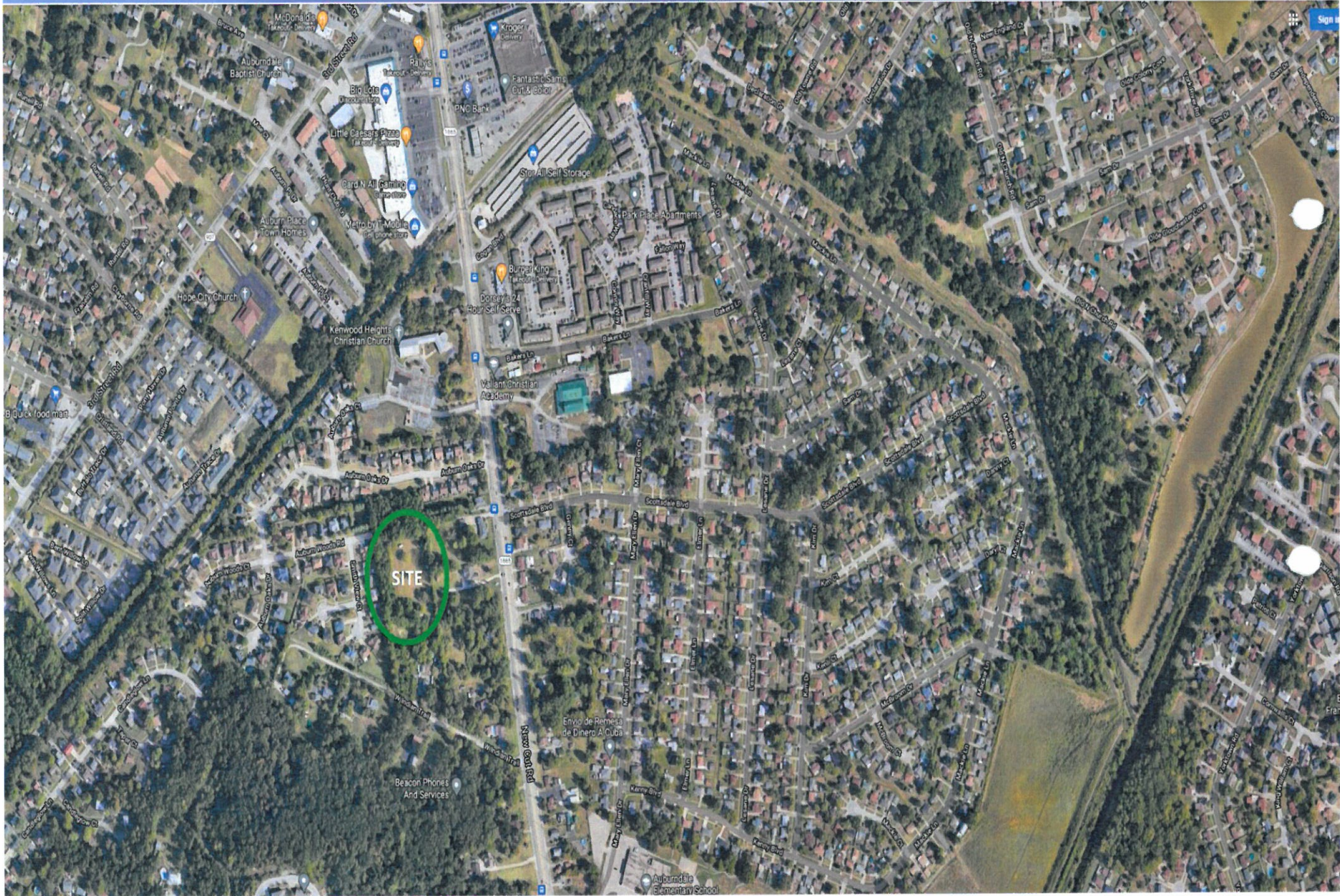
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