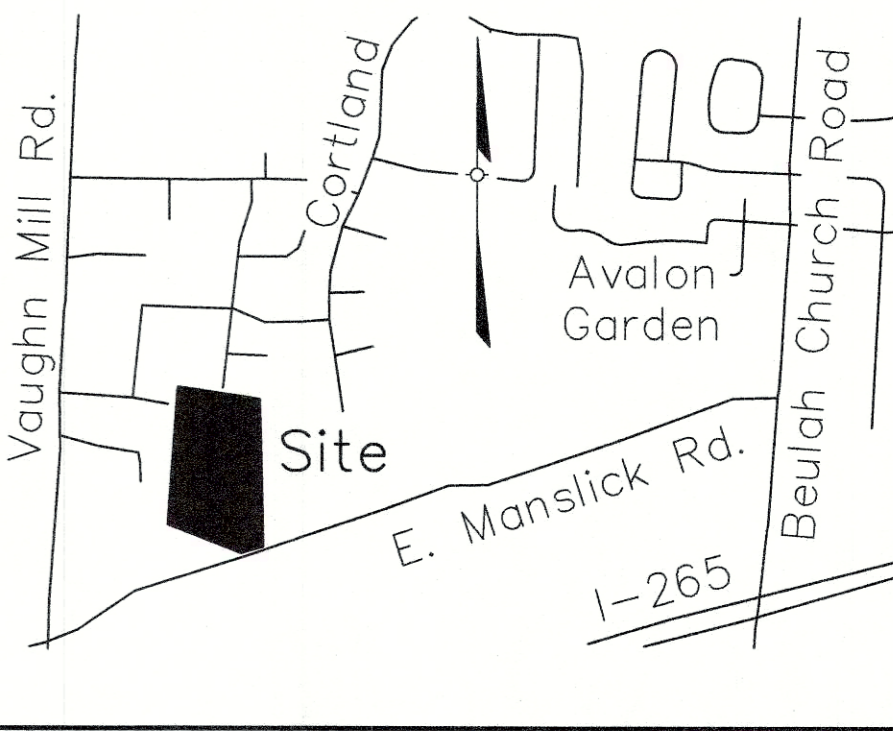


## GENERAL



LOCATION MAP  
NOT TO SCALE

1. 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%.

TOTAL SITE AREA	= 11.19± Ac. (487,561 SF)
R/W DEDICATION AREA	= 0.08± Ac. (3,553 SF)
NET SITE AREA	= 11.11± Ac. (484,008 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL

TRACT 1 AREA	= 4.42± Ac. (192,618 SF)
TOTAL AREA OF ROW	= 0.74± Ac. (42,971 SF)
NET SITE AREA	= 3.68± Ac. (149,647 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 10 LOTS
TOTAL ARE OF LOTS	= 2.35± Ac. (102,352 SF)
GROSS DENSITY (10/4.42)	= 2.26 DU/Ac. (4.84 DU/Ac. MAX. ALLOWED)
NET DENSITY (10/3.68)	= 2.71 DU/Ac. (4.84 DU/Ac. MAX. ALLOWED)
EXISTING IMPERVIOUS AREA	= 0 SF
PROPOSED IMPERVIOUS AREA	= 50,000 SF
PROPOSED SITE DISTURBANCE AREA	= 3.3± Ac.

TRACT 2 AREA	= 6.77± Ac. (294,943 SF)
R/W DEDICATION AREA	= 0.08± Ac. (3,553 SF)
NET SITE AREA	= 6.69± Ac. (291,390 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= RESIDUAL LOT

MINIMUM LOT AREA	= 9,000 SF
MINIMUM SIDE YARD	= 5'
MIN. FRONT YARD & STREET SIDE YARD	= 30'
MINIMUM LOT WIDTH	= 60'
MINIMUM REAR YARD	= 25'
MAX. BUILDING HEIGHT	= 35'

TRACT 1 SITE AREA	=	192,618 S.F.
EXISTING TREE CANOPY AREA	=	100% (192,618 S.F.)
EXISTING TREE CANOPY REQ. TO BE PRESERVED	=	20% (38,524 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	20% (38,600 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	=	40% (195,024 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	=	40% (195,024 S.F.)

$$\begin{aligned} X &= \Delta \text{ CRA}/12 \\ \Delta C &= 0.50 - 0.23 = 0.27 \\ A &= 3.25 \text{ ACRES} \\ R &= 2.8 \text{ INCHES} \\ X &= (0.27)(3.25)(2.8)/12 = 0.2 \text{ AC.-FT.} \\ \text{REQUIRED } X &= 8,918 \text{ CU.FT.} \end{aligned}$$

