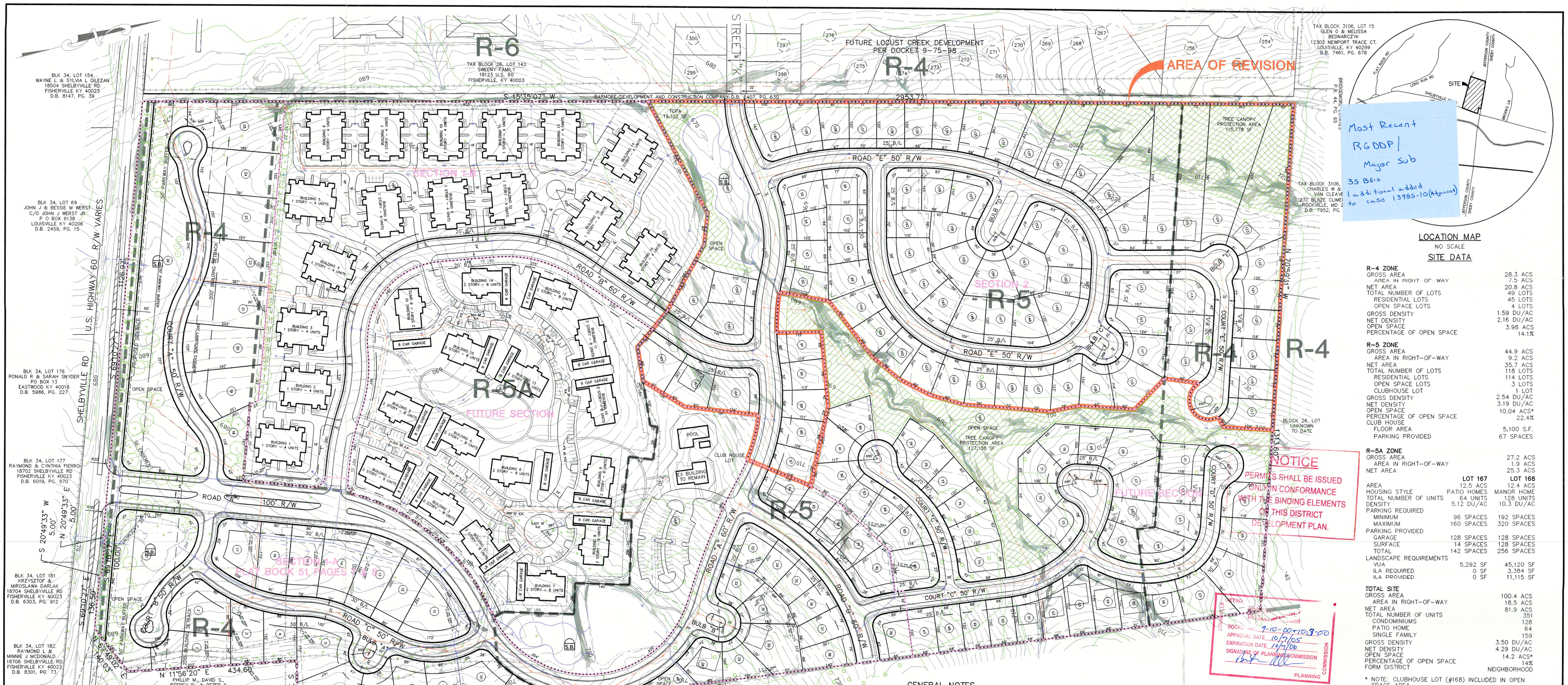


SITE DATA

R-4 ZONE		
GROSS AREA		28.3 ACS
AREA IN RIGHT-OF-WAY		7.5 ACS
NET AREA		20.8 ACS
TOTAL NUMBER OF LOTS		49 LOTS
RESIDENTIAL LOTS		45 LOTS
OPEN SPACE LOTS		4 LOTS
GROSS DENSITY		1.59 DU/AC
NET DENSITY		2.16 DU/AC
OPEN SPACE		3.98 ACS
PERCENTAGE OF OPEN SPACE		14.1%
R-5 ZONE		
GROSS AREA		44.9 ACS
AREA IN RIGHT-OF-WAY		9.2 ACS
NET AREA		35.7 ACS
TOTAL NUMBER OF LOTS		118 LOTS
RESIDENTIAL LOTS		114 LOTS
OPEN SPACE LOTS		3 LOTS
CLUBHOUSE LOT		1 LOT
GROSS DENSITY		2.54 DU/AC
NET DENSITY		3.19 DU/AC
OPEN SPACE		10.04 ACS*
PERCENTAGE OF OPEN SPACE		22.4%
CLUB HOUSE		
FLOOR AREA		5,100 S.F.
PARKING PROVIDED		67 SPACES
R-5A ZONE		
GROSS AREA		27.2 ACS
AREA IN RIGHT-OF-WAY		1.9 ACS
NET AREA		25.3 ACS
	LOT 167	**LOT 168**
AREA	12.5 ACS	12.4 ACS
HOUSING STYLE	PATIO HOMES	MANOR HOME
TOTAL NUMBER OF UNITS	64 UNITS	128 UNITS
DENSITY	5.12 DU/AC	10.3 DU/AC
PARKING REQUIRED		
MINIMUM	96 SPACES	192 SPACES
MAXIMUM	160 SPACES	320 SPACES
PARKING PROVIDED		
GARAGE	128 SPACES	128 SPACES
SURFACE	14 SPACES	128 SPACES
TOTAL	142 SPACES	256 SPACES
LANDSCAPE REQUIREMENTS		
VUA	5,292 SF	45,120 SF
ILA REQUIRED	0 SF	3,384 SF
ILA PROVIDED	0 SF	11,115 SF
TOTAL SITE		
GROSS AREA		100.4 ACS
AREA IN RIGHT-OF-WAY		18.5 ACS
NET AREA		81.9 ACS
TOTAL NUMBER OF UNITS		351
CONDOMINIUMS		128
PATIO HOME		64
SINGLE FAMILY		159
GROSS DENSITY		3.50 DU/AC
NET DENSITY		4.29 DU/AC
OPEN SPACE		14.2 ACS*
PERCENTAGE OF OPEN SPACE		14%
FORM DISTRICT		NEIGHBORHOOD

* NOTE: CLUBHOUSE LOT (#168) INCLUDED IN OPEN SPACE AREA

YARD SETBACKS

	R-4	R-5	R-5A
FRONT YARD	30	25	20
STREET SIDE YARD	30	25	20
SIDE YARD MIN.	5	5	5
REAR YARD	25	25	25

EPSC CONCEPT PLAN

THE MAJORITY OF DISTURBED AREA WILL DRAIN TO PROPOSED SEDIMENT BASINS. AREAS NOT DRAINING TO THE SEDIMENT BASIN WILL BE PROTECTED WITH PERIMETER CONTROLS AND ROCK DITCH CHECKS.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SIDEMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

GENERAL NOTES

