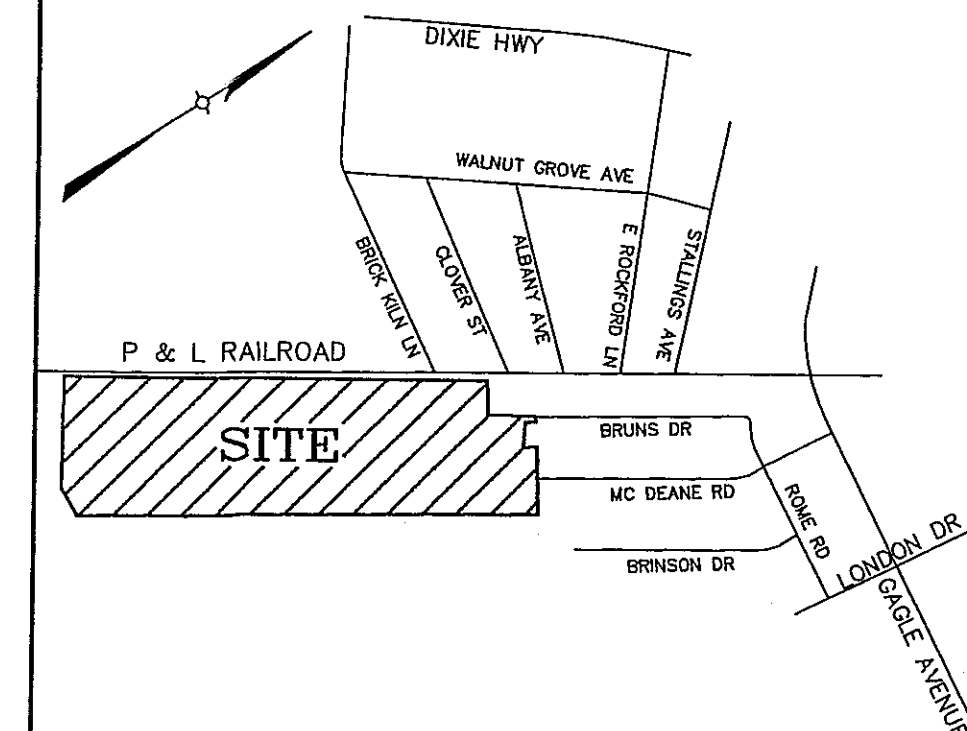


GENERAL NOTES

- Parking areas and drive lanes to be a hard and durable surface.
- This site is within Zone X of the 100 year flood plain per FIRM Map No. 2111 C 0315 D dated February 2, 1994.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. 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.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
- All service structures are to be screened per Chapter 10.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- Boundary taken from deed(s) and does not constitute a survey.
- Army Corps of Engineers approval for wetlands determination will be required.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
- All manholes near the lake shall be watertight.
- A GeoTech Report will be required. The Geotech Report will address roadway sections.
- MSD Sensitive Features Mapping indicates the subject site to have unstable soils.
- Detention shall be provided to capacity of downstream system. Downstream analysis may be required.

- Extra detention may be provided to benefit downstream system.
- Tract 1 pavement to be 22' minimum width with curb and gutter. Tract 2 pavement to be 24' minimum width with curb and gutter.
- A Traffic Study will be provided with scope determined by Metro Works.
- A bond will be required by Metro Public Works for possible damage due to construction traffic on McDeane Road and Bruns Drive prior to construction approval.
- Bruns Drive and McDeane Road to be designed and constructed in accordance with LDC requirements.
- Bike racks will be provided.
- Minimum driveway length is 25 ft. from garage or building face to back of sidewalk or edge of pavement or curb. Individual Maximum residential driveway width is 20 ft.
- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.

- Verge areas within public right-of-way to be provided per Metro public Works.
- Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- All street name signs and pavement markings shall conform with the manual on uniform traffic control devices (MUTCD) requirements and be installed prior to construction of the first residence or building on the street and shall be in place at the time of the bond release.
- The minimum grade of all streets shall be 1% and maximum grade shall be 10%.
- The developer shall be responsible for any utility relocation on the property.



