

SITE DATA

FORM DISTRICT: NEIGHBORHOOD R-4
ZONING: R-4
EXISTING USE: 101 AGRICULTURAL W/DWELLING
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
GROSS SITE AREA: 137.04 ACS
AREA IN R.O.W DEDICATION AT CLARK STATION RD: 06 ACS
AREA IN R.O.W: 14.54 ACS
NET SITE AREA: 122.44 ACS
BUILDABLE LOTS: 244 LOTS
GROSS DENSITY: 1.78 DU/AC
NET DENSITY: 1.99 DU/AC
OPEN SPACE AREA (LOT #'S 245-251): 2,497,295 SF OR 57.33 ACS (46% OF NET SITE AREA)

TREE CANOPY CALCULATIONS

GROSS SITE AREA*: 5,969,462 SF
EXISTING TREE CANOPY: 3,678,038 SF (61.6%)
TREE CANOPY TO BE PRESERVED: 1,449,761 SF (24%)
TOTAL TREE CANOPY REQUIRED: 2,387,785 SF (40%)
ADDITIONAL TREE CANOPY REQUIRED: 938,023 SF (16%)

*ALL LOTS ARE DEVELOPED TO R4 STANDARDS.

MSD NOTES

- 1. 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.
2. SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
3. STORMWATER: FINAL CONFIGURATION AND SIZE OF DETENTION PONDS, DRAINAGE PIPES, CHANNELS, AND PERMANENT WATER QUALITY FEATURES TO BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. DRAINAGE / STORMWATER DETENTION: DETENTION WILL BE PROVIDED AS SHOWN ON THIS PLAN. APPROXIMATE OVERALL TOTAL DETENTION VOLUME REQUIRED: ON SITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 & 100 YEAR STORMS. APPROXIMATE DETENTION VOLUME REQUIRED: X = A CRA/12 A = 78.0 ACRES (DEVELOPED)
DC = 0.56-0.26=0.30 R = 2.8 INCHES
X = (78.0)(0.30)(2.8)/12 = 5.46 AC-FT. (237,838 CU. FT.)
PROVIDED BASIN AREA = 120,000 SQ.FT.
TOTAL VOLUME = 120,000 SQ.FT. @ APPROX. 3 FT. DEPTH = 360,000 CU.FT. > 237,838 CU.FT.
5. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
6. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
7. ANY PROPOSED LOTS ENCRoACHING INTO THE REQUIRED STREAM BUFFER AREA SHALL BE SHOWN AND NOTED ON THE RECORD PLAT.
8. THERE SHALL BE NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE FOR THE DETENTION BASIN LOCATED IN OPEN SPACE LOT 249.

GENERAL NOTES

- 1. THE DEVELOPMENT LIES IN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT.
2. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA MAP, (21111C0068F DATED 02/26/21).
3. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF THE PLANNING COMMISSION.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE.
6. ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
8. CLARK STATION ROAD TO BE IMPROVED TO MINIMUM 18' WIDTH FROM NW PROPERTY CORNER FOR APPROXIMATELY 2,300 LF SOUTH TO THE COUNTY LINE. ROAD WIDENING IMPROVEMENTS WILL FOLLOW GUIDELINES FROM PUBLIC WORKS. SYSTEM DEVELOPMENT CHARGES PAID ON BUILDING PERMITS IN THIS DEVELOPMENT SHALL BE UTILIZED FOR REIMBURSEMENT/CREDIT TO THE DEVELOPER FOR THE CLARK STATION ROAD IMPROVEMENTS, PER CONVERSATION WITH PUBLIC WORKS ON FEBRUARY 9, 2022 AND PER SECTION 164.16(C)(4) OF THE SDC ORDINANCE.
9. APPLICANT SHALL INSTALL SIGNS, APPROVED BY METRO PUBLIC WORKS.
10. A KARST SURVEY WAS PERFORMED BY DOUG SCHULTZ, PLA ON AUGUST 4, 2022. NO DEPRESSIONS WERE ENCOUNTERED OR OBSERVED ON THE SITE.
11. ANY LAND DISTURBING ACTIVITY ON SLOPES GREATER THAN 20 PERCENT MUST BE DONE IN COMPLIANCE WITH SECTION 4.7 OF THE LAND DEVELOPMENT CODE.
12. STREET TREES SHALL BE INSTALLED ALONG ALL PUBLIC RIGHTS OF WAY IN COMPLIANCE WITH SECTION 10.2.8 OF THE LAND DEVELOPMENT CODE.

