

R-5/N
Steven D Combs
7550 Elnora Ave
Louisville, KY 40258
D.B. 7318 PG. 0543

R-5/N
Roberta J Combs
7515 Elnora Ave
Louisville, KY 40258
D.B. W00598 PG. 0929

R-4/N
David M & Wanda A
Spears
4915 Fury Way
Louisville, KY 40258
D.B. 5794 PG. 0211

R-4/N
Bobby & Jeanette
Cowles
4913 Fury Way
Louisville, KY 40258
D.B. 4973 PG. 0425

R-4/N
Lois Marie Taylor
4808 Fury Way
Louisville, KY 40258
D.B. 9119 PG. 0478

R-4/N
Carole R Cowles
4909 Fury Way
Louisville, KY 40258
D.B. 9912 PG. 0992

R-4/N
Lisa Orlton
4907 Fury Way
Louisville, KY 40258
D.B. 9234 PG. 0501

R-4/N
Stamper, Annaz Jr
4905 Fury Way
Louisville, Ky.
40258-1441
D.B. 10838 PG. 484

R-4/N
WM D & Helen Sue
Hauk
4903 Fury Way
Louisville, KY 40258
D.B. 4600 PG. 0427

R-4/N
Joseph L Parker
4901 Fury Way
Louisville, KY 40258
D.B. 9075 PG. 0473

R-4/N
Deborah K Peck
4809 Fury Way
Louisville, KY 40258
D.B. 10458 PG. 0042

R-4/N
Jacqueline J Childress
4807 Fury Way
Louisville, KY 40258
D.B. 7332 PG. 0294

R-4/N
Martha A Ashby
4805 Fury Way
Louisville, KY 40258
D.B. 5806 PG. 0571

GREENWOOD VILLA
SUBDIVISION
SECTION 1
P.B. 006, PG.075

R-5/N
Able H & Lisa R Torres
7550 Virginia Ave
Louisville, KY 40258
D.B. 10697 PG. 0729

R-5/N
Richard L & Margaret
L Masden
7549 Virginia Ave
Louisville, KY 40258
D.B. 3444 PG. 0071

R-4/N
Mary Ellen Hillerich
7535 Greenwood Manor Rd
Louisville, KY 40258
D.B. 5051 PG. 0620

R-4/N
Jas B Jr & E
Blandford
7535 Greenwood
Manor Rd
Louisville, KY
40258
D.B. 4014
PG. 0504

Ex. MH #94406
Rec. No. 12353
Ex. MH #94405
Rec. No. 12353

Ex. MH #91825
Rec. No. 12353

M-2/SMC
PS, Southeast One Inc
701 Western Ave
Glendale, CA
91201-2349
DB. 58, PG 55

M-2/SMC
Lambert Properties LLC
7650 Dixie Highway
Louisville, KY 40258
D.B. 7572 PG. 0703

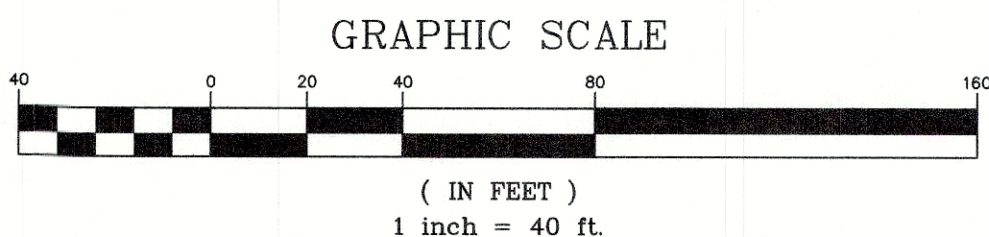
TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 4.35 Ac. (189,486 SF)
EXISTING TREE CANOPY AREA = 0 SF
TOTAL TREE CANOPY AREA REQUIRED = 75,794 SF (40%)
TOTAL TREE CANOPY TO BE PLANTED = 75,794 SF (40%)
TOTAL TREE CANOPY PROVIDED = 75,794 SF (40%)

LEGEND

	EX. UTILITY POLE
	EX. STORM DRAINAGE MANHOLE
	EX. FIRE HYDRANT
	EX. WATER METER
	EX. WATER VALVE
	EX. GAS METER
	EX. GAS VALVE
	EX. SANITARY SEWER CLEAN-OUT
	EX. BENCHMARK
	EX. FENCE
	EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	EXISTING SEWER AND MANHOLE
	EXISTING DITCH/SWALE
	PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	PROPOSED SEWER AND MANHOLE
	DRAINAGE FLOW DIRECTION
	EX. CONTOUR
	PROPOSED DITCH/SWALE
	EXISTING ZONING LINE
	EXISTING FORM DISTRICT LINE
	PROPOSED HOUSE FOOTPRINT

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3-28-22	AGENCY COMMENTS	TF
2	7-28-22	AGENCY COMMENTS	JH

