

NOTES

GENERAL

- No lots shown herein may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
- This development is located in the Fern Creek and Highview Fire Protection Districts and approval shall be obtained prior to construction approval.
- 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 dripline of the 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.
- Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- An 8" Louisville Water Company main shall be provided in the Woodridge Estates proposed Fox Chase Road. It shall be extended from Woodridge Crossing Subdivision. Stubs shall be provided to the north for Farmstead Subdivision and to the future connection to the east.
- The developer shall be responsible for the relocation and adjustment of all utilities as needed.
- 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 affect public safety and maintains proper sight distance. Final location will be determined during construction approval process.
- All street name signs and pavement markings shall conform with 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 at the time of the bond release/prior to receiving a certificate of occupancy.
- Right-of-way dedication shall be recorded as part of the required record plat.
- The topography and boundary represented on this plan are based on deed and LOJIC data and are not representative of a survey.
- A site visit was conducted by Derek Triplett, PLA on 5/31/2019 and no evidence of Karst topography was found.

SEWER & DRAINAGE

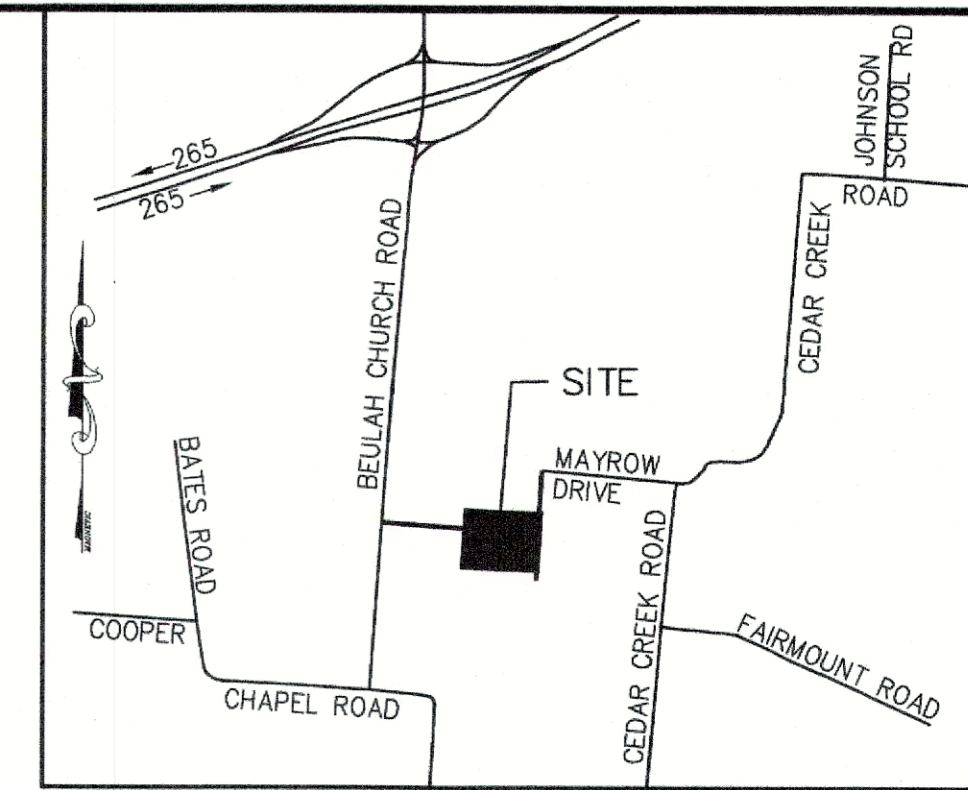
- No portion of the site is located in a floodplain per FIRM map 21111C0113 E dated December 5, 2006.
- Sanitary sewer service provided by lateral extension, subject to fee's and any applicable charges.
- A "Request for Sanitary Sewer Capacity" shall be filed with MSD.
- An EPSC plan shall be developed and approved in accordance with MSD Design Manual and Standard Specifications prior to construction plan approval.
- 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.
- 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.
- Onsite detention will be provided. Postdeveloped peak flows will be limited to predeveloped peak flows for the 2, 10, 25 and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.