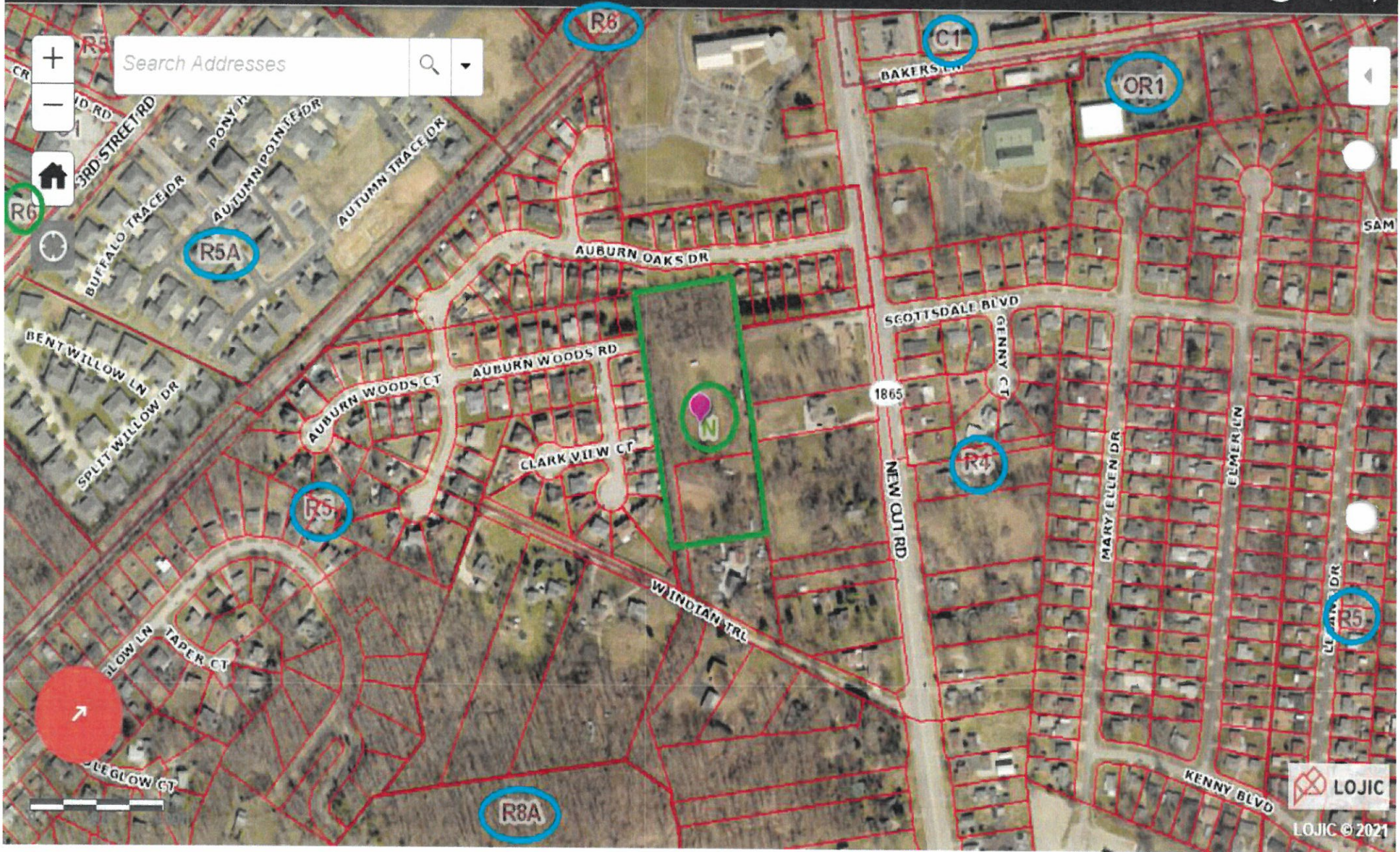
# SITE LOCATION