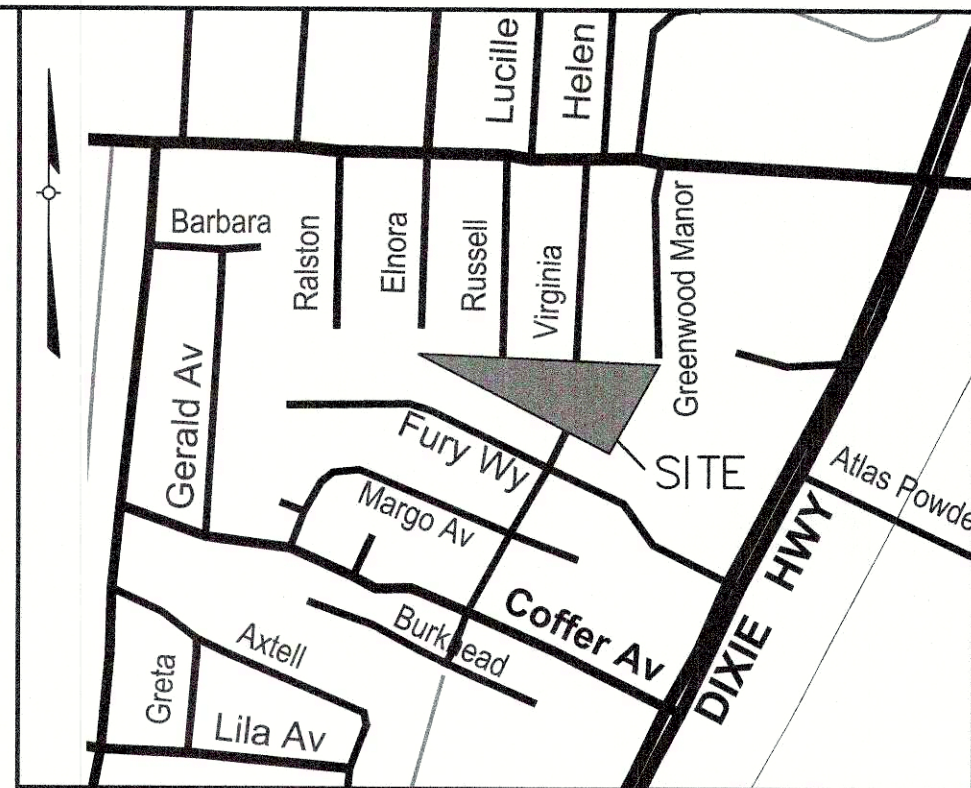


PRELIMINARY
NOT FOR CONSTRUCTION

PROFESSIONAL STAMP

WAIVER REQUESTED:

1. A Waiver is requested from Section 7.3.30.E to allow a drainage easement to encroach into the rear yard by greater than 15%.



LOCATION MAP
NOT TO SCALE

C-2 DIMENSIONAL STANDARDS

MINIMUM LOT AREA	= 5,000 SF
MINIMUM LOT WIDTH	= 0 FT.
MINIMUM FRONT AND STREETSIDE SETBACK	= 0 FT.
MINIMUM SIDE YARDS (EACH)	= 0 FT.
MINIMUM REAR YARD SETBACK	= 15 FT.
MAXIMUM BUILDING HEIGHT	= 45 FT.

PROJECT DATA

TOTAL SITE AREA	= 4.35 Ac. (189,486 SF)
TOTAL AREA OF ROW	= 0.57 Ac. (24,643 SF)
NET SITE AREA	= 3.78 Ac. (164,843 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR/NEIGHBORHOOD
EXISTING USE	= VACANT
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 22
TOTAL AREA OF LOTS	= 124,686
DENSITY	= 5.05/Ac.

NOTES

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 Pleasure Ridge Park 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. Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. 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.

SEWER & DRAINAGE

1. Site is subject to regional facility fees. Verification of the existing storm system into the neighborhood shall be verified prior to MSD construction plan approval. Detention may be required if applicable at the construction phase.
2. No portion of the site is located in a floodplain per FIRM map 21111 C0089 E dated December 5, 2006.
3. Sewers by L. E. and subject to all applicable fees.
4. A "Request for Sanitary Sewer Capacity" will be filed with MSD.
5. All proposed sewer and drain easements shall be 15' unless otherwise indicated.
6. The Louisville Water Company will determine the width of their easement prior to construction plan approval.

STREETS & SIDEWALKS

1. 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. No sidewalks required on local streets and cul-de-sacs with less than 20 lots per Table 6.2.2.
3. Street grades shall not be less than 1% (Min.) or 10% (max.).
4. Street trees are required along Proposed Road "B" and Proposed Cul-de-sac "A". 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.
5. A Bond & Encroachment Permit is required by Metro Public Works for all work within the Russell RD, Virginia RD and Stuart RD Right-of-Ways, and for roadway approaches on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
6. Verges shall be provided as required by Metro Public Works.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.

7600 STUART AVENUE

PRELIMINARY SUBDIVISION PLAN

OWNER: VALLEY STATION TOWNE CENTER LLC
PO BOX 991064
Louisville, Ky 40269

PREPARED BY: LAND DESIGN & DEVELOPMENT, INC.
503 WASHBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-9374
FAX: (502) 426-9375

SITE ADDRESS: 7600 STUART AVENUE
LOUISVILLE, KY 40258
TAX BLOCK: 1041, LOT 0137
P.B. 58, PG. 55
D.B. 10513, PG. 0925

JOB: 19129
MSD SUB# 12005
DATE: 3/28/22
CASE: 22-MSUB-0003

RECEIVED
AUG 11 2022
PLANNING & DESIGN SERVICE