

PROJECT DATA

TOTAL SITE AREA	= 292,783 SF (6.72± AC.)
R/W DEDICATION	= 36,033 SF (0.83 AC.)
NET SITE AREA	= 256,750 SF (5.89± AC.)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 10
TOTAL # OPEN SPACE LOTS	= 3
OPEN SPACE PROVIDED	= 59,257 SF (1.36± AC.)
TOTAL AREA OF LOTS	= 170,311± SF
NET DENSITY	= 1.70± DU/AC.
GROSS DENSITY	= 0.67± DU/AC.
MIN LOT SIZE	= 9,000 SF

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 Lojc data. Boundary information was taken from deeds.
- Regarding Benchmark data, topographical information shown hereon was derived from lojc 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.
- No Karst features were observed on site during a site visit on July 18, 2024, by Theodore Bernstein, RLA.

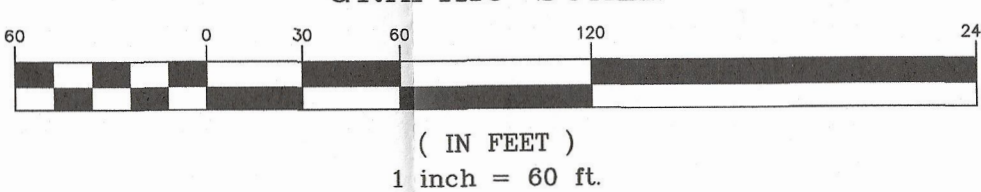
SEWER & DRAINAGE

- Site is subject to MSD regional facility fee's. A no rise certificate may be required with the proposed floodplain model.
- The site is located in Zone X of a floodplain per FIRM map 21111 C 0122 F dated February 26, 2021.
- 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" will be 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.
- A local regulatory floodplain model shall be developed for the intermittent blue line stream down to Floyds Fork prior to MSD construction plan approval and lay out modifications may be required as a result. Any required fill in the floodplain as a result of this model would be required to be compensated onsite at 1.5 to 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.
- 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.
- An EPSC plan shall be developed and approved in accordance with MSD Design Manual and Standard Specifications prior to construction plan approval.
- Any proposed lots encroaching into the required 25' buffer areas shall be shown and noted on the record plot.

STREETS & SIDEWALKS

- All roads within the development shall have curb and gutters, Cul-de-sacs shall have a pavement width of 24 feet with a radius of 35 foot 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 trees are required along proposed roadways and S Beckley Station Road. In the event that the trees are not allowed to be placed in mentioned streets and Right-of-Ways the trees shall be placed elsewhere on the property.
- A Bond & Encroachment Permit is required by Metro Public Works for all work within the Flowervale Lane 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.
- 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 damage caused by construction traffic activities.

GRAPHIC SCALE



OWNER:
STREETSMART VENTURES LLC
15319 CHAMON LAKES PL
LOUISVILLE, KY 40245

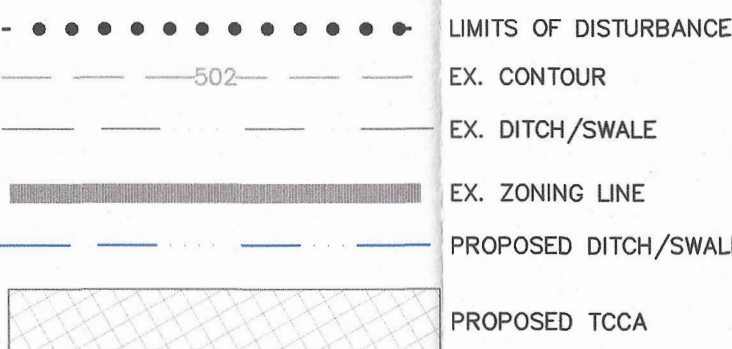
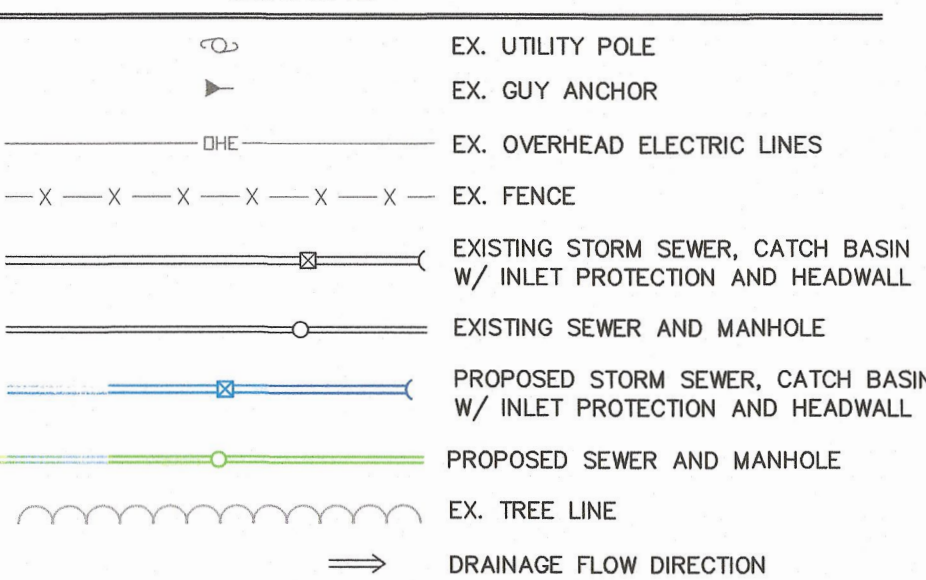
SITE ADDRESS:
704 SOUTH BECKLEY STATION RD
LOUISVILLE, KY 40299
TAX BLOCK 0040, LOT 0507
D.B. 9944, PG. 0390