AREA TO BE FILLED IN FLOODPLAIN = 10,000 SF  
 FILL TO BE PLACED - 0.5 FEET  
 VOLUME OF FILL IN FLOODPLAIN - (10,000 SF)(0.5 FT.) = 5,000 CU. FT.  
 FLOODPLAIN COMPENSATION REQUIRED - 5,000 SQ. FT. X 1.5 = 7,500 CU. FT.  
 BASIN REQUIRED IN BASIN - 8,918 CU. FT. + 7,500 CU. FT. = 16,418 CU. FT.  
 BASIN PROVIDED = 6,658 SQ. FT. = 6,658 CU. FT.  
 TOTAL - 6,658 SQ. FT. @ .25 FT. DEEP = 16,645 CU. FT.  
 = 16,645 CU. FT. > 16,418 CU. FT.



RECEIVED  
SEP 12 2022  
PLANNING & DESIGN  
SERVICES

**MORRIS**  
**7203 E MANSLICK RD**  
PRELIMINARY SUBDIVISION PLAN

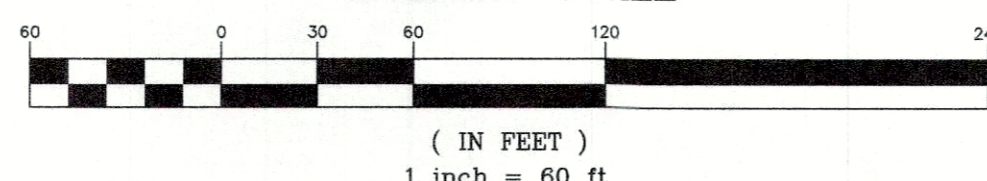
OWNERS:	DEVELOPER:	PREPARED BY:
BARBARA SWORN	RLM BUILDING & REMODEL	LAND DESIGN & DEVELOPMENT, INC.
2800 ANTREE LN APT G101	705 DANES HALL DR	503 WASHBURN AVENUE, SUITE 101
NAPLES, FL 34112	Louisville, KY 40208	LOUISVILLE, KENTUCKY 40222
		PHONE (502) 428-9374
		FAX (502) 428-9375
SITE ADDRESS:		
7203 EAST MANSICK RD		
LOUISVILLE, KY 40228	COUNCIL DISTRICT - 23	JOB: 21183
TAX BLOCK 065-4 LOT 0021 FIRE	PROTECTION DISTRICT - HIGHVIEW	MSD SUB# 1055
D.B. 12055-PG. 515	MUNICIPALITY - LOUISVILLE	D.F. 122

JOB: 21183  
MSD SUB# 1055  
DATE: 04/04/22  
CASE #22-RSUB-0005

22-RS41R-000

-  = PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL  
 = PROPOSED SEWER AND MANHOLE  
 = PROPOSED DRAINAGE SWALE

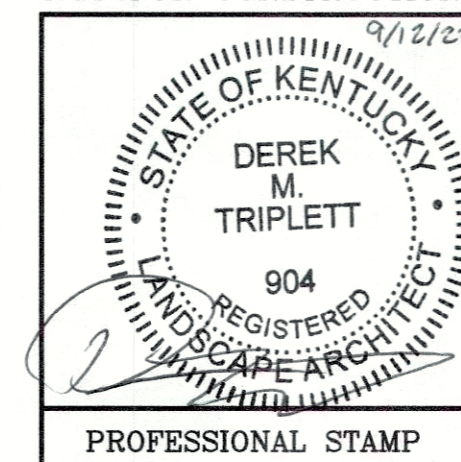
		REVISIONS	
NO.	DATE	DESCRIPTION	BY
1	6/17/22	REVISED PER AGENCY COMMENTS	JH
2	8/22/22	REVISED PER LD&T	DT
3	9/12/22	REVISED PER LD&T	BB



( IN FEET )  
1 inch = 60 f

- TBM#42228=SQUARE CUT ON SOUTHWEST CORNER OF CONCRETE PAD FOR AT&T EQUIPMENT. CONCRETE PAD IS LOCATED 43'+/- NORTH OF THE EDGE OF PAVEMENT OF EAST MANSLUCK ROAD AND 362'+/- WEST OF THE CENTERLINE OF THE INTERSECTION OF BRAEBURN RIDGE DRIVE AND EAST MANSLUCK ROAD.  
ELEVATION=656.289' (NAVD 88)

SOURCE - ELEVATIONS ARE BASED ON LOJIC MONUMENT BS30-02-2018  
ELEVATION=748.39 (NAVD 88)



PROFESSIONAL STAMP