

PRELIMINARY APPROVAL
 Condition of Approval:

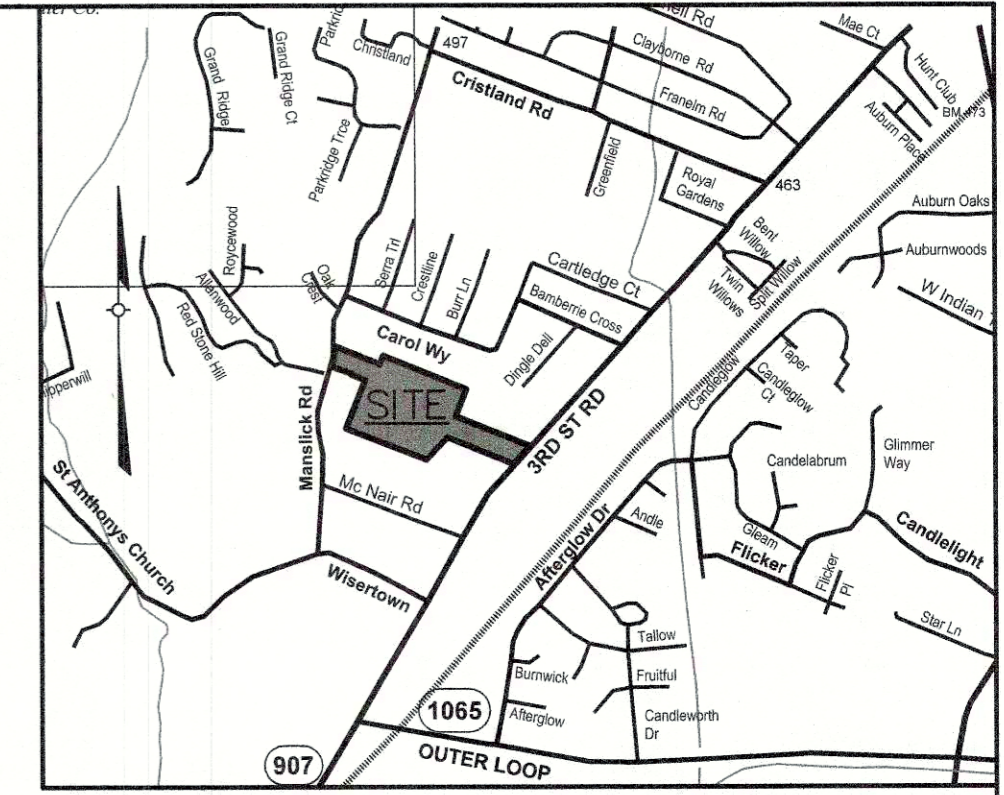
M.H. B.T.K. 9-14-22
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

R-5 REQUIREMENTS (SINGLE FAMILY)

- MINIMUM LOT AREA = 6,000 SF
- MINIMUM SIDE YARD = 5'
- MIN. FRONT YARD & STREET SIDE YARD = 15'
- MINIMUM LOT WIDTH = 50'
- MINIMUM REAR YARD = 25'
- MAX. BUILDING HEIGHT = 35'

PROJECT DATA

- TOTAL SITE AREA = 21.80± Ac. (949,622 SF)
- R/W DEDICATION AREA = 0.30± Ac. (13,363 SF)
- TOTAL AREA OF ROW = 4.13± Ac. (180,024 SF)
- NET SITE AREA = 17.37± Ac. (756,215 SF)
- EXISTING ZONING = R-4
- PROPOSED ZONING = R-5 (SINGLE FAMILY)
- FORM DISTRICT = NEIGHBORHOOD
- EXISTING USE = SINGLE FAMILY RESIDENTIAL/UNDEVELOPED
- PROPOSED USE = SINGLE RESIDENTIAL
- NO. OF LOTS = 83 LOTS
- TOTAL AREA OF LOTS = 665,204 SF
- GROSS DENSITY = 3.79 DU/AC. (7.26 DU/AC. MAX. ALLOWED)
- NET DENSITY = 4.78 DU/AC. (7.26 DU/AC. MAX. ALLOWED)
- OPEN SPACE PROVIDED = 91,032 SF



WAIVER REQUEST:
 1. A Waiver is requested from section 7.3.30.E to allow a drainage easement to overlap a rear yard by more than 15%.