1.) WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER PATTERN DEPICTED FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.

2.) DRAINAGE / STORM WATER DETENTION: POST-DEVELOPED PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2,10 & 100 YEAR STORMS. DETENTION SHALL BE PROVIDED IN DETENTION BASIN(S). FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.

3.) EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.

4.) PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

5.) TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.

6.) THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT. CONSTRUCTION PLAN SHALL BE REVIEWED AND APPROVED BY THE SOUTH DIXIE FIRE DISTRICT.

7.) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA MAP, (21111C0120 D DATED FEBRUARY 2, 1994).

8.) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF PLANNING COMMISSION.

9.) THE MINIMUM GRADE OF ALL STREETS SHALL BE 1%, MAXIMUM GRADE SHALL BE 10%.

10.) SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.

11.) ALL ROADWAY INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY THE JEFFERSON COUNTY DEPARTMENT OF PUBLIC WORKS.

12.) A PORTION OF THIS DEVELOPMENT IS LIMITED TO A HORIZONTAL PROPERTY REGIME.

13.) ALL PAVEMENT RADII AT INTERSECTIONS WILL BE 25'.

14.) VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.

15.) COMPATIBLE UTILITY LINES ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

16.) STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT EFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE.

17.) ALL OPEN SPACE LOTS ARE NON-BUILDABLE LOTS.

18.) THERE SHALL BE NO INCREASE IN PEAK DRAINAGE FLOWS TO US 60 WITHOUT APPROVAL OF KDOT.

19.) AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE IN THE US 60 RIGHT-OF-WAY.

20.) ALL PROPOSED UTILITIES ALONG SHELBYVILLE ROAD SHALL BE PLACED UNDERGROUND AND ALL PROPOSED SERVICE STRUCTURES SHALL BE SCREENED. IN ADDITION ALL COMPATIBLE UTILITIES ON SITE SHALL BE PLACED IN A COMMON TRENCH UNLESS THE APPROPRIATE AGENCIES REQUIRE OTHERWISE.