# ZONING

LOJIC Online

A GIS Partnership to Meet the Growing Needs of Louisville, KY





# TRANSPORTATION

LOJIC Online

A GIS Partnership to Meet the Growing Needs of Louisville, KY

Public Works Street Class

- Expressways
- Major Arterials
- Minor Arterials
- Primary Collectors
- Secondary Collectors
- Local Roads
- Pedestrian Walkway



# TRANSPORTATION



# FLOODPLAIN

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Jefferson FEMA FIRM Map Panels



Jefferson Local Regulatory Floodplain/Conveyance Zones



Floodplain



Conveyance Zone

Jefferson Combined Sewer Floodprone Areas



Jefferson FEMA 100 Year (1% Annual) Review Zones



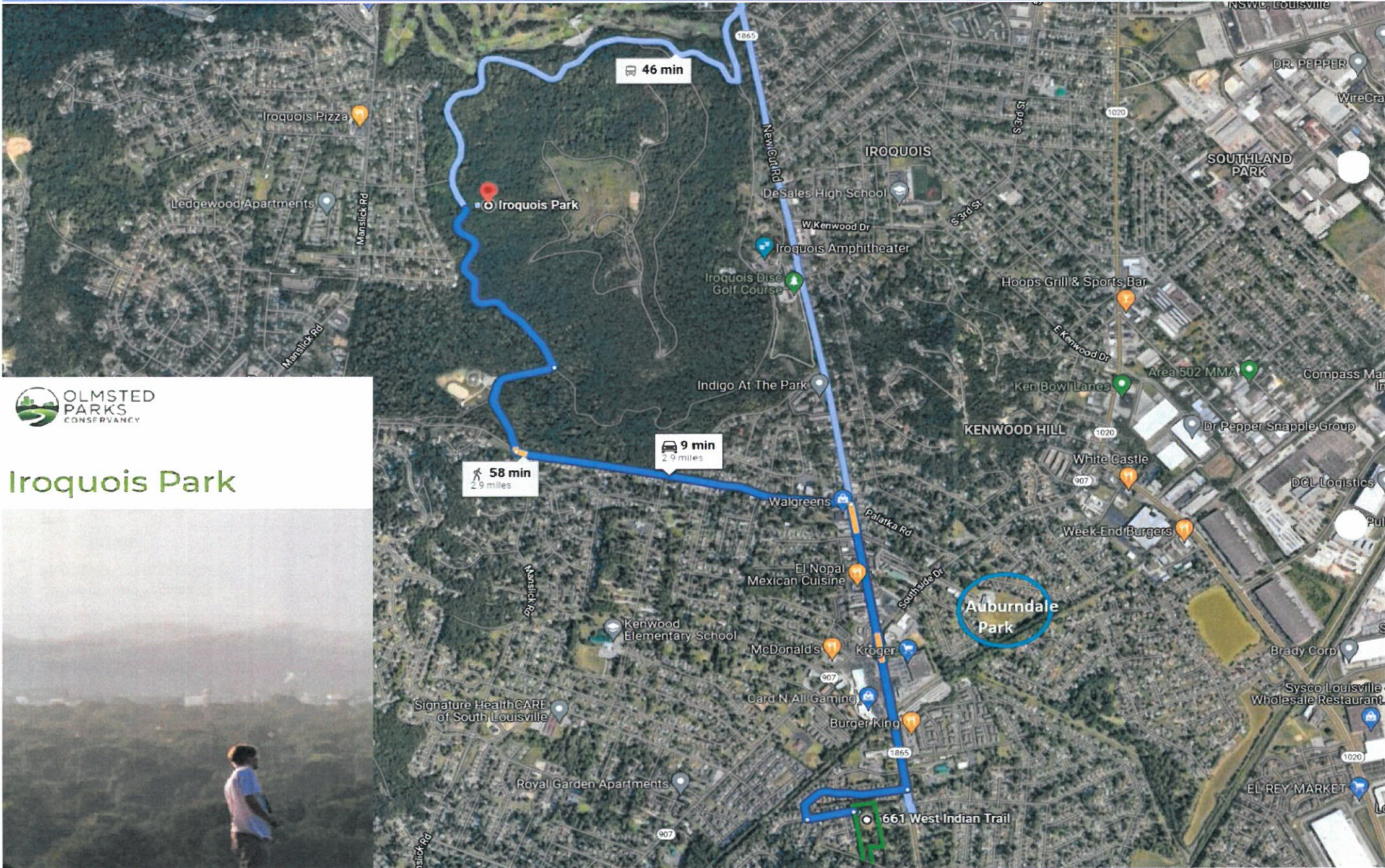
Floodplain



Floodway



# ACCESS TO RECREATION





# STREET VIEW



# STREET VIEW



# STREET VIEW



# STREET VIEW



# RENDERING

## NOTES

### GENERAL

- No lots shown herein may be subdivided or re-subdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
- Construction sequencing shall be directed at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing to be removed in place until construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced areas.
- 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.
- Topographic information shown herein was derived from LIDAR data. Boundary information was taken from L&A survey.
- Compliance on-site utilities (electric, phone, cable) shall be placed in a common trench unless otherwise required by administrative agencies.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from existing roads and neighboring properties.
- Street trees shall be planted in a manner that does not affect public safety or hamper sight distance. Final location will be determined during construction approval process.

### SEWER & DRAINAGE

- On-site detention will be provided. Post-developed peak flow will be limited to pre-developed peak flow for 2, 10, 25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- No portion of the site is located in a floodplain per FIRM map 21111 C 0091 E dated December 5th, 2008.
