THE OVERLOOK AT EASTWOOD

REVISED CONSERVATION SUBDIVISION PLAN

F.K.A. JOHNSON ROAD CONSERVATION SUBDIVISION

1313 JOHNSON ROAD
LOUISVILLE, KY 40245
TAX BLOCK 25, LOT 341
DEED BOOK 11587, PAGE 817

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
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OWNER/DEVELOPER
CLAYTON PROPERTIES GROUP, INC.
DBA ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN. 46216

Revisions	
7/10/2020	PER AGENCY COMMENTS
7/28/2020	PER AGENCY COMMENTS

RECEIVED JUL 28 2020 PLANNING & DESIGN SERVICES

Vertical Scale: 1"=100'
Horizontal Scale: N/A
Date: 6/8/20
Job Number: 3419
Sheet 1 of 1

STATE OF KENTUCKY · CURTIS W. MUCCI · 943 · REGISTERED LANDSCAPE ARCHITECT
PROFESSIONAL'S SEAL

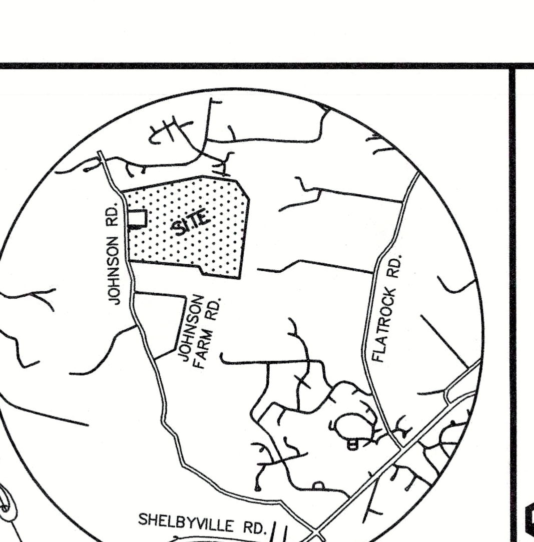
20-RSUB-0004

◆ BENCHMARKS

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOJIC BENCHMARKS.

SOURCE BENCHMARK BA50-02 NAVD 1988 ELEV. 625.41

FROM THE JUNCTION OF INTERSTATE 265 AND U.S. HWY 60, GO EASTERLY ON U.S. HWY 60 FOR 2.9 MILES TO THE INTERSECTION OF LONG RUN ROAD ON THE LEFT. GO EASTERLY ON LONG RUN ROAD FOR 0.2 MILES TO THE STATION ON THE LEFT. STATION IS 47.8' NORTHEAST OF THE EAST END OF A METAL GAURD RAIL, 33.6' SOUTH OF THE 54" WOOD FENCE, 16.4' EAST SOUTHEAST OF A FIRE HYDRANT AND 16' NORTH OF THE CENTERLINE OF LONG RUN ROAD.



LOCATION MAP
NO SCALE

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING UNDERGROUND UTILITIES
- EXISTING OVERHEAD ELECTRIC
- EXISTING CATCH BASIN
- EXISTING HEADWALL W/ PIPE
- EXISTING SANITARY MANHOLE
- EXISTING WETLAND
- EXISTING SLOPES (15–20%)
- EXISTING SLOPES (20–30%)
- EXISTING SLOPES (30%+)
- PROPOSED DETENTION BASIN
- PROPOSED CATCH BASIN
- PROPOSED HEADWALL
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY
- PROPOSED DRAINAGE ARROW
- REVISED TREE LINE

SITE DATA:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
EXISTING LAND USE	VACANT/AGRICULTURAL
PROPOSED LAND USE	SINGLE FAMILY SUBDIVISION
GROSS LAND AREA	116.42± AC.
NET LAND AREA	102.83± AC.
BUILDABLE LOTS	334
NON-BUILDABLE LOTS	7
GROSS DENSITY	2.87 D.U./AC.
NET DENSITY	3.25 D.U./AC.
CONSERVATION AREA	
REQUIRED	1,521,343±S.F. (30%)
PROVIDED	1,764,280±S.F. (35%)
FULL CREDIT	1,487,194±S.F.
HALF CREDIT	277,086±S.F. (554,173±S.F.)
TOTAL OPEN SPACE PROVIDED	2,198,332± S.F. (43%)

DIMENSIONAL STANDARDS

FRONT/STREET SIDE YARD	MIN. 12', MAX. 25'
SIDE YARDS	3' (0' IF ATTACHED UNIT)
REAR YARD	15'
MAXIMUM BUILDING HEIGHT	35'

MAXIMUM LOTS PERMITTED (APPROVED PER #17SUBDIV1011)

STANDARD R-4 LAYOUT	316
OPEN SPACE CREDIT (5%)	+16
TREE CANOPY CREDIT (10%)	+32
TOTAL LOTS PERMITTED	364

TREE CANOPY DATA:

GROSS SITE AREA	5,071,142± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	1,632,661± S.F. (32%)
TREE CANOPY TO BE PRESERVED	805,155± S.F. (16%)
TREE CANOPY TO BE PLANTED	1,223,302± S.F. (24%)
TREE CANOPY REQUIRED	2,028,457± S.F. (40%)
TOTAL TREE CANOPY TO BE PROVIDED	2,028,457± S.F. (40%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