STREETS & SIDEWALKS

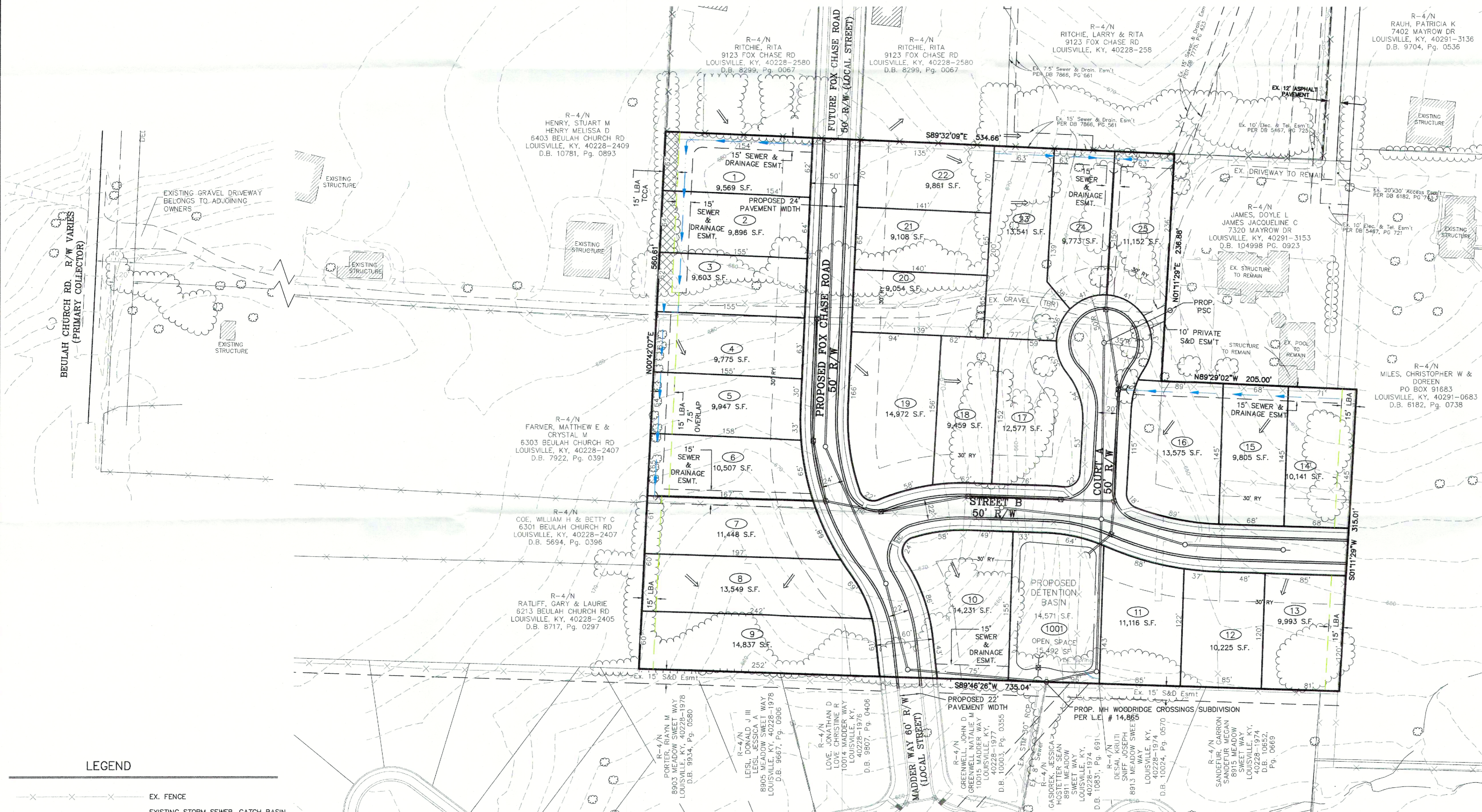
- All roads within the development shall have curb and gutters. Court "A" shall have a pavement width of 20 ft. Street "B" shall have a pavement width of 22 ft. Proposed Fox Chase Road shall have a pavement width of 22 ft. from where it matches proposed Madder Way to its intersection with Street "B". From Street "B" to where it matches proposed Fox Chase Road at the north property line the pavement width shall be 24'.
- 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.).
- A Bond & Encroachment Permit is required prior to construction approval for repair of all surrounding access roads.
- Verges shall be provided as required by Metro Public Works.
- There will be no access to Beulah Church Road from this subdivision.
- All cul-de-sacs and bubble pavement widths, radiuses, sidewalk locations and offsets shall be in accordance with Metro Public Works standards and approved at the time of construction.