UTILITY NOTES

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE 811, WWW.KENTUCKY811.COM) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

SWPPP NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
SEDMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

IMPERVIOUS AREA CALCULATIONS

EXISTING SITE AREA: 137.04 ACS (5,969,462 SF)
AREA OF DISTURBANCE: 77.75 ACS (3,386,790 SF)
EXISTING IMPERVIOUS AREA: 0.08 ACS (3,835 SF)
PROPOSED IMPERVIOUS AREA: 10.03 ACS (436,907 SF)
DIFFERENCE: +9.95 ACS (433,072 SF)

WAIVER REQUESTS

WAIVER REQUEST #1: WAIVER FROM LDC 7.3.30.E TO ALLOW MORE THAN 15% OF THE REAR YARDS OF LOTS TO BE OCCUPIED BY UTILITY EASEMENT, A DETENTION BASIN, A RETENTION BASIN, OR ANY OTHER DRAINAGE EASEMENT.

EXISTING TREE CANOPY ZONES

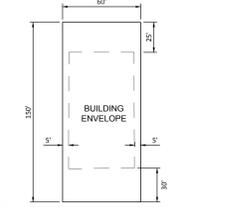
TREE CANOPY ZONES SHOWN ON THIS PLAN REPRESENT AREAS OF THE SITE WHERE EFFORTS WILL BE MADE TO PRESERVE AS MANY TREES AS POSSIBLE. DUE TO UNKNOWN MSD REQUIREMENTS, THESE AREAS ARE NOT BEING COUNTED AS TCCA AT THIS TIME, BUT MAY BE COUNTED AS TCCA AT THE TIME OF TREE PRESERVATION PLAN APPROVAL.

BENCH MARKS (1988 NAVD)

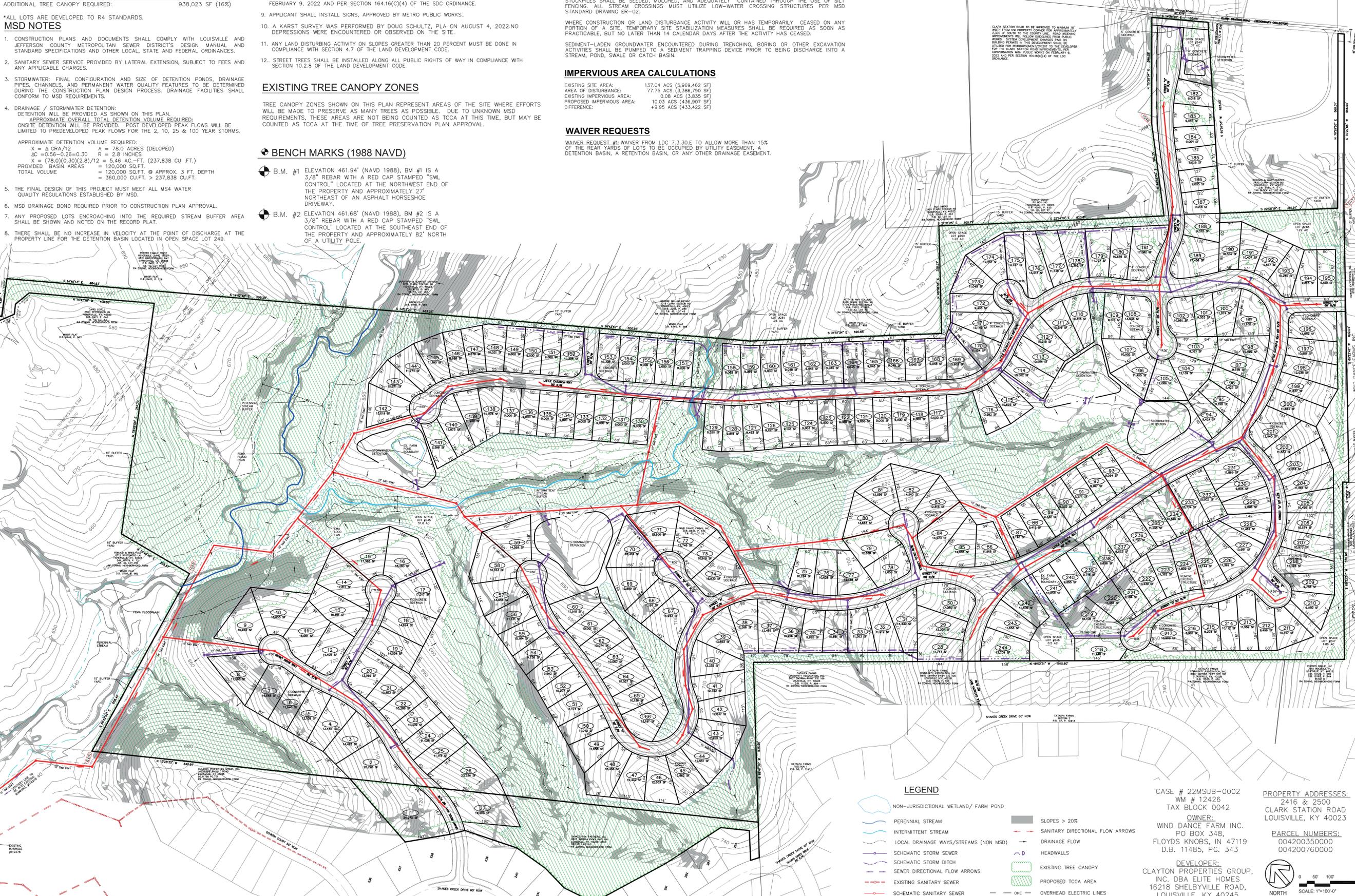
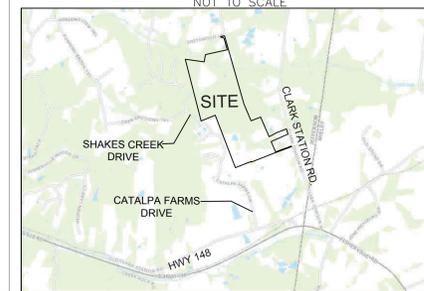
- B.M. #1 ELEVATION 461.94' (NAVD 1988), BM #1 IS A 3/8" REBAR WITH A RED CAP STAMPED "SWL CONTROL" LOCATED AT THE NORTHWEST CORNER OF THE PROPERTY AND APPROXIMATELY 27' NORTHEAST OF AN ASPHALT HORSESHOE DRIVEWAY.
B.M. #2 ELEVATION 461.68' (NAVD 1988), BM #2 IS A 3/8" REBAR WITH A RED CAP STAMPED "SWL CONTROL" LOCATED AT THE SOUTHEAST END OF THE PROPERTY AND APPROXIMATELY 82' NORTH OF A UTILITY POLE.