DETENTION CALCULATIONS

2.9/12 (0.50–0.35) (116.42) = 4.22 AC–FT

GENERAL NOTES:

1. DOMESTIC WATER SUPPLY:
   SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
   A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
   CONSTRUCTION FENCING SHALL BE ERECTED 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 DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT.
6. IF PROPOSED, SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
8. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
9. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES ON 8/26/2017 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
10. A CONSERVATION AREA MANAGEMENT PLAN SHALL BE SUBMITTED IN CONJUNCTION WITH STAFFS REVIEW OF THE SUBDIVISION RECORD PLAT. THE MANAGEMENT PLAN SHALL BE IN COMPLIANCE WITH THE APPROVED CONSERVATION SUBDIVISION PLAN AND LAND DEVELOPMENT CODE, SECTION 7.11.8. LEGAL RESTRICTIONS, OWNERSHIP AND THE CONSERVATION AREA MANAGEMENT PLAN SHALL BE SUBJECT TO REVIEW AND APPROVAL BE THE PLANNING COMMISSION LEGAL COUNSEL.
11. WITHIN FLOYD'S FORK SCENIC CORRIDOR SIGNATURE ENTRANCES SHALL NOT EXCEED 6' IN HEIGHT OF 50' IN TOTAL LENGTH, 25' EACH SIDE.

MSD NOTES:

1. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE/STORMWATER DETENTION:
   DETENTION WILL BE PROVIDED EITHER ONSITE WITH A SERIES OF BASINS (AS SHOWN ON THE PLAN) OR WITH MODIFICATIONS TO THE EXISTING UPSTREAM LAKE AT POLO FIELDS. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 & 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICH EVER IS MORE RESTRICTIVE. IF MODIFICATIONS ARE MADE TO THE EXISTING LAKE THE FOLLOWING ITEMS WILL BE REQUIRED: AN INUNDATION STUDY FOR A HIGH HAZARD DAM, UPDATED INUNDATION MAP AND HEC-RAZ STUDY SHALL BE PROVIDED PRIOR TO CONSTRUCTION PLAN APPROVAL. IF FLOOD ELEVATIONS CHANGE AS A RESULT A CLOMAR AND A LOMAR SHALL BE SUBMITTED PRIOR TO CONSTRUCTION PLAN APPROVAL.
3. EROSION AND SILT CONTROL:
   A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
4. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111CO 35E).
5. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
6. A GEOTECHNICAL EVALUATION SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER PRIOR TO FILLING OF ANY EXISTING PONDS. THE APPROPRIATE DETAILS FOR REMEDIATION SHALL BE NOTED ON THE CONSTRUCTION PLANS.
7. ALL NECESSARY RIGHTS FOR UTILITY PURPOSES SHALL BE RESERVED ON OPEN SPACE LOTS.
8. KDOW AND ACOE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
9. DRAINAGE TOWARDS LOT 31 OF TAX BLOCK 1707 SHALL NOT EXCEED PRE-DEVELOPED FLOWS. EITHER STORM WATER WILL BE DIVERTED OR DETENTION WILL BE PROVIDED IN OPEN SPACE LOT 339 TO COMPENSATE.
10. ANY PROPOSED LOT ENCROACHING INTO THE REQUIRED 25' BUFFER AREAS SHALL BE SHOWN AND NOTED ON THE RECORD PLAT.
11. OPEN SPACE LOT 339 TO BE GRADED TO PROVIDE VEHICULAR ACCESS TO DETENTION BASIN FROM COURT "C".

WAIVER REQUEST:

A WAIVER OF 7.3.30.E OF THE LDC IS REQUESTED TO ALLOW MORE THAN 15% OF A REQUIRED REAR YARD OF A BUILDABLE LOT TO BE OCCUPIED BY A DRAINAGE EASEMENT.

VARIANCE REQUEST:

A VARIANCE OF TABLE 7.11.10.C OF THE LDC IS REQUESTED TO ALLOW FOR AN INCREASED MAXIMUM FRONT YARD SETBACK OF 30' WITHIN THE PROPOSED CUL-DE-SACS.

GRAPHIC SCALE 1"=100'
0 50 100 200

CASE #20-RSUB-0004
RELATED CASE #17SUBDIV1011
WM #11655

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
7. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
8. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
9. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
10. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
11. ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
12. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
13. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
14. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
15. THE ENTRANCE OF STREET "C" AT JOHNSON ROAD SHALL BE COORDINATED WITH DEVELOPER, KYTC AND METRO PUBLIC WORKS TO PROVIDE ADEQUATE SIGHT DISTANCES PRIOR TO CONSTRUCTION PLAN.
16. PLANNING AND PUBLIC WORK DIRECTORS AGREE TO WAIVE THE 5.9.2.A.1.a.ii. CONNECTIVITY REQUIREMENT DUE TO PHYSICAL AND ENVIRONMENTAL SITE CONSTRAINTS.