

NOTES

GENERAL

- 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.
- 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.
- 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.
- All open space lots are non-buildable and will be recorded as open space and utility easements.
- Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
- Regarding Benchmark data, topographical information shown hereon was derived from lojic data.
- Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- 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 effect public safety or hamper sight distance. Final location will be determined during construction approval process.
- A sign will be placed to alert home buyers of the potential for future development and expansion of pavement or curb.
- The minimum driveway length is 25 ft from garage or building facade to back of sidewalk or edge of pavement or curb.

SEWER & DRAINAGE

- Runoff from this development must be conveyed to an adequate public outlet.
- No portion of the site is located in a floodplain per FIRM map 21111 C 0113 E dated December 5, 2006.
- Sewers by L. E. and subject to all applicable fees.
- Extension of MSD storm water boundaries may be required.
- A "Request for Sanitary Sewer Capacity" has been filed with MSD.
- All proposed sewer and drain easements shall be 15' unless otherwise indicated.
- The Louisville Water Company will determine the width of their easement prior to construction plan approval.
- 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.
- 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.
- 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 siting of Green Best Mgmt. Practices.
- An EPSC plan shall be developed and approved in accordance with MSD Design Manual and Standards Specifications prior to construction plan approval.

STREETS & SIDEWALKS

- 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 feet at Cul-de-sac. All other roads shall be 24 feet in width with a 25 foot radius at intersections.
- 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 10% (max).
- A Bond & Encroachment Permit is required by Metro Public Works for all work within the ROAD Right-of-Way, and for roadway approaches on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
- Verges shall be provided as required by Metro Public Works.
- 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.
- 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.
- 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.
- 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.
- A Bond and Encroachment Permit will be required by Metro Works for roadway repairs within the site due to damages caused by construction traffic activities.
- All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.
- Right-of-Way dedication shall be recorded as part of the required record plat.

PROJECT DATA

TOTAL SITE AREA = 12.35± Ac. (537,920 SF)
TOTAL AREA OF ROW = 2.08± Ac. (90,880 SF)
R/W DEDICATION AREA = 0.19± Ac. (8,314 SF)
NET SITE AREA = 10.08± Ac. (438,926 SF)
EXISTING ZONING = R-4
FORM DISTRICT = NEIGHBORHOOD
PROPOSED ZONING = R-5
EXISTING USE = SINGLE FAMILY RESIDENTIAL
PROPOSED USE = SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS = 44
TOTAL AREA OF LOTS = 360,425 SF
GROSS DENSITY = 3.62± DU/Ac. (7.26 MAX. ALLOWED)
NET DENSITY = 4.36± DU/Ac. (7.26 MAX. ALLOWED)