NOTES

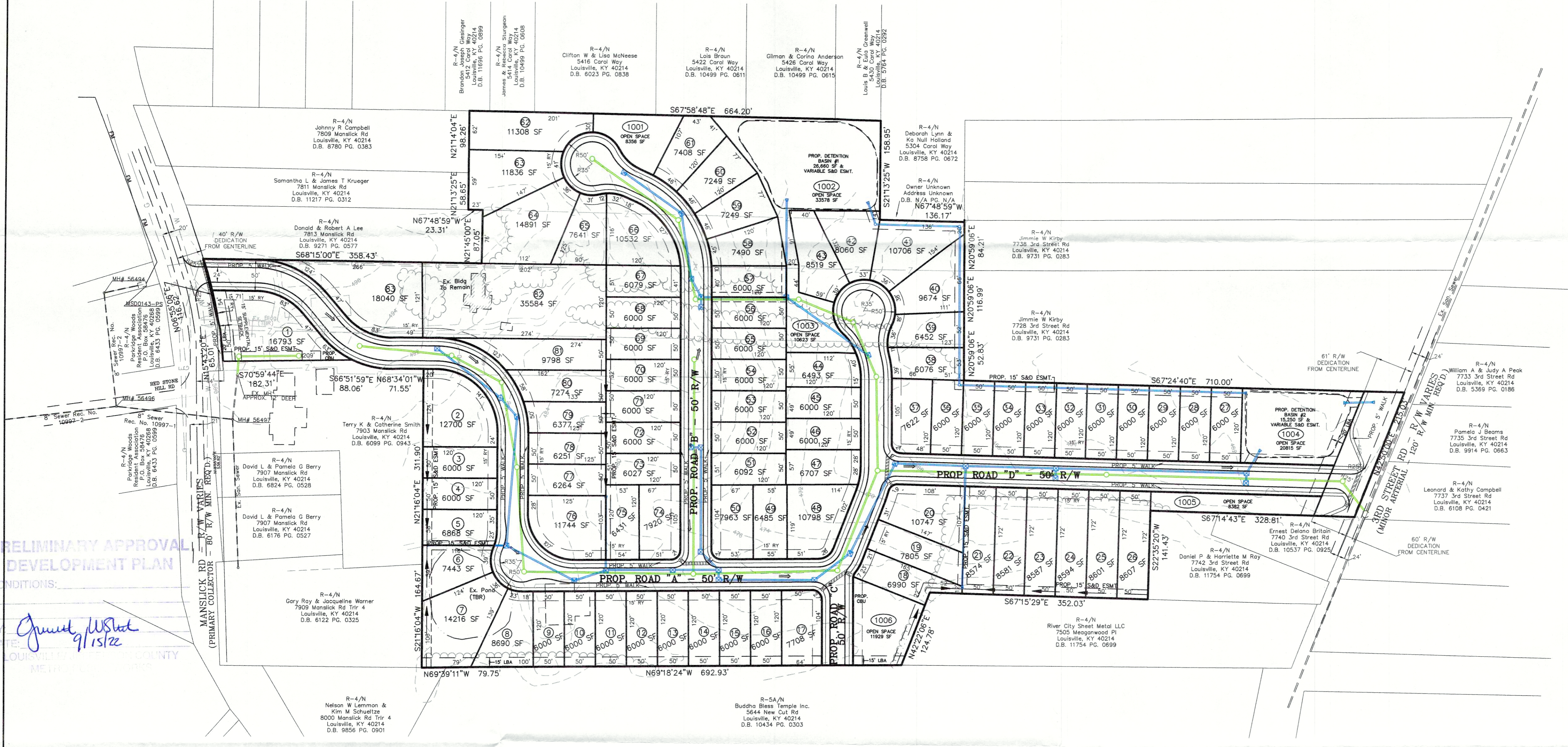
- GENERAL**
- No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
 - Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction 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.

SEWER & DRAINAGE

- No portion of the site is located in a floodplain per FIRM map 21111 C 0090 F dated February 26, 2021.
- Sewers by L. E. and subject to all applicable fees.
- A "Request for Sanitary Sewer Capacity" will 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.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive. Subject to KYTC approval and verification of the downstream system to the culvert under the railroad tracks located at the rear of 7715 3rd Street Road.
- 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.
- 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 Mgmt. Practices.
- An EPSC plan shall be developed and approved in accordance with MSD Design Manual and Standards Specifications prior to construction plan approval.
- The applicant shall provide an evaluation of the sewershed upstream of this property. Sewer alignment and easement locations may be modified from locations depicted on this conceptual plan and shall be placed and sized to adequately serve the watershed. MSD and the applicant shall execute an agreement consistent with MSD's excess cost policy prior to construction 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 25 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.).
- A Bond & Encroachment Permit is required by Metro Public Works for all work within the Manslick Road 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.



PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: *Grant M. Triplet*
 DATE: 9/15/22
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

TREE CANOPY CALCULATIONS

- TOTAL SITE AREA = 788,766 S.F. (EXCLUDES PROPOSED ROW)
- EXISTING TREE CANOPY = 17% (276,068 S.F.)
- TOTAL TREE CANOPY AREA REQUIRED = 40% (315,506 S.F.)
- EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)
- PROPOSED TREE CANOPY TO BE PLANTED = 40 (315,506 S.F.)

