LEGEND

- EXISTING STORM
- EXISTING SANITARY
- CONCEPTUAL STORM
- CONCEPTUAL SANITARY
- PROPOSED OUTLET CONTROL STRUCTURE
- PROPOSED FORCE MAIN
- HEADWALL
- TEMPORARY CONSTRUCTION ENTRANCE
- SLOPES BETWEEN 20 AND 30%
- SLOPES GREATER THAN 30%
- EXISTING TREE LINE
- OPEN SPACE LOT
- PROPOSED BUILDING PAD
- HIKING TRAIL
- AREA OF REVISION
- POND

OVERALL TREE CANOPY CALCULATIONS

TOTAL SITE AREA SHAKES RUN SUBDIVISION	10,911,780 SF
TOTAL EXISTING TREE CANOPY TO REMAIN	1,479,371 SF (14%)
TOTAL REQUIRED TREE CANOPY	1,745,885 SF (16%)

TREE CANOPY PROVIDED

SECTIONS 1, 2 & 3 PRESERVED TREE CANOPY	293,054 SF
SECTIONS 1, 2 & 3 PLANTED TREE CANOPY	483,520 SF
REMAINING SECTIONS PRESERVED TREE CANOPY	1,186,317 SF
TREE CANOPY PROVIDED	1,962,891 SF