21.) CONNECTION TO SHELBYVILLE ROAD AND ALL WORK TO BE DONE WITHIN STATE RIGHT OF WAY WILL REQUIRE KENTUCKY TRANSPORTATION CABINET REVIEW AND APPROVAL AND ISSUANCE OF AN ENCROACHMENT PERMIT. ALL EXISTING ENTRANCES AND PAVING TO BE REMOVED ALONG PROPERTY FRONTAGE.

22.) NO DIRECT ACCESS TO SHELBYVILLE ROAD FROM ANY LOT.

23.) ALL ROADS WITH 60' RIGHT-OF-WAY SHALL HAVE A 24' MINIMUM PAVEMENT WIDTH AND CURB AND GUTTER.

24.) ALL ROADS WITH 50' RIGHT-OF-WAY SHALL HAVE A 22' MINIMUM PAVEMENT WIDTH AND CURB AND GUTTER.

25.) CUL-DE-SACS SHALL HAVE A 35' RADIUS AND 20' MINIMUM PAVEMENT WIDTH AND CURB AND GUTTER.

26.) ALL STREET SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO THE RECORDING OF THE SUBDIVISION RECORD PLAT OR OCCUPANCY OF THE FIRST RESIDENCE ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF BOND RELEASE.

DETENTION CALCULATIONS

A = 149.3 AC.
C PRE = 0.31
C POST = 0.56
R = 2.9
INCREASED RUNOFF = CRA/12
= (0.56-0.31)(2.9)(103.095)/12
= 6.23 AC/FT

LOT SUMMARY

LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA
1	16,942 SF	24	22,932 SF	47	8,160 SF	70	8,728 SF	93	7,945 SF	116	10,479 SF	139	9,821 SF	162	12,361 SF
2	18,441 SF	25	28,536 SF	48	8,160 SF	71	8,728 SF	94	7,877 SF	117	9,692 SF	140	15,106 SF	163	12,187 SF
3	12,706 SF	26	106,120 SF*	49	8,160 SF	72	8,728 SF	95	11,049 SF	118	9,048 SF	141	9,764 SF	164	13,959 SF
4	10,377 SF	27	53,479 SF*	50	8,160 SF	73	9,561 SF	96	10,142 SF	119	9,048 SF	142	7,881 SF	165	69,040 SF*
5	18,426 SF	28	10,308 SF	51	8,332 SF	74	10,866 SF	97	7,385 SF	120	9,048 SF	143	9,001 SF	166	545,940 SF
6	24,771 SF	29	8,867 SF	52	9,415 SF	75	8,471 SF	98	7,721 SF	121	9,289 SF	144	9,507 SF	167	541,855 SF
7	14,300 SF	30	16,412 SF	53	11,535 SF	76	8,804 SF	99	8,904 SF	122	10,351 SF	145	9,507 SF	168	188,811 SF*
8	13,968 SF	31	10,127 SF	54	10,301 SF	77	8,471 SF	100	9,077 SF	123	36,936 SF	146	9,392 SF	169	174,187 SF*
9	12,347 SF	32	8,893 SF	55	8,473 SF	78	8,634 SF	101	8,368 SF	124	41,388 SF	147	8,408 SF		
10	15,673 SF	33	10,801 SF	56	9,343 SF	79	7,624 SF	102	8,446 SF	125	27,255 SF	148	10,068 SF		
11	21,246 SF	34	7,521 SF	57	13,305 SF	80	9,750 SF	103	8,446 SF	126	26,504 SF	149	11,609 SF		
12	16,019 SF	35	7,608 SF	58	17,207 SF	81	8,508 SF	104	8,508 SF	127	13,250 SF	150	8,147 SF		
13	17,906 SF	36	7,986 SF	59	12,072 SF	82	9,542 SF	105	8,196 SF	128	20,629 SF	151	11,621 SF		
14	18,065 SF	37	8,719 SF	60	10,386 SF	83	7,326 SF	106	7,953 SF	129	28,190 SF	152	10,548 SF		
15	15,170 SF	38	9,278 SF	61	9,293 SF	84	8,046 SF	107	8,237 SF	130	16,315 SF	153	11,942 SF		
16	14,453 SF	39	10,371 SF	62	9,048 SF	85	9,512 SF	108	9,438 SF	131	14,284 SF	154	11,463 SF		
17	16,845 SF	40	11,176 SF	63	9,178 SF	86	12,548 SF	109	9,267 SF	132	12,751 SF	155	11,039 SF		
18	11,309 SF*	41	8,467 SF	64	10,415 SF	87	8,564 SF	110	12,344 SF	133	10,627 SF	156	9,385 SF		
19	19,496 SF	42	7,993 SF	65	9,011 SF	88	8,296 SF	111	9,467 SF	134	9,216 SF	157	10,551 SF		
20	22,402 SF	43	7,595 SF	66	8,113 SF	89	8,763 SF	112	10,676 SF	135	8,614 SF	158	8,259 SF		
21	20,532 SF	44	9,735 SF	67	9,914 SF	90	8,417 SF	113	14,855 SF	136	8,640 SF	159	8,877 SF		
22	18,176 SF	45	9,810 SF*	68	12,908 SF	91	8,615 SF	114	12,492 SF	137	8,441 SF	160	13,723 SF		
23	19,543 SF	46	5,461 SF*	69	7,337 SF	92	8,438 SF	115	9,400 SF	138	9,014 SF	161	11,129 SF		