RELATED CASE:

COUNCIL DISTRICT - 20
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN

MW #12773

LEGEND



SLOPES TABLE

MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
20.00%	>	
30.00%	>	

R-4 REQUIREMENTS

MINIMUM LOT AREA	= 9,000 SF
MINIMUM SIDE YARD	= 5'
MIN. FRONT YARD & STREET SIDE YARD	= 15'
MINIMUM LOT WIDTH	= 60'
MINIMUM REAR YARD	= 25'
MAX. BUILDING HEIGHT	= 35'

TREE CANOPY CALCULATIONS

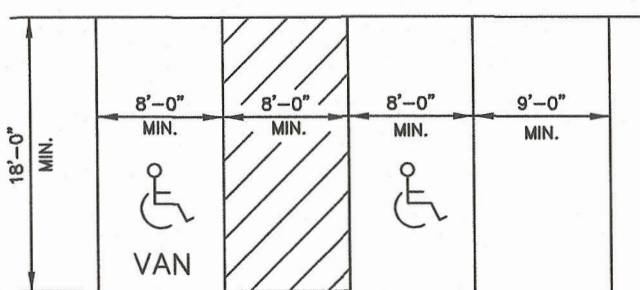
TOTAL SITE AREA	= 292,783 SF (6.72± AC.)
EXISTING TREE CANOPY AREA	= 283,215 SF (97% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 28.6% (81,008 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 40% (113,286 SF)
TOTAL TREE CANOPY TO BE PROVIDED	= 11.4% (32,278 SF)

SITE DISTURBANCE DATA

SITE DISTURBANCE AREA	= 177,947 SF (4.09 AC)
EXISTING IMPERVIOUS AREA	= 0 SF
PROPOSED IMPERVIOUS AREA	= 38,890 SF

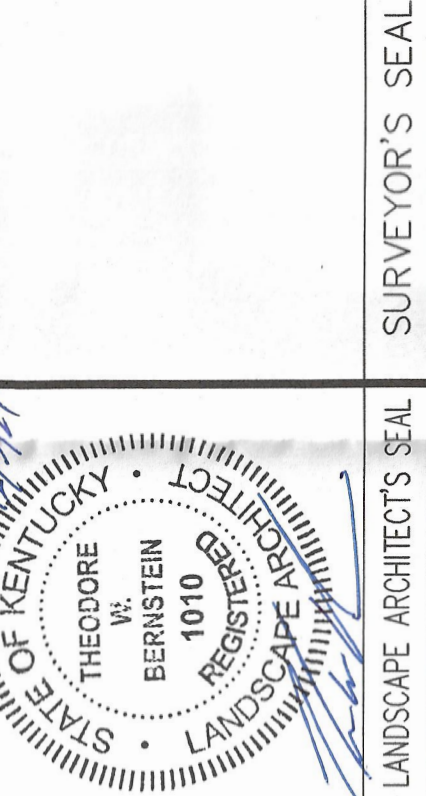
BENCHMARK DATUM

TOP OF BOLT ON FIRE HYDRANT ON THE EAST SIDE OF BECKLEY STATION
1139 +/- SOUTH OF GLENDOWER DRIVE. 656.82 (NAVD 88)

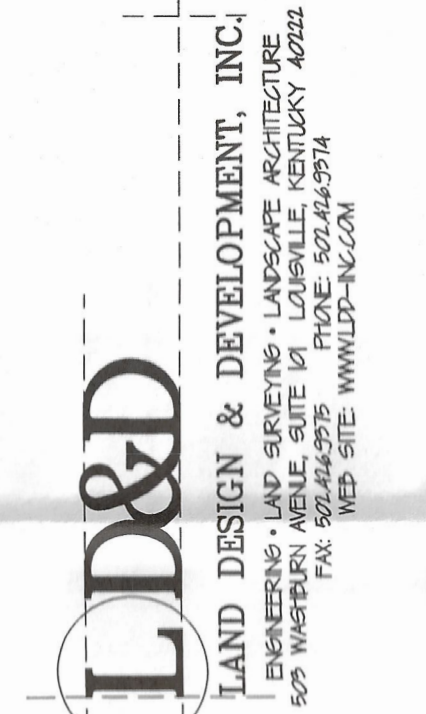


TYPICAL PARKING SPACE LAYOUT
NO SCALE

NO.	DATE	DESCRIPTION	BY



FILE NAME:	DATE:	SCALE:	DRAWN BY:
19234-RDDP	10-30-21	AS SHOWN	TB
CHECKED BY:	TB		



PRELIMINARY SUBDIVISION PLAN
704 S BECKLEY STATION ROAD
OWNER/DEVELOPER
STREETSMART VENTURES, LLC
11902 MEMORY RUN PLACE
LOUISVILLE, KY 40243

JOB NO. 04065ST
SHEET 1 OF 1

24-MSUB-0007