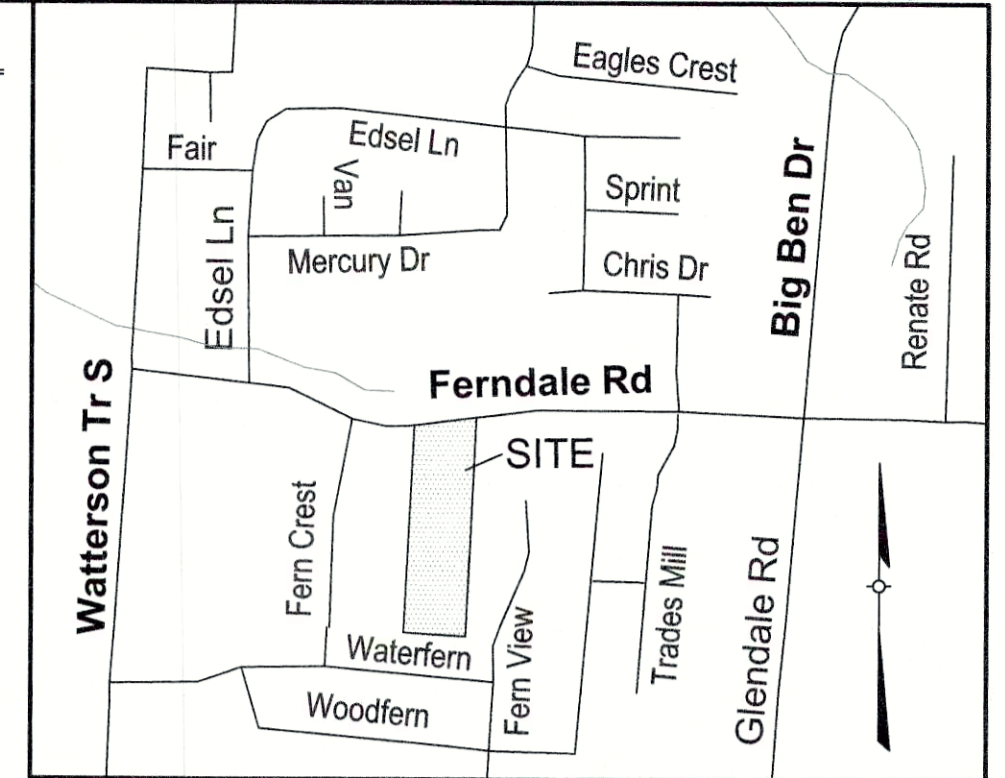




RECEIVED
 APR 30 2018
 PLANNING &
 DESIGN SERVICES

DIMENSIONAL STANDARDS

MIN. LOT AREA	= 6000 SF
MIN. LOT WIDTH	= 50'
MAX. BLDG. HEIGHT	= 35'
SETBACKS:	
FRONT YARD	= 25'
SIDE YARD	= 5'
REAR YARD	= 25'
STREETSIDE YARD	= 25'



LOCATION MAP
 NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 5.3± Ac. (232,600 SF)
TOTAL AREA OF ROW	= 1.0± Ac. (41,900 SF)
R/W DEDICATION AREA	= 0.3± Ac. (11,200 SF)
NET SITE AREA	= 4.0± Ac. (179,500 SF)
EXISTING ZONING	= R-5
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 24 LOTS
TOTAL AREA OF LOTS	= 3.8± Ac.(164,230 SF)
GROSS DENSITY	= 4.5 DU/Ac. (7.26 DU/Ac. MAX. ALLOWED)
NET DENSITY	= 5.8 DU/Ac. (7.26 DU/Ac. MAX. ALLOWED)
TOTAL # OPEN SPACE LOTS	= 1
OPEN SPACE PROVIDED	= 0.3± Ac. (14,082 SF)