- Sewers by L. E. and subject to all applicable fees.
- A "Request for Sanitary Sewer Capacity" shall 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.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standards Specifications and other local, state and federal ordinances.
- The final design of this project must meet of MS4 water quality requirements established by MSD. Site layout may change if the design phase due to proper sizing of Green Best Mgmt. Practices.
- An EPC plan shall be developed and approved in accordance with MSD Design Manual and Standards Specifications prior to construction plan approval.

### STREETS & SIDEWALKS

- All roads within the development shall have curb and gutters. Curb-to-curb shall have a pavement width of 20 feet with a radius of 25 feet of Curbside. All other roads shall be 22 feet in width with a 25 feet radius at intersections.
- Streets 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 Auburn Woods Road Right-of-Way, and for roadway approaches on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
- Verge shall be provided as required by Metro Public Works.
- All alleys, intersections, loop roads, cul-de-sacs, bulkheads, 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 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 final 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 the right-of-way become necessary to be altered, extended or replaced, 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 lighting areas set by Metro Public Works.

### PROJECT DATA

TOTAL SITE AREA	= 4.84 AC. (208,030 SF)
TOTAL AREA OF ROW	= 0.89 AC. (34,361 SF)
NET SITE AREA	= 4.04 AC. (173,669 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= R-5
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 25
TOTAL AREA OF LOTS	= 3.78 (162,078 SF)
GROSS DENSITY	= 5.2 DU/AC. (7.28 DU/AC. MAX. ALLOWED)
NET DENSITY	= 6.25 DU/AC. (7.26 DU/AC. MAX. ALLOWED)

