

GENERAL

1. 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.
2. THIS DEVELOPMENT IS LOCATED IN THE ANCHORAGE MIDDLETOWN FIRE PROTECTION DISTRICT AND APPROVAL SHALL BE OBTAINED PRIOR TO CONSTRUCTION APPROVAL.
3. 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.
4. 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.
5. ALL OPEN SPACE LOTS ARE NON-BUILDABLE AND WILL BE RECORDED AS OPEN SPACE AND UTILITY EASEMENTS.
6. THERE SHALL BE NO ACCESS TO ANY LOT WITHIN PROPOSED SUBDIVISION FROM FACTORY LANE.
7. BENCHMARK AND TOPOGRAPHICAL INFORMATION SHOWN HEREON WERE DERIVED FROM LOJC DATA. BOUNDARY INFORMATION WAS TAKEN FROM DEEDS.
8. COMPATIBLE ON-SITE UTILITIES, (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
10. 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.
11. A KARST SURVEY WAS CONDUCTED BY KEVIN YOUNG ON JULY 25TH, 2018 AND NO KARST FEATURES WERE FOUND.

SEWER & DRAINAGE

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL STATE AND FEDERAL ORDINANCES.
2. RUNOFF FROM THIS DEVELOPMENT MUST BE CONVEYED TO AN ADEQUATE PUBLIC OUTLET. 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.
3. NO PORTION OF THE SITE IS LOCATED IN A FLOODPLAIN PER FIRM MAP 21111 C 0021 F DATED FEBRUARY 26, 2021.
4. SEWERS BY L. E. AND SUBJECT TO ALL APPLICABLE FEES.
5. EXTENSION OF MSD STORM WATER BOUNDARIES MAY BE REQUIRED.
6. A "REQUEST FOR SANITARY SEWER CAPACITY" HAS BEEN APPROVED BY MSD ON OCTOBER 8, 2020.
7. ALL PROPOSED SEWER AND DRAIN EASEMENTS SHALL BE 15' UNLESS OTHERWISE INDICATED.
8. THE LOUISVILLE WATER COMPANY WILL DETERMINE THE WIDTH OF THEIR EASEMENT PRIOR TO CONSTRUCTION PLAN APPROVAL.
9. ALL DRAINAGE, EPSC AND WATER QUALITY PRACTICES SHOWN ON THIS PLAN ARE FOR CONCEPTUAL PURPOSES ONLY. FINAL DESIGN OF THESE ELEMENTS WILL BE DETERMINED PRIOR TO CONSTRUCTION PLAN APPROVAL AND SHALL COMPLY WITH ALL MS4 AND MSD DESIGN MANUAL REQUIREMENTS.
10. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
11. DETENTION BASIN CALCULATIONS -
 $X = \Delta \text{CRA} / 12$
 $\Delta \text{C} = 0.50 - 0.23 = 0.27$
 $A = 7.9 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (7.9)(0.27)(2.8) / 12 = 0.50 \text{ AC.-FT.} = \text{REQUIRED } X = 21,680 \text{ CU.FT.}$

PROVIDED BASIN = 11,900 SQ.FT.
TOTAL = 17,029 SQ.FT. @ APPROX. 3 FT. DEPTH
= 35,700 CU.FT. > 21,680 CU.FT.

STREETS & SIDEWALKS

1. 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 FOOT AT CUL-DE-SAC. ALL OTHER ROADS SHALL BE 24 FEET IN WIDTH WITH A 35 FOOT RADIUS AT INTERSECTIONS.
2. SIDEWALKS WITHIN THE SUBDIVISION SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 6.2.1 OF THE LAND DEVELOPMENT CODE.
3. STREET GRADES SHALL NOT BE LESS THAN 1% (MIN.) OR 10% (MAX.).
4. VERGES SHALL BE PROVIDED AS REQUIRED BY METRO PUBLIC WORKS.
5. 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.
6. 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.
7. 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.
8. 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.
9. ALL ROADWAY INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.

SITE DATA

FORM DISTRICT: R-5
EXISTING ZONING: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
GROSS SITE AREA: 8.19 ACS
AREA IN ROW: 1.87 ACS
NET SITE AREA: 6.32 ACS
BUILDABLE LOTS: 34 LOTS
OPEN SPACE LOTS: 4 LOTS
GROSS DENSITY: 4.15 DU/AC
NET DENSITY: 5.21 DU/AC
MAXIMUM DENSITY: 7.26 DU/AC

