

PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, C=(0.50-0.23)=0.27
 SITE AREA = 4.726 ACRES
 INCREASED RUNOFF = (0.27x2.9/12x4.726) = 0.308 AC-FT

TREE CANOPY CALCULATIONS

CLASS: C
 SITE 0%-20% COVERED
 SITE AREA: 4.726 AC (205,891 SF)
 EXISTING TREES PRESERVED: 0 SF (0%)
 REQUIRED NEW TREE CANOPY: 41,178 SF (20%)
 REQUIRED TOTAL TREE CANOPY: 41,178 SF (20%)

WAIVER REQUESTED

1 A WAIVER IS REQUESTED FROM 10.2.4 OF THE LDC TO NOT PROVIDE THE REQUIRED 20' LBA ALONG THE R-5/R-5A ZONING BOUNDARIES.

PROJECT DATA

EXISTING USE: RESIDENTIAL/VACANT
 PROPOSED ZONING: SINGLE-FAMILY RESIDENTIAL R-5 & R-5A
 FORM DISTRICT: NEIGHBORHOOD
 GROSS ACREAGE: 4.726 AC.
 GROSS DENSITY: 4.02 DU/AC.
 NET ACREAGE: 4.227 AC.
 NET DENSITY: 4.49 DU/AC.
 PROPOSED BUILDABLE LOTS: 19 LOTS

MINIMUM YARD REQUIREMENTS
 R-5
 FRONT YARD: 25 FEET
 STREET SIDE YARD: 25 FEET
 SIDE YARDS: 5 FEET
 REAR YARD: 25 FEET
 R-5A
 FRONT YARD: 20 FEET
 STREET SIDE YARD: 20 FEET
 SIDE YARDS: 5 FEET
 REAR YARD: 25 FEET

LEGEND

- = PROPOSED SANITARY MH
- = PROPOSED DRAINAGE INLET
- ▭ = PROPOSED HEADWALL
- SF- = PROPOSED SILT FENCE
- = PROPOSED DRAINAGE FLOW
- TBR = TO BE REMOVED
- ▭ = TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
- TP- = TREE PRESERVATION FENCING
- TPA = TREE CANOPY PRESERVATION AREA
- ▭ = PROPOSED DETECTABLE WARNINGS

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0080E

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Julie Huxton*
 DATE: 11/11/15
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL

Condition of Approval:
 Development Review Date: 11/11/15
 LOUISVILLE/JEFFERSON COUNTY METRO POLITAN SEWER DISTRICT

BENCHMARK
 TOP OF FIRE HYDRANT
 ELEVATION 699.03

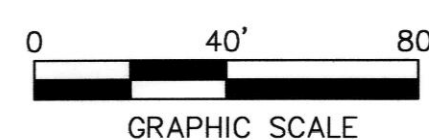
GENERAL NOTES

- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED RESIDENTIAL DEVELOPMENT PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED WILL OCCUR WITHOUT APPROVAL OF THE PLANNING COMMISSION.
- THE APPLICANT SHALL SUBMIT A PLAN FOR APPROVAL BY THE PLANNING COMMISSION STAFF'S LANDSCAPE ARCHITECT SHOWING TREE/TREE MASSES TO BE PRESERVED PRIOR TO BEGINNING ANY CONSTRUCTION PROCEDURE (I.E. CLEARING, GRADING, DEMOLITION). ADJUSTMENTS TO THE TREE PRESERVATION PLAN AS REQUESTED BY THE APPLICANT MAY BE APPROVED BY THE PLANNING COMMISSION STAFF'S LANDSCAPE ARCHITECT IF THE REVISIONS ARE IN KEEPING WITH THE INTENT OF THE APPROVED TREE PRESERVATION PLAN. THE PLAN SHALL EXHIBIT THE FOLLOWING INFORMATION:
 - PROPOSED SITE PLAN (SHOWING BUILDING, EDGES OF PAVEMENT, PROPERTY/LOT LINES, EASEMENTS, EXISTING TOPOGRAPHY, AND OTHER SIGNIFICANT SITE FEATURES (LOJIC TOPOGRAPHIC INFORMATION IS ACCEPTABLE).
 - PRELIMINARY DRAINAGE CONSIDERATIONS (RETENTION/DETENTION, DITCHES/LARGE SWALES, ETC.).
 - LOCATION OF ALL EXISTING TREES/TREE MASSES EXISTING ON THE SITE AS SHOWN BY AERIAL PHOTO OF LOJIC MAPS.
 - LOCATION OF CONSTRUCTION FENCING FOR EACH TREE/TREE MASS DESIGNATED TO BE PRESERVED.
- A NOTE SHALL BE PLACED ON THE PRELIMINARY PLAN, CONSTRUCTION PLAN AND THE RECORD PLAT THAT STATES, "CONSTRUCTION FENCING SHALL BE ERCTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF TREE CANOPY AND SHALL 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. DOCUMENTATION OF THE METROPOLITAN SEWER DISTRICT'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE LOUISVILLE METRO OFFICE OF PLANNING AND DESIGN SERVICES PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.

- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION AND LATERAL EXTENSION. ALL LOTS SUBJECT TO SANITARY SEWER FEES. SEWAGE TO BE TREATED AT THE JEFFERSONTOWN WASTEWATER TREATMENT PLANT.
- BASIS OF REFERENCE MERIDIAN IS COORDINATES, NORTH AND ALL BEARINGS SHOWN HEREON REFER TO GRID NORTH, KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE
- ALL STREETS SHALL BE A MINIMUM OF 1% AND NO GREATER THAN 10% GRADE.
- ALL STREETS SHALL BE CURB AND GUTTER.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
- WHEN SIDEWALKS ELEVATIONS DEVIATE SLIGHTLY FROM THE PROPOSED CONSTRUCTION PLAN ELEVATIONS, IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR THE ADJUSTMENT OF THE UTILITY COVER OR GRATE WHICH HAS BEEN PREVIOUSLY SET TO THE CONSTRUCTION PLAN ELEVATION FOR SIDEWALKS OR REMOVE THE SIDEWALKS AND RECONSTRUCT TO PROPER ELEVATIONS.
- ALL ROADWAY INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREA WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 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.

- AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- ALL STREET NAME SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD) REQUIREMENTS AND INSTALLED PRIOR TO OCCUPANCY OF THE FIRST RESIDENCE ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADIUSSES, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- SWALES MAY BE REQUIRED ALONG SIDE PROPERTY LINES AS NEEDED TO CONVEY WATER TO STREET AND AWAY FROM HOMES.
- APPROVAL FROM THE CITY OF JEFFERSONTOWN WILL BE REQUIRED.
- VERIFICATION OF THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEMS WILL BE REQUIRED.
- A GEOTECHNICAL ASSESSMENT FOR FILLING OF THE EXISTING POND ON LOT 14 WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL EXISTING STRUCTURES ON SITE SHALL BE REMOVED.
- A KARST SURVEY WAS COMPLETED JANUARY 12, 2015 BY GREENBAUM ASSOCIATES, INC.



CASE #14DEVPLAN1164
REVISED PRELIMINARY SUBDIVISION & REVISED DISTRICT DEVELOPMENT PLAN

FOR
VANTAGE POINT SECTION 3B

SITE ADDRESS:
 4117 BILLOWAY ROAD
 OWNER:
 JEAN & KATE, LLC
 4117 BILLOWAY ROAD
 LOUISVILLE, KENTUCKY 40299
 DEED BOOK 10318, PAGE 14
 TAX BLOCK 45, LOT 74

DEVELOPER:
 SIMPSON-BOONE, LLC
 2006 GLENVIEW AVE
 LOUISVILLE, KENTUCKY 40222
 502-552-0051

MSD SUB# 372

RECEIVED
 JAN 12 2015
 PLANNING & DESIGN SERVICES

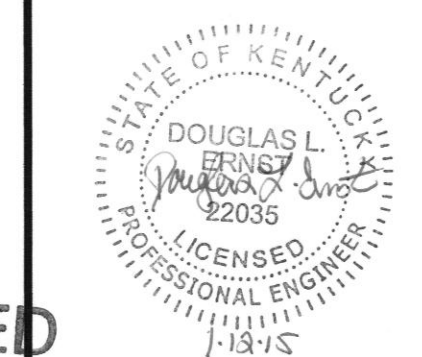


108 Davenport Lane
 Suite 300
 Louisville, Ky 40223
 t: (502) 327-7073
 f: (502) 327-7066

VANTAGE POINT SECTION 3B

DATE: 11/11/15
 DRAWN BY: D.L.E.
 CHECKED BY: D.L.E.
 SCALE: 1"=40' (HORZ)
 SCALE: N/A (VERT)

REVISIONS	
△	AGENCY COMMENTS 12/4/14
△	
△	
△	
△	



JOB NUMBER 14075

SHEET 1 OF 1

14DEVPLAN1164