DETENTION BASIN CALCULATIONS

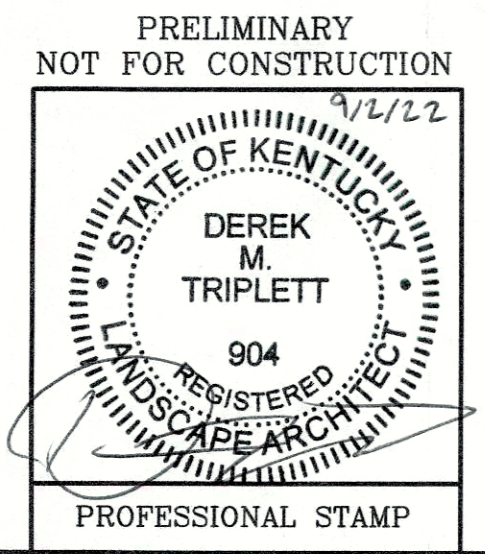
$X = \Delta CRA/12$
 $\Delta C = 0.50 - 0.23 = 0.27$
 $A = 18.4$ ACRES
 $R = 2.8$ INCHES
 $X = (0.27)(18.4)(2.8)/12 = 1.16$ AC.-FT.
 REQUIRED $X = 50,530$ CU.FT.
 PROVIDED BASIN #1 = 26,660 SQ.FT. @ 1 FT. DEPTH = 26,660 CU. FT.
 PROVIDED BASIN #2 = 15,250 SQ.FT. @ 2 FT. DEPTH = 30,500 CU. FT.
 TOTAL PROVIDED BASIN AREA = 54,800 CU. FT.
 = 57,160 CU.FT. > 50,530 CU.FT.

BENCHMARK DESCRIPTIONS

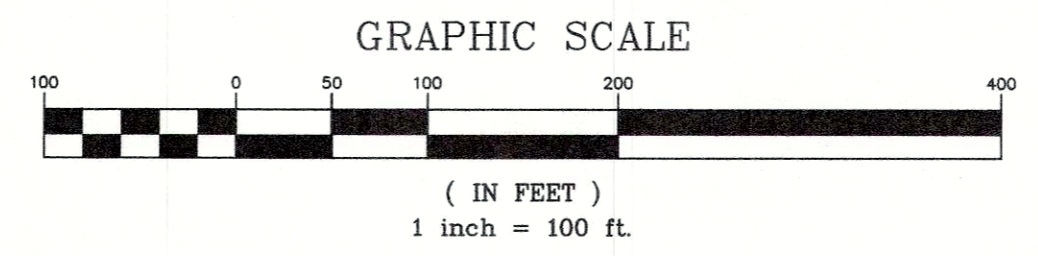
SOURCE - ELEVATIONS ARE BASED ON LOJIC MONUMENT ELEVATION (NAVD 88)
 PROPERTY BOUNDARIES BASED ON DEEDS

LEGEND

- (blue line) — = PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL
- (green line) — = PROPOSED SEWER AND MANHOLE
- (black line) — = PROPOSED DRAINAGE SWALE
- = Existing Pond
- (dashed) — = Existing Gas Line
- (dashed) — = Existing Electric Line
- (dashed) — = Existing Water Line
- (dashed) — = Existing Water Line
- (dashed) — = Existing Sanitary Sewer
- (dashed) — = Existing Force Main



NO.	DATE	DESCRIPTION	BY
1	10/25/21	REVISED	JH
2	1/10/22	REVISED PER AGENCY COMMENTS	JH
3	2/21/22	REVISED LAYOUT	JH
4	7/11/22	REVISED LAYOUT	JH
5	8/1/22	REVISED PER AGENCY COMMENTS	JH



OWNER
JOHNNY R CAMPBELL
 7809 MANSLICK ROAD
 LOUISVILLE, KY 40214

OWNER
DANIEL P & HARRIETE M RAY
 7742 OLD THIRD STREET RD
 LOUISVILLE, KY 40214

SITE ADDRESS:
 7809 MANSLICK ROAD
 LOUISVILLE, KY 40214
 TAX BLOCK 1044 LOT 0087
 TAX BLOCK 8780 LOT 0383

SITE ADDRESS:
 7742 3RD STREET ROAD
 LOUISVILLE, KY 40214
 TAX BLOCK 1044 LOT 0092
 D.B. 11754 PG. 699

OWNER/DEVELOPER:
TKS RENTAL PROPERTIES LLC
 7813 MANSLICK RD
 LOUISVILLE, KY 40214

JANN KAJATIN & RICHARD JENKINS
 7813 MANSLICK RD
 LOUISVILLE, KY 40214

PADDOCKS OF PARKRIDGE
 PRELIMINARY SUBDIVISION PLAN

PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC.
 503 WASHBURN AVENUE, SUITE 101
 LOUISVILLE, KENTUCKY 40222
 PHONE: (502) 426-9374
 FAX: (502) 426-9375
 JOB: 16200
 WM #10702
 DATE: 09/01/21

COUNCIL DISTRICT - 25
 FIRE PROTECTION DISTRICT - FAIRDALE
 MUNICIPALITY - LOUISVILLE

CASE NO. 21-ZONE-0139