NOTE: * DENOTES OPEN SPACE LOTS
R-4 SINGLE FAMILY LOTS 1-17, 19-25, 56-64, 114-125 AND 26, 27 & 45 (OPEN SPACE)
R-5 SINGLE FAMILY LOTS 28-44, 47-55, 65-113, 126-164 AND 168 (CLUBHOUSE), AND 46,165 & 169 (OPEN SPACE)
R-5A PATIO HOMES LOTS 166 (PAIO HOMES), & 167 (MANOR HOMES)

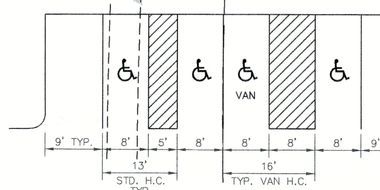
BENCHMARK (1929 NVGD)

BM-"DCG" ELEV. 697.18
MB-"E&T"- SPIKE IN W. SIDE OF E&T POLE E 110' ± W. OF INT. OF US 60 AND CLARK STA. RD. & 50' ± N. OF ℄ US 60.

GRAPHIC SCALE
0 25 50 100 200

LEGEND

- CONCEPTUAL STORM SEWER LAYOUT
- CONCEPTUAL SANITARY SEWER LAYOUT
- PROPOSED OUTLET CONTROL STRUCTURE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER LAYOUT
- HEADWALL
- EXITING UTILITY POLE
- PROPOSED ROCK DITCH CHECK
- PROPOSED SEDIMENT BASIN
- TEMPORARY CONSTRUCTION ENTRANCE
- SLOPES BETWEEN 20 AND 30%
- SLOPES GREATER THAN 30%
- PROPOSED WPA & TREE CANOPY AREA
- EXISTING TREE LINE
- PROPOSED 50'x50' BUILDING PAD
- LIMITS OF DISTURBANCE
- SECTION LINE



TYPICAL PARKING SPACES

NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	4,375,250 SF
EXISTING TREE CANOPY TO REMAIN	261,988 SF (6%)
PROPOSED STREET TREE CANOPY (SEE BELOW) (TREES @ 900 S.F. EACH)	207,900 SF
PROPOSED OPEN SPACE TREE CANOPY (SEE BELOW) (TREES @ 720 S.F. EACH)	318,240 SF
TOTAL TREE CANOPY PROVIDED	788,128 SF (18%)
REQUIRED TREE CANOPY	787,545 SF (18%)

STREET TREE CALCULATIONS

R/W FRONTAGE ROADS "A", "B" & "D"	11,525 LF
STREET TREES (1 PER 50 L.F.) (TYPE "A" TREES @ 1¾ CALIPER)	231 TREES
PROPOSED OPEN SPACE TREES (TYPE "A" TREES @ 1¾ CALIPER)	442 TREES

*PROPOSED TREES NOT SHOWN

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
315 WEST MARKET STREET, LOUISVILLE, KENTUCKY 40202 (502) 584 - 6271

Scale: 1"=100'
Date: 06/09/04
Rev. 06/16/04
Rev. 03/01/05
Rev. 9/20/05

TAX BLOCK 26, LOT 13
REVISED PRELIMINARY SUBDIVISION PLAN &
REVISED DETAILED DISTRICT DEVELOPMENT PLAN

NOTTING HILLS-SECTION 2

(FORMERLY NEW ESTATES FARM)
18701 SHELBYVILLE ROAD
LOUISVILLE, KENTUCKY 40023

OWNER/DEVELOPER
WELCH BUILDERS, INC.
301 MIDDLETOWN PARK PLACE
SUITE A
LOUISVILLE, KY 40243

SUB.# 994

File: 23450DP5
1
Sheets in Set: 1

RECEIVED
SEP 2 2005
PLANNING & DESIGN SERVICES

9-10-00 & 10-3-00