### R-5 REQUIREMENTS

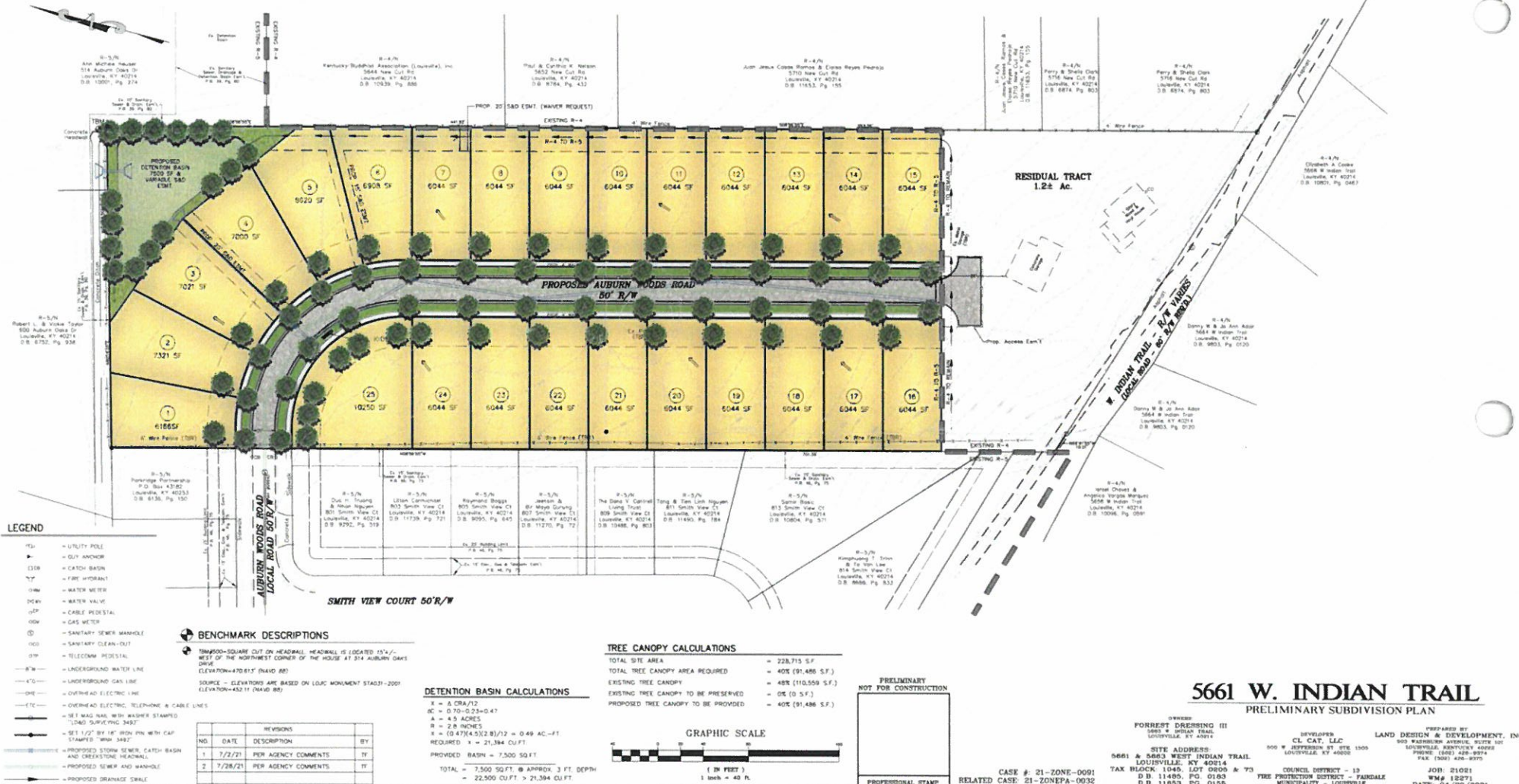
MINIMUM LOT AREA	= 5,000 SF
MINIMUM SIDE YARD	= 5'
MIN. FRONT YARD & STREET SIDE YARD	= 25'
MINIMUM LOT WIDTH	= 50'
MINIMUM REAR YARD	= 25'
MAX. BUILDING HEIGHT	= 35'