NOTES

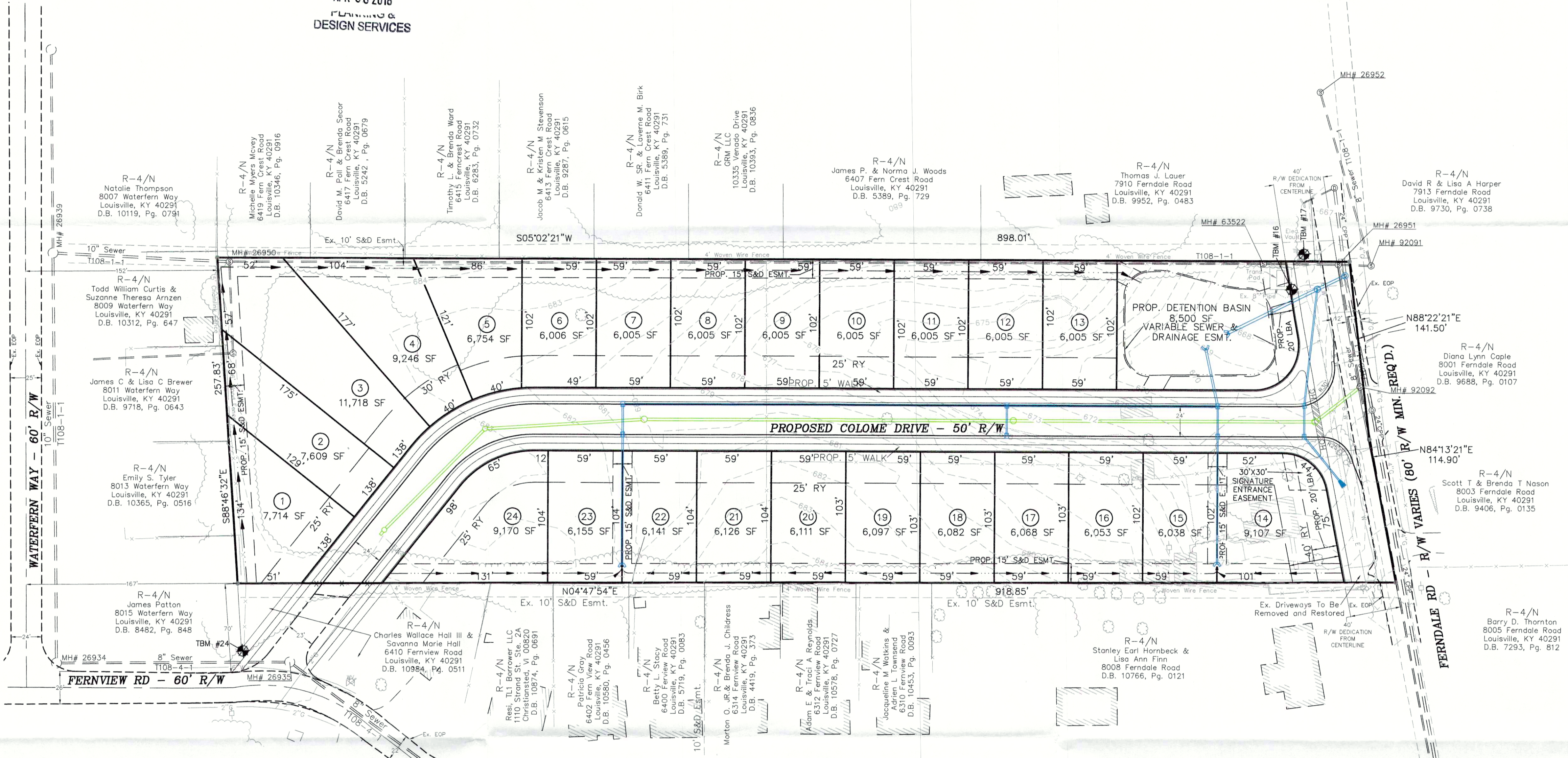
- GENERAL**
- No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
 - Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction 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.
 - There shall be no access to any lot within proposed subdivision from FERNDALE ROAD
 - 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 emissions reaching existing roads and neighborhoods.
 - Site is within an area of Louisville with potential KARST terrain per Cornerstone 2020 Core Graphic 14.
 - Signature Entrance signage or walls, if desired by the developer, shall be submitted to and approved by the Planning Staff prior to construction approval and they shall meet the requirements of 4.4.3 of The Louisville Metro Land Development Code.

SEWER & DRAINAGE

- Construction plans and documents shall comply with Louisville and Jefferson County Metro Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- 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 21111C0096E dated DECEMBER 5, 2006
- This site will be served by West County WWTP.
- Extension of MSD storm water boundaries may be required.
- A "Request for Sanitary Sewer Capacity" was approved by MSD on March 26, 2018.
- 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.
- Downstream analysis of existing culvert under FERNDALE ROAD must be completed prior to construction approval.
- The site is located in an area of potential hydric soils per the Louisville Metro Comprehensive Plan, Cornerstone 2020's Core Graphic 5: Environmental Constraints. The developer is required to obtain all necessary Federal, State, and Louisville Metro approvals, permitting, etc. prior to construction plan approvals.
- 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.