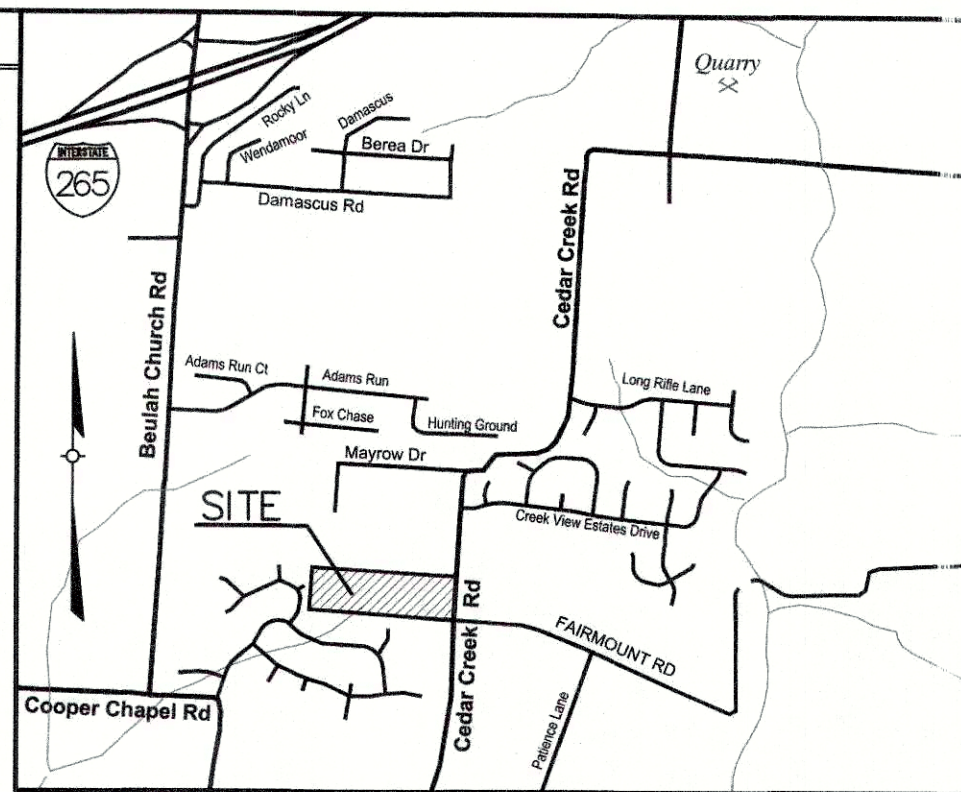
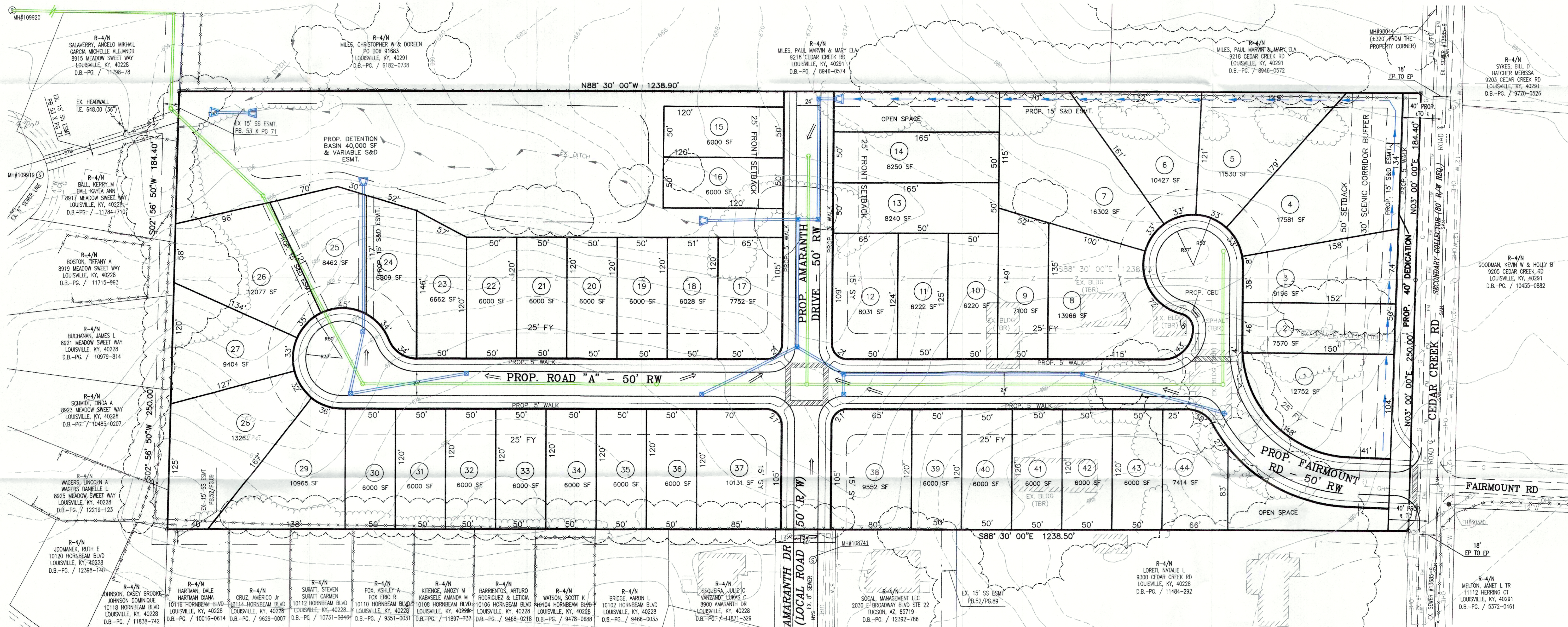
R-5 REQUIREMENTS