YARD REQUIREMENTS

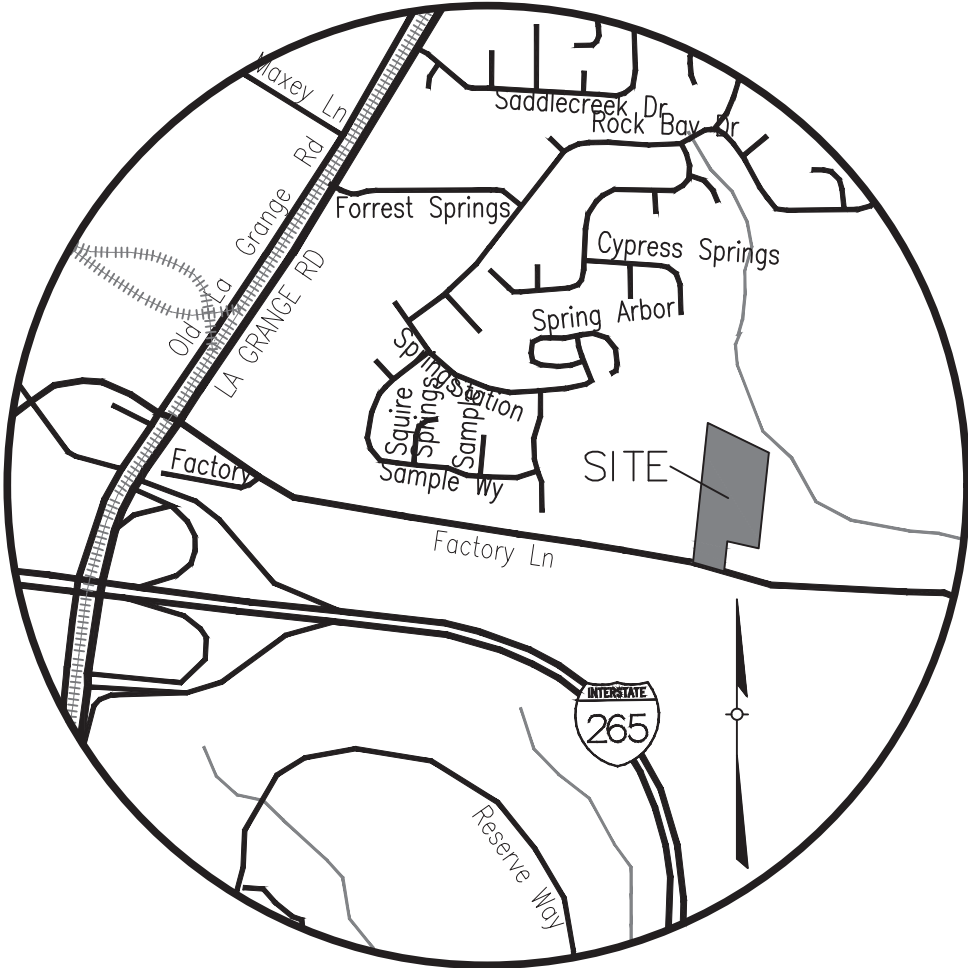
MIN. LOT AREA: 6,000 SF
MIN. LOT WIDTH: 50'
FRONT YARD: 25'
STREET SIDE YARD: 25'
MIN. SIDE YARD: 5'
REAR YARD: 25'

TREE CANOPY CALCULATIONS

TOTAL SITE AREA: 356,760 SF
EXISTING TREE CANOPY: <50%
EXISTING TREE CANOPY TO REMAIN: 0 SF (0%)
TREE CANOPY REQUIRED: 142,704 SF (40%)

PREVIOUSLY GRANTED REQUEST

1. A VARIANCE FROM SECTION 5.3.1.C.2 OF THE LAND DEVELOPMENT CODE WAS GRANTED BY THE PLANNING COMMISSION ON 11/1/2018 UNDER CASE NUMBER 18ZONE1061 TO VARY THE FRONT AND STREET-SIDE SETBACK TO 15 FEET AND FACTORY LANE FRONT SETBACK TO 30 FEET.



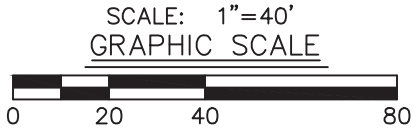
LOCATION MAP
NOT TO SCALE



- LEGEND**
- 520 --- EX. MAJOR CONTOUR
 - EX. MINOR CONTOUR
 - PROP. SANITARY SEWER
 - PROP. STORM SEWER
 - DRAINAGE FLOW ARROW

BENCHMARK DESCRIPTIONS

BENCH MARK WAS BASED ON M.S.D. MONUMENT NO. GPS 86-34
BM #514 BASE POINT TPN ON EAST SIDE OF STREET "A", 58' RIGHT OF ROAD @ STA. 1+13. ELEV. 753.39



CASE # 21-RSUB-0003 & 21-DDP-0029
RELATED CASE #S 18ZONE1061 & 15SUBDIV1003
MSD WM # 11617
OWNER/DEVELOPER
PULTE HOMES OF OHIO, LLC
11590 N. MERIDIAN STREET, STE. 530
CARMEL, IN 46032
D.B. 11920, PG. 45