TYPICAL ROAD SECTION 60' R.O.W.
NO SCALE

TYPICAL ROAD SECTION W/ ISLAND
NO SCALE

TYPICAL ROAD SECTION 50' R.O.W.
NO SCALE

TYPICAL CUL-DE-SAC ROAD SECTION
NO SCALE
NOTE: SIDEWALKS ARE PROVIDED ON COURTS C, D, H, M, O, Q & V ONLY

HALF-SECTION THRU CUL-DE-SAC & BULB
NO SCALE
NOTE: SIDEWALKS ARE PROVIDED ON COURTS C, D, H, M, O, Q & V ONLY

Tax Block 42, Lot 150
TAGHIZADEH REBECCA A
2715 SPOTSWOOD RD
FISHERVILLE KY 40023
D.B. 4394, Pg. 103

Tax Block 42, Lot 151
LOVELL DAVID C
2604 SPOTSWOOD RD
FISHERVILLE KY 40023
D.B. 8421, Pg. 846

Tax Block 42, Lot 35
WINE DANCE FARM, INC.
BOX 5
FLOYDS KNOBS, IN 47119
D.B. 7933, Pg. 1

CATALPA FARMS SUBDIVISION
DOCKET # 10-07-05
APPROVED 12-14-05

Tax Block 42, Lot 36
TERRA ACQUISITIONS, LLC.
11800 BRINLEY AVE, STE. 201
LOUISVILLE, KY 40243
D.B. 8863, PG. 859

Tax Block 42, Lot 142
WETHERBY ALFRED JD &NANCY
223 N MADISON AVE
MIDDLETOWN KY 40243
D.B. 5501, Pg. 498

Tax Block 42, Lot 152
KAMAR RASMI Y &
RHONA G
1293 BARDSTOWN RD
LOUISVILLE KY 40204
D.B. 8884, Pg. 1

Tax Block 42, Lot 68
2693 SPOTSWOOD RD
FISHERVILLE KY 40023
D.B. 5219, Pg. 795

Tax Block 42, Lot 141.50
SANNER WALTER M & DEBRA
146 DUKES LN
SHEPHERDSVILLE KY 40165
D.B. 8515, Pg. 215

Tax Block 42, Lot 189
SANNER HEIDI BARBARA
18000 SANNER RIDGE LN
FISHERVILLE KY 40023-9798
D.B. 7072, Pg. 363

Tax Block 42, Lot 187
MARKS JAMES P JR & PATRICIA P
2 EASTWOOD RD
FISHERVILLE KY 40023
D.B. 7035, Pg. 857

Tax Block 42, Lot 155
AARON LARRY T & AUDREY M
1201 EASTWOOD RD
FISHERVILLE KY 40023
D.B. 5827, Pg. 204

Tax Block 2507, Lot 26
CORBETT TIMMY W & DONNA
16803 WINDING VIEW TRL
FISHERVILLE KY 40023-9750
D.B. 6439, Pg. 249

Tax Block 2507, Lot 25
WILLIAM R. & CRISTI A. FOWLE
16801 WINDING VIEW TRL
FISHERVILLE KY 40023
D.B. 7853, Pg. 987

Tax Block 2507, Lot 27
THOMPSON RICK & CYNTHIA R
16807 WINDING VIEW TRL
FISHERVILLE KY 40023
D.B. 7160, Pg. 739

Tax Block 2507, Lot 7
LAUDEL MARK W & LINDA J
17005 PERSIMMON WOOD TRL
FISHERVILLE KY 40023
D.B. 7706, Pg. 109

Tax Block 2507, Lot 41
BEAVEN WALTER B & JENNIFER A
17006 PERSIMMON WOOD TR
FISHERVILLE KY 40023
D.B. 8425, Pg. 573

Tax Block 2507, Lot 42
STEVENSON RONNIE W & CHRIS L
520 MALCOLM AVE
LOUISVILLE KY 40243
D.B. 6116, Pg. 194

Tax Block 2507, Lot 29
GRANT JAMES W & SUSAN K
16809 WINDING VIEW TRL
FISHERVILLE KY 40023
D.B. 8713, Pg. 451

Tax Block 2507, Lot 30
MCKINLEY DAVID W & JENNIFER P
16811 WINDING VIEW TR
FISHERVILLE KY 40023
D.B. 6064, Pg. 470

Tax Block 3042, Lot 10
STEVENSON TIM & KIM
7113 DEER CROSSING TRL
FISHERVILLE KY 40023
D.B. 8125, Pg. 414

Tax Block 3042, Lot 9
MILLER JEREMY
7710 MACKIE LN
LOUISVILLE KY 40214
D.B. 8024, Pg. 953

Tax Block 3042, Lot 3
HAROLD MICHAEL R & LESLIE N
17105 DEER CROSSING TRL
FISHERVILLE KY 40023
D.B. 7481, Pg. 840

Tax Block 3042, Lot 2
STAMBRAHAMSON ALLEMAN
7110 DEER CROSSING TRL
FISHERVILLE KY 40023
D.B. 9213, Pg. 943

Tax Block 3042, Lot 34
DOWNES WILLIAM JR &
DUDLEY CLARK STATON
3545 BARDSTOWN RD
FISHERVILLE KY 40023
D.B. 7644, Pg. 819

Tax Block 3042, Lot 11
STROBER JAMES D
3715 BARDSTOWN RD STE 105
LOUISVILLE KY 40218
D.B. 6986, Pg. 684

ALL CONSTRUCTION TRAFFIC SHALL ACCESS THE SITE FROM EASTWOOD-FISHERVILLE ROAD. NO CONSTRUCTION VEHICLES SHALL USE DERBYSHIRE ESTATES (DEER CROSSING TRAIL) TO ACCESS THE SITE.

SECTION #1
P.B. 52, Pg. 100
P.B. 53, Pg. 1

SECTION #2

SECTION #3

AREA OF REVISION

YARD REQUIREMENTS

FRONT YARD	30'
STREET SIDE YARD	30'
SIDE YARD	5' EA.
REAR YARD	25'

SITE DATA

EX. ZONE	R-4
EX. FORM DISTRICT	NEIGHBORHOOD
GROSS AREA	250.5 ACS
AREA IN RIGHT-OF-WAY	37.1 ACS
NET AREA	213.4 ACS
TOTAL NUMBER OF LOTS	479 LOTS
RESIDENTIAL LOTS	470 LOTS
OPEN SPACE LOTS	9 LOTS
GROSS DENSITY	1.88 DU/AC
NET DENSITY	2.20 DU/AC
OPEN SPACE	77.49 AC
PERCENTAGE OF OPEN SPACE	30.9%

ADJ. PROPERTY OWNERS

Tax Block 2368, Lot 7
RACHEL M. BRASHEAR REVOCABLE TRUST
1430 EASTWOOD FISHERVILLE RD
FISHERVILLE KY 40023
D.B. 9029, Pg. 538

Tax Block 2368, Lot 181
NELSON JOHN & CAROL
1511 FISHERVILLE RD
FISHERVILLE KY 40023
D.B. 7411, Pg. 607

Tax Block 2368, Lot 8
STOCKTON WAYNE H & DARLENE
1500 FISHERVILLE RD
FISHERVILLE KY 40023
D.B. 6650, Pg. 352

Tax Block 2368, Lot 9
HAWKINS DARREN P & AMBER A
3711 ST EDWARDS DR
LOUISVILLE KY 40299
D.B. 7881, Pg. 614

GRAPHIC SCALE
0 50 100 200 400

LOCATION MAP
NO SCALE

GENERAL NOTES

1.) WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY PUMP STATION AND LATERAL EXTENSION AGREEMENT VIA CONNECTION TO LONG RUN PUMP STATION, 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: 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 PLANS SHALL BE REVIEWED AND APPROVED BY THE EASTWOOD FIRE DISTRICT. A STATEMENT ON THE ADEQUACY OF ACCESS TO THE PROPERTIES SHALL BE OBTAINED FROM THE FIRE DISTRICT.

7.) A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMAS' FIRM MAPPING, (21111C0120 D DATED FEBRUARY 2, 1994).

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

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

10.) ALL ROADWAY INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS, CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADIUSES, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.

11.) 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.

12.) LOTS 472-488 ARE OPEN SPACE LOT INDICATED ON THE PLAN. LOT 476 SHALL BE RESERVED FOR COMMUNITY CENTER.

13.) THERE WILL BE NO DIRECT ACCESS TO EASTWOOD FISHERVILLE ROAD FROM ANY LOT IN THIS SUBDIVISION.

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

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

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

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

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

19.) ALL STREETS SHALL HAVE CURB AND GUTTER.

20.) ANY LAND DISTURBING ACTIVITY ON SLOPES GREATER THAN 20 PERCENT MUST BE DONE IN COMPLIANCE WITH SECTION 4.4.7 OF THE LAND DEVELOPMENT CODE.

21.) EASEMENTS FOR STORM DRAINAGE AND SANITARY SEWER FACILITIES WILL BE PROVIDED AS NECESSARY, ON CONSTRUCTION PLANS.

22.) ALL STRUCTURES, DRIVEWAYS, ETC. TO BE REMOVED UNLESS OTHERWISE NOTED.

23.) ALL UTILITIES THAT REQUIRE RELOCATION SHALL BE AT DEVELOPERS EXPENSE.

24