**LOCATION MAP
NOT TO SCALE**

SITE DATA - TRACT 1

TOTAL SITE AREA	= 30.9± Ac.
TRACT 1	= 28.7± Ac.
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= R-5A
EXISTING USE	= VACANT
PROPOSED USE	= MULTIFAMILY RESIDENTIAL
TOTAL NO. UNITS	= 106 UNITS
BUILDING HEIGHT	= 26' (ONE STORY)
PARKING:	
PARKING REQUIRED:	= 159 SPACES
PARKING PROVIDED:	
GARAGE SPACES	= 44 SPACES
COMMON SPACES	= 193 SPACES
TOTAL PARKING PROVIDED	= 237 SPACES
DENSITY	= 3.4 DU/AC.
VEHICULAR USE AREA	= 139,576 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 10,468 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 12,371 SF

WAIVER - TRACT 1

1. A WAIVER WAS APPROVED ON AUGUST 5, 2004 DOCKET NO. 9-23-04W & 10-13-04 FOR TRACT 1 TO ALLOW THE PROPOSED DRIVELANE TO ENCRoACH ON RAILROAD BUFFER AREA REQUIRED PER TABLE 10.2.5.

PRELIMINARY DEVELOPMENT PLAN
Conditions of Approval:

[Signature]
Development Review Date: 7-18-07
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

SITE DATA - TRACT 2

TOTAL SITE AREA	= 30.9± Ac.
TRACT 2	= 2.1± Ac.
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= R-5
EXISTING USE	= VACANT
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 7 LOTS
TOTAL AREA OF R/W	= 0.9± ACRES
NET SITE AREA	= 1.3± ACRES
GROSS DENSITY	= 3.3 DU/AC.
NET DENSITY	= 5.4 DU/AC.

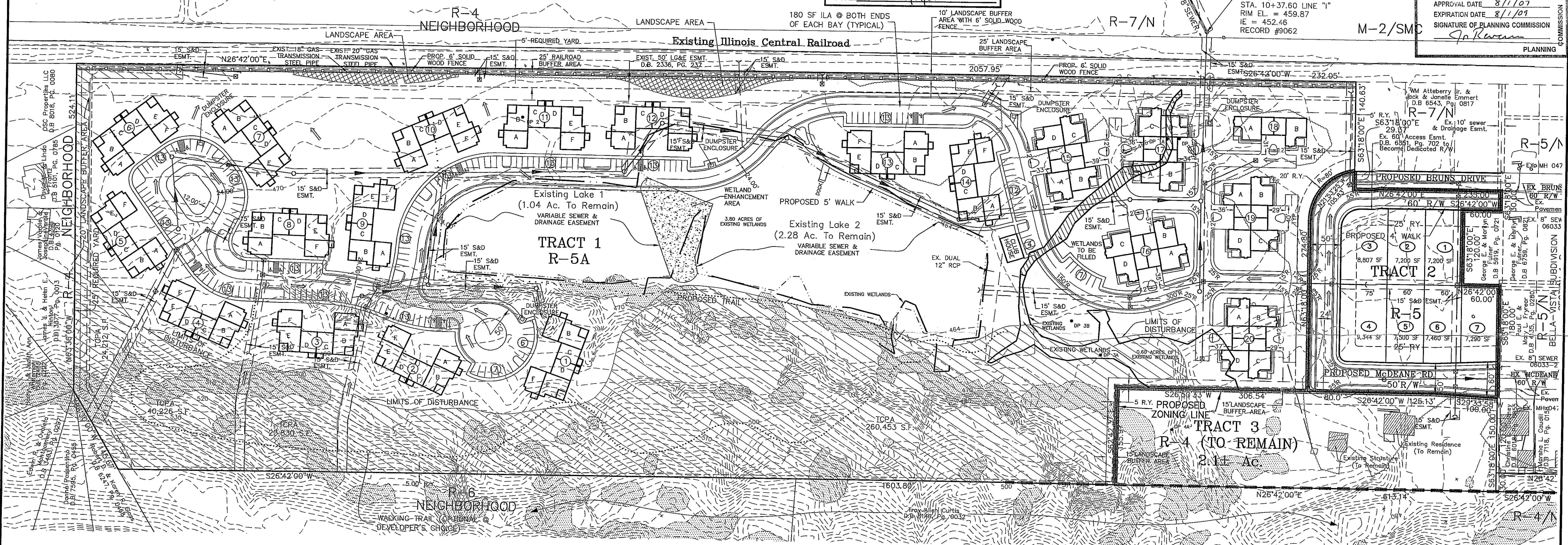
SITE DATA - TRACT 3

TOTAL SITE AREA	= 2.1± Ac.
EXISTING ZONING	= R-4
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= SINGLE-FAMILY-RESIDENTIAL