NO.	REVISION	DATE
1	REVISED PER AGENCY COMMENTS	04/02/21

SHEET TITLE: MAJOR PRELIMINARY SUBDIVISION PLAN & REVISED DETAILED DEVELOPMENT PLAN
PROJECT TITLE: FORDHAM PARK
13501 FACTORY LANE LOUISVILLE, KY 40245
TAX BLOCK 15, LOT 24

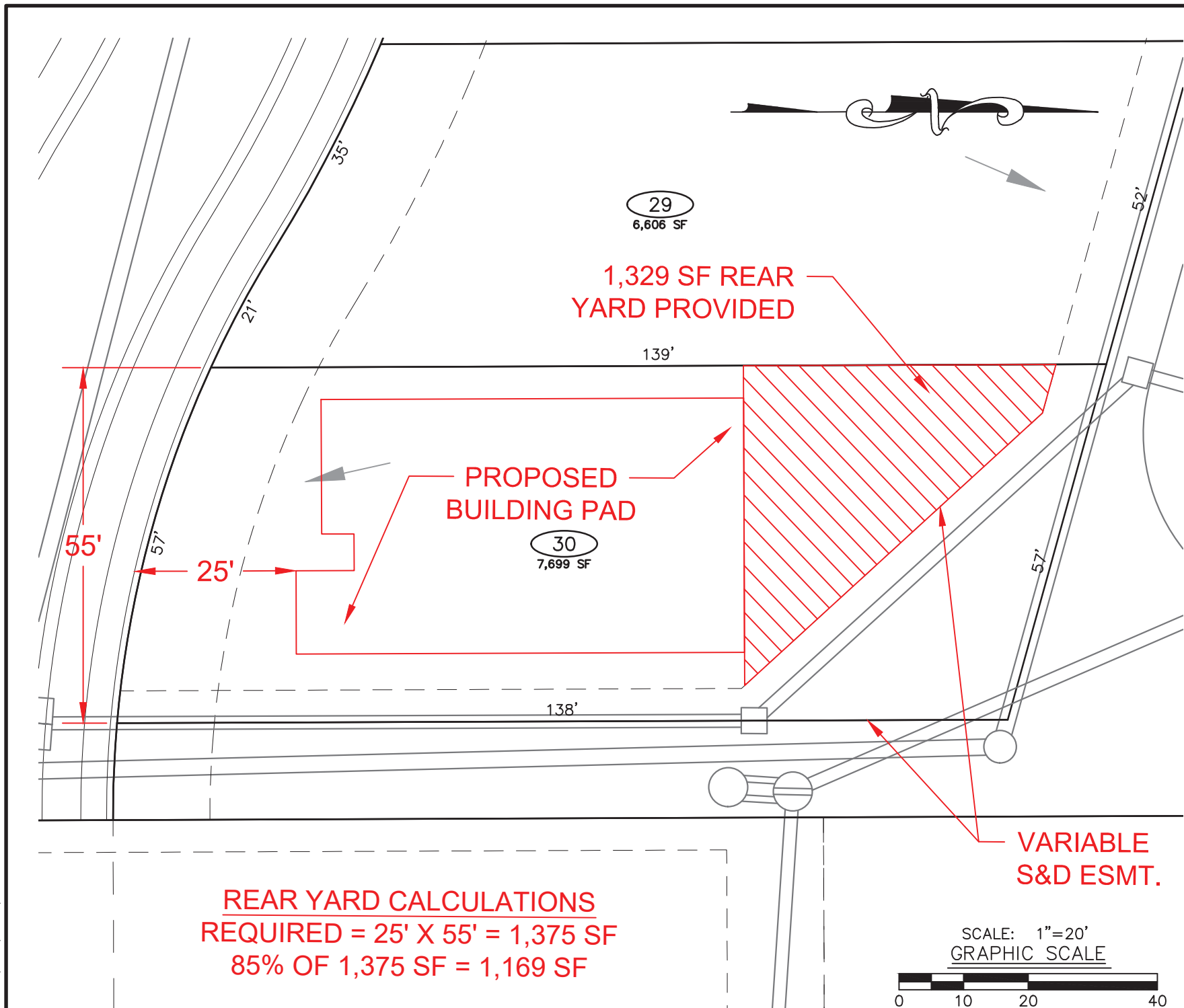
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SCALE:	1"=40'
DATE:	3/15/21
DRAWING NO:	PSP
SHEET	1 OF 1

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Received April 2, 2021

Planning & Design

21-DDP-0029



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FORDHAM PARK LOT 30
BUILDING PAD EXHIBIT

APRIL 2, 2021