### WAIVER REQUEST

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



LOCATION MAP  
NOT TO SCALE



## LEGEND

- ⊕ = UTILITY POLE
- ⊙ = GUY ANCHOR
- ⊖ = CATCH BASIN
- ⊕ = FIRE HYDRANT
- ⊕ = WATER METER
- ⊕ = WATER VALVE
- ⊕ = CABLE PEDESTAL
- ⊕ = GAS METER
- ⊕ = SANITARY SEWER MANHOLE
- ⊕ = SANITARY CLEAN-OUT
- ⊕ = TELECOM PEDESTAL
- R—W— = UNDERGROUND WATER LINE
- G— = UNDERGROUND GAS LINE
- E— = OVERHEAD ELECTRIC LINE
- T— = OVERHEAD ELECTRIC TELEPHONE & CABLE LINES
- S— = 18" MAG. RAIL WITH BASHER STAMPS
- S— = 12" BY 18" IRON PIPE WITH CAPS
- S— = PROPOSED STORM SEWER, CATCH-BASIN AND OVERSIGHT, HEADWALL
- S— = PROPOSED SEWER AND MANHOLE
- S— = PROPOSED DRAINAGE SWALE

## BENCHMARK DESCRIPTIONS

TRIANGULATION CUT ON HEADWALL HEADWALL IS LOCATED 14' 1/2" WEST OF THE NORTHWEST CORNER OF THE HOUSE AT 314 AUBURN OAKS DRIVE (ELEVATION=470.81) (NAVD 88)

SOURCE - ELEVATIONS ARE BASED ON L&A MONUMENT STAG31-2001 (ELEVATION=432.11) (NAVD 88)

NO.	DATE	DESCRIPTION	BY
1	7/2/21	PER AGENCY COMMENTS	TF
2	7/28/21	PER AGENCY COMMENTS	TF

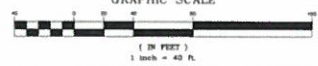
## DETENTION BASIN CALCULATIONS

X = A CRA/12  
 AC = 0.70-0.23=0.47  
 A = 4.9 ACRES  
 R = 2.0 INCHES  
 S = (0.47x4.9x2.0)/12 = 0.49 AC-FT  
 REQUIRED = 1 = 21,384 CU/FT  
 PROVIDED BASIN = 7,500 SQ-FT  
 TOTAL = 7,500 SQ-FT @ APPROX. 3 FT DEPTH = 22,500 CU/FT > 21,384 CU/FT

## TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 228,715 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 40% (91,486 S.F.)
EXISTING TREE CANOPY	= 48% (110,509 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PROVIDED	= 40% (91,486 S.F.)

## GRAPHIC SCALE



PRELIMINARY  
NOT FOR CONSTRUCTION  
PROFESSIONAL STAMP

## 5661 W. INDIAN TRAIL PRELIMINARY SUBDIVISION PLAN

OWNER: FORRESTER DRAINING III, 1882 S. LANTANA TRAIL, LOUISVILLE, KY 40212  
 DEVELOPER: CL CAT, LLC, 800 W. JEFFERSON ST. STE 1300, LOUISVILLE, KY 40202  
 LAND DESIGN & DEVELOPMENT, INC., 903 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
 PHONE: (502) 426-9974, FAX: (502) 426-9975  
 PREPARED BY: JRM  
 JOB #: 21021, DATE: 04/30/2021  
 SITE ADDRESS: 5661 & 5663 WEST INDIAN TRAIL, LOUISVILLE, KY 40214  
 TAX BLOCK: 1045, LOT 0000 & 70, D.B. 11495, PG. 0183, D.B. 11853, PG. 0150  
 COUNCIL DISTRICT - 13, FIRE PROTECTION DISTRICT - FARRDALE, MUNICIPALITY - LOUISVILLE

# AERIAL RENDERING



# AERIAL RENDERING



# CHARACTER of PROPOSED RESIDENCES





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QUESTIONS?