**TRANSPORTATION APPROVAL
PRELIMINARY DEVELOPMENT PLAN**
CATEGORY: 2 3 4
CONDITIONS:

BY: *[Signature]*
DATE: 7/18/07

LOUISVILLE METRO APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 8752
APPROVAL DATE 8/11/07
EXPIRATION DATE 8/11/09
SIGNATURE OF PLANNING COMMISSION
[Signature]



TREE CANOPY CALCULATIONS - TRACT 1

GROSS SITE AREA	= 1,251,467 SF
PERCENTAGE TREE CANOPY TO BE PRESERVED	= 15% (189,192 SF)
PERCENTAGE TREE CANOPY TO BE PLANTED	= NONE
TOTAL REQUIRED PERCENTAGE TREE CANOPY	= 15% (187,720 SF)

TREE CANOPY CALCULATIONS - TRACT 2

GROSS SITE AREA	= 92,693 SF
PERCENTAGE TREE CANOPY TO BE PRESERVED	= NONE
PERCENTAGE TREE CANOPY TO BE PLANTED	= 20% (18,900 SF)
TOTAL REQUIRED PERCENTAGE TREE CANOPY	= 20% (18,539 SF)
21 TYPE A STREET TREES @ 1 3/4" CAL. (900 SF CREDIT EACH)	= 18,900 SF

DETENTION BASIN CALCULATIONS

$X = \Delta C R A / 12$
 $\Delta C = 0.50 - 0.23 = 0.27$
 $A = 33.1 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.27)(2.8)(33.1) / 12 = 2.09 \text{ AC.-FT.}$
REQUIRED $X = 91,040 \text{ CU.FT.}$

PROVIDED	
LAKE 1	= 45,116 SQ. FT.
LAKE 2	= 99,316 SQ. FT.
TOTAL:	= 144,432 SQ. FT.

144,432 SQ.FT. @ APPROXIMATELY 1 FT. DEPTH
144,432 CU.FT. > 91,040 CU.FT.

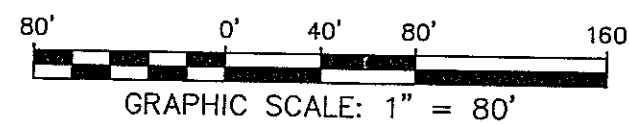
RECEIVED
JUN 18 2007
PLANNING & DESIGN SERVICES

SITE ADDRESS: 5619 MCDEANE RD
TAX BLOCK 1027, LOT 67
D.B. 4239, PG. 122

PROJECT NO. 8752
MSD SUB # 1117

LEGEND

- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND CREEKSTONE HEADWALL
- PROPOSED SEWER AND MANHOLE
- TCPA (TREE CANOPY PRESERVATION AREA)
- SLOPES GREATER THAN 20% PER MSD'S "SENSITIVE FEATURES MAPPING"



REVISIONS	
BY:	
DESCRIPTION	
DATE	
NO.	

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

PROJECT DATA

FILE NAME:	0319B-RDDP-DWG
DATE:	6/19/07
CHECKED BY:	AER
SCALE:	1" = 80'
DRAWN BY:	BF

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING, LAND SERVICES, LANDSCAPE ARCHITECTURE
LOUISVILLE, KY 40223
PHONE: (502) 425-8002

Revised District Development Plan & Preliminary Subdivision Plan

ATTEBERRY PROPERTY
DEVELOPER
WKB BRINSON
10503 TIMBERWOOD CIRCLE
LOUISVILLE, KY 40223
(502) 425-8002

JOB NO. 0319B
SHEET 1 OF 1