



TREE CANOPY CALCULATIONS (TCCA)

CLASS: C
EXISTING TREE CANOPY: 71% COVERAGE
SITE AREA: 36.77 AC (1,601,791 SF)
EXISTING TREES PRESERVED: 329,719 SF (29%)
REQUIRED NEW TREE CANOPY: 0 SF (0%)
REQUIRED TOTAL TREE CANOPY: 171,332 SF (15%)

FLOOD NOTE

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. 21111C0064E.

PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, C=(0.50-0.22)=0.28
SITE AREA = 36.77 ACRES
INCREASED RUNOFF = [(0.28x2.8/12)x36.77] = 2.40 AC-FT
50% REDUCTION = 1.5*2.40 AC-FT=3.60 AC-FT

BENCHMARK
TEMPORARY BENCHMARK
IRON PIN WITH CAP
ELEVATION 651.86

PROJECT DATA

EXISTING USE	VACANT
PROPOSED USE	SINGLE-FAMILY RESIDENTIAL
EXISTING ZONING	R-4
FORM DISTRICT	NEIGHBORHOOD
GROSS ACREAGE	36.77 AC.
GROSS DENSITY	2.31 DU/AC.
NET ACREAGE	28.03 AC.
NET DENSITY	3.03 DU/AC.
PROPOSED BUILDABLE LOTS	85 LOTS
PROPOSED OPEN SPACE LOTS	3 LOTS

MINIMUM YARD REQUIREMENTS
FRONT YARD: 30 FEET
STREET SIDE YARD: 30 FEET
SIDE YARDS: 5 FEET
REAR YARD: 25 FEET

GENERAL NOTES

1. 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.
2. 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:

- A. PROPOSED SITE PLAN (SHOWING BUILDING, EDGES OF PAVEMENT, PROPERTY/LOT LINES, EASEMENTS, EXISTING TOPOGRAPHY, AND OTHER SIGNIFICANT SITE FEATURES (LOCAL TOPOGRAPHIC INFORMATION IS ACCEPTABLE).
- B. PRELIMINARY DRAINAGE CONSIDERATIONS (RETENTION/DETENTION, DITCHES/LARGE SWALES, ETC.).
- C. LOCATION OF ALL EXISTING TREES/TREE MASSES EXISTING ON THE SITE AS SHOWN BY AERIAL PHOTOS AND PHOTOGRAPHS.
- D. LOCATION OF CONSTRUCTION FENCING FOR EACH TREE/TREE MASS DESIGNATED TO BE PRESERVED.

3. A NOTE SHALL BE PLACED ON THE PRELIMINARY PLAN, CONSTRUCTION PLAN AND THE RECORD PLAT THAT STATES, "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 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."

4. 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.

5. 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.

6. MSD SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION. ALL LOTS SUBJECT TO SANITARY SEWER FEES. SEWAGE TO BE TREATED AT THE CEDAR CREEK WASTEWATER TREATMENT PLANT.

7. BASIS OF REFERENCE MERIDIAN, COORDINATES, NORTH, AND ALL BEARINGS SHOWN HEREON REFER TO GRID NORTH, KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

8. ALL STREETS SHALL BE A MINIMUM OF 1% AND NO GREATER THAN 10% GRADE.

9. ALL STREETS SHALL BE CURB AND GUTTER.

10. 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.

11. ALL ROADWAY INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.

12. VERGE AREA WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.

13. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

14. 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.

15. 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.

16. ALL STREET NAME SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO OCCUPANCY OF THE FIRST RESIDENCE ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE.
17. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.

18. 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.

CASE #18SUBDIV1003
**PRELIMINARY
SUBDIVISION PLAN**
OF
THE WOODS OF LANDHERR
3401 BLAKENBAKER PKWY
LOUISVILLE, KY 40299
TAX BLOCK 0046, LOT 0010

RECEIVED
APR 09 2018
**PLANNING &
DESIGN SERVICES**

SUB #846

17087pre.dwg

Milestone
design group



THE WOODS OF LANDHERR

DATE: 2/19/18

DRAWN BY: D.L.E.

CHECKED BY: D.L.E.

SCALE: 1"=80' (HORZ)

SCALE: N/A (VERT)

REVISIONS

3/19/18	PDS 1ST REVIEW
4/9/18	AGENCY COMMENTS

PRELIMINARY
SUBDIVISION PLAN

JOB NUMBER
17087

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OF

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