STREETS & SIDEWALKS

- 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 more than 10% (max.).
- Street trees are required along FERNDALE ROAD. 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.
- 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 Bond & Encroachment Permit is required by Metro Public Works for all work within the FERNDALE ROAD and FERVIEW ROAD Rights-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 off-site 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.
- Road improvements along FERNDALE ROAD will be required to provide an 4' shoulder per Metro Public Works standard.



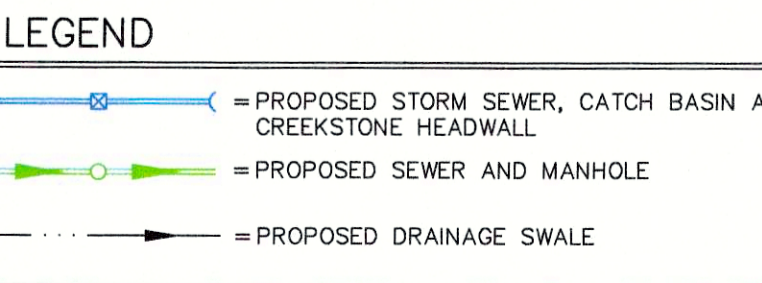
- BENCHMARK DESCRIPTIONS**
- TBM#1= SQUARE CUT ON TRANSFORMER PAD. ELEVATION=668.997 (NAVD 88)
 - TBM#7=RAILROAD SPIKE IN UTILITY POLE. ELEVATION=661.966 (NAVD 88)
 - TBM#2=RAILROAD SPIKE IN UTILITY POLE #6851-84445. ELEVATION=665.600 (NAVD 88)
- SOURCE - ELEVATIONS ARE BASED ON LOUIS MONUMENT BP35-02 ELEVATION=661.30 (NAVD 88)

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.70 - 0.23 = 0.47
A = 5.3 ACRES
R = 2.9 INCHES
X = (0.47)(5.3)(2.8)/12 = 0.60 AC.-FT.
REQUIRED X = 26,136 CU.FT.
PROVIDED BASIN = 8,500 SF.
TOTAL = 8,500 SQ. FT. @ APPROX. 3.5 FT. DEPTH
= 29,750 SQ. FT. > 26,136 SQ. FT.

TREE CANOPY CALCULATIONS

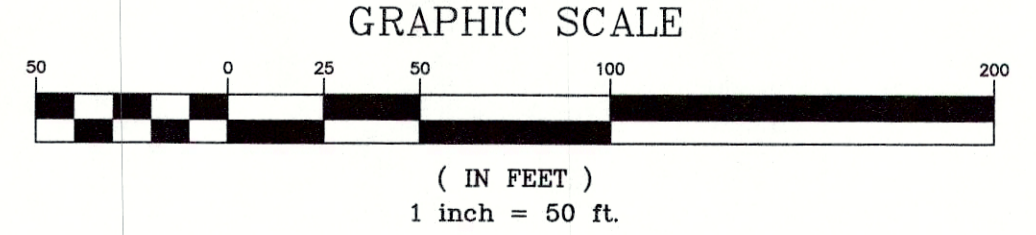
TOTAL SITE AREA	= 232,600 S.F.
TOTAL EXISTING TREE CANOPY	= 21% (49,480 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (46,520 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
TOTAL TREE CANOPY TO BE PLANTED	= 20% (46,800 S.F.)



REVISIONS

NO.	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP



SITE ADDRESS:
 8006 FERNDALE ROAD
 LOUISVILLE, KY 40291
 TAX BLOCK: 637, LOT 36
 D.B. 10788 PG. 0441

OWNERS: KSM LOUISVILLE REAL ESTATE
 4000 WOODSTONE WAY
 LOUISVILLE, KY 40241

DEVELOPER: PULTE HOMES OF OHIO, LLC
 10035 FOREST GREEN BOULEVARD
 LOUISVILLE, KY 40292
 PHONE: (800) 777-8583

PREPARED BY: LAND DESIGN & DEVELOPMENT, INC.
 503 WASHBURN AVENUE, SUITE 101
 LOUISVILLE, KENTUCKY 40292
 PHONE: (502) 426-9374
 FAX: (502) 426-9375

RELATED CASE# 0211

DATE: 04/30/18

JOB: 07034
MSD SUB# 1234