WAIVER REQUEST

A waiver is requested from sec. 7.3.30.E to allow more than 15% of the required rear yard to be occupied by a drainage easement



LOCATION MAP
NOT TO SCALE



R-4 DIMENSIONAL STANDARDS*

MINIMUM LOT AREA	= 9,000 SF
MINIMUM LOT WIDTH	= 60 FT.
MINIMUM FRONT AND STREET SIDE SETBACK	= 30 FT.
MINIMUM SIDE YARDS (EACH)	= 5 FT.
MINIMUM REAR YARD SETBACK	= 25 FT.
MAXIMUM BUILDING HEIGHT	= 35 FT.

SITE DATA

TOTAL SITE AREA	= 8.30 Ac. (361,547 SF)
FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= R-4
EXISTING USE	= SINGLE-FAMILY RESIDENCE
PROPOSED USE	= SINGLE-FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 25
SIDEYARD SETBACKS	= 5' MINIMUM
TOTAL R/W AREA	= 1.58 Ac.
NET AREA	= 6.72 Ac.
NET DENSITY	= 3.7 (DU/AC)
GROSS DENSITY	= 3.0 (DU/AC 4.84 MAX. ALLOWABLE)

TREE CANOPY CALCULATIONS

TOTAL SITE AREA (CLASS C SITE)	= 361,547 SF
EXISTING TREE CANOPY AREA	= 67,094 SF (18% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= (2,505 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 20%
TOTAL TREE CANOPY TO BE PLANTED	= 72,309 SF
TOTAL TREE CANOPY PROVIDED	= 72,309 SF (20%)

DETENTION BASIN CALCULATIONS

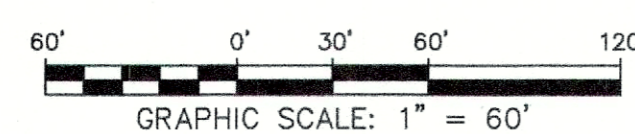
$X = \Delta CRA / 12$
 $\Delta C = 0.50 - 0.23 = 0.27$
 $A = 8.30$ ACRES
 $R = 2.8$ INCHES
 $X = (0.27)(8.30)(2.8) / 12 = 0.52$ AC.-FT.
 PROVIDED BASIN AREA = 0.32 AC.
 PROVIDED BASIN VOLUME = $(0.32)(3) = 0.96$ AC.
 TOTAL = 0.32 AC. @ APPROX. 3 FT. DEPTH = 0.96 AC.-FT.
 0.96 AC.-FT. > 0.52 AC.-FT.

LEGEND

- EX. FENCE
- EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- EXISTING SEWER AND MANHOLE
- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- PROPOSED SEWER AND MANHOLE
- EX. TREE LINE
- DRAINAGE FLOW DIRECTION
- EX. CONTOUR
- PROPOSED TCCA

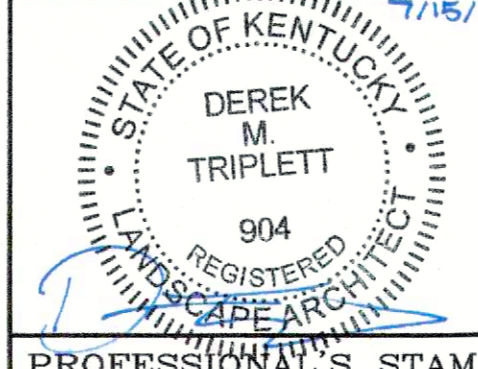
BENCHMARK

TBM ELEVATION = 676.74 (NAVD 88)
 SOURCE - ELEVATIONS ARE BASED ON
 LOJIC MONUMENT AZ1011-2001



REVISIONS			
NO.	DATE	DESCRIPTION	BY

PRELIMINARY NOT FOR CONSTRUCTION



SITE ADDRESS:
 MAYROW DRIVE, LOUISVILLE, KY 40291
 TAX BLOCK 664, LOT 124
 D.B. 10204 PG. 0380

**WOODRIDGE ESTATES
PRELIMINARY SUBDIVISION PLAN**

OWNER: MARRS, MYRON E JR; MARRS NANCY L
 7320 MAYROW DRIVE
 LOUISVILLE, KENTUCKY 40291
 PREPARED BY: LAND DESIGN & DEVELOPMENT, INC.
 603 WASHINGTON AVENUE, SUITE 101
 LOUISVILLE, KENTUCKY 40222
 PHONE: (502) 426-9374
 FAX: (502) 426-9375
 DEVELOPER: MRC DEVELOPMENT LLC
 10323 LINN STATION RD
 LOUISVILLE, KENTUCKY 40223
 JOB: 04095
 PREVIOUS CASE: 10-27-04
 SCALE: 1" = 60'
 DATE: 6/24/19
 MSD SUB # 1141

RECEIVED
 JUL 15 2019
 DESIGN SERVICES