MINIMUM LOT AREA = 6,000 SF
MINIMUM LOT WIDTH = 50'
MIN. FRONT YARD & STREET SIDE YARD = 15' TO FRONT FACADE / 25'
MIN. SIDE YARD = 5'
MINIMUM REAR YARD = 25'
MAX. BUILDING HEIGHT = 35'

- Garage Doors facing street

WAIVER REQUEST:

- A Waiver is requested from Section 7.3.30.E of The Louisville Metro Land Development Code to allow drainage easements to overlap the rear yard by more than 15%.

LOCATION MAP
NOT TO SCALE

DETENTION BASIN CALCULATIONS

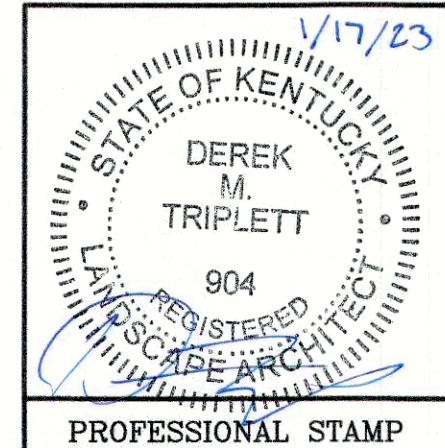
$X = \Delta CRA/12$
 $\Delta C = 0.50 - 0.23 = 0.27$
 $A = 12.4$ ACRES
 $R = 2.9$ INCHES
 $X = (0.27)(12.4)(2.9)/12 = 0.81$ AC.-FT.
REQUIRED $X = 35,283$ CU.FT.

PROVIDED BASIN = 40,000 SQ.FT.

TOTAL = 40,000 SQ.FT. $\approx$ APPROX. 1 FT. DEPTH
= 40,000 CU.FT. $>$ 35,283 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 537,920 S.F.
EXISTING TREE CANOPY AREA = 9% (52,321 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED = 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED = 40% (215,168 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED = 40% (215,168 S.F.)

PRELIMINARY
NOT FOR CONSTRUCTION

OWNER:
WENDELL E THOMASSON REV LIVIN
301 DEACON TRCE
TAYLORSVILLE, KY, 40071

SITE ADDRESS:
9224 & 9220 CEDAR CREEK RD
LOUISVILLE, KY 40291

TAX BLOCK 0664, LOT 133 & 132
D.B.- PG. / 9677-0259

PULTE

CEDAR CREEK ROAD

PRELIMINARY SUBDIVISION PLAN

DEVELOPER:
PULTE GROUP
10350 ORMSBY PARK PLACE, SUITE 103
LOUISVILLE, KY 40223

COUNCIL DISTRICT - 22 & 23
FIRE PROTECTION DISTRICT - FERN CREEK & HIGHVIEW
MUNICIPALITY - LOUISVILLE

PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC
503 WASHINGTON AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE (502) 426-9374
FAX (502) 426-9375
JOB: 22038
WM# 12492
DATE: 10/04/22
CASE #22-ZONE-0149

RECEIVED

JAN 17 2023

PLANNING & DESIGN
SERVICES

BENCHMARK DATUM

TBM Railroad spike in a utility pole located on the west side of Cedar Creek Road, approximately 50' south of Fairmount Road. Elevation = 692.49 (NAVD 88)

LEGEND

- = DRAINAGE FLOW ARROW
- = EXISTING CONTOUR
- = PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1.	10/17/22	REVISED PER AGENCY COMMENTS	JH