LOT STANDARDS (typical)

EX. ZONING: R-4
MIN. LOT SIZE: 9,000 SF
MIN. LOT WIDTH: 60'
MIN. FRONT YARD: 30'
MIN. SIDE YARD: 5'
MIN. REAR YARD: 25'



LOCATION MAP



LEGEND

- NON-JURISDICTIONAL WETLAND/ FARM POND
PERENNIAL STREAM
INTERMITTENT STREAM
LOCAL DRAINAGE WAYS/STREAMS (NON MSD)
SCHEMATIC STORM SEWER
SCHEMATIC STORM DITCH
SEWER DIRECTIONAL FLOW ARROWS
EXISTING SANITARY SEWER
SCHEMATIC SANITARY SEWER
SLOPES > 20%
SANITARY DIRECTIONAL FLOW ARROWS
DRAINAGE FLOW
HEADWALLS
EXISTING TREE CANOPY
PROPOSED TCCA AREA
OVERHEAD ELECTRIC LINES

CASE # 22MSUB-0002
WM # 12426
TAX BLOCK 0042
OWNER: WIND DANCE FARM INC.
PO BOX 348, FLOYDS KNOBS, IN 47119
D.B. 11485, PG. 343
PROPERTY ADDRESSES: 2416 & 2500 CLARK STATION ROAD LOUISVILLE, KY 40023
PARCEL NUMBERS: 004200350000 004200760000
DEVELOPER: CLAYTON PROPERTIES GROUP, INC. DBA ELITE HOMES
16218 SHELBYVILLE ROAD, LOUISVILLE, KY 40245

Vertical sidebar containing project information: SHEET TITLE: MAJOR PRELIMINARY SUBDIVISION PLAN; PROJECT TITLE: WIND DANCE FARM; DEVELOPER: CLAYTON PROPERTIES GROUP, INC. DBA ELITE HOMES; 16218 SHELBYVILLE ROAD, LOUISVILLE, KY 40245; and logos for SABAK, WILSON & LINGO, INC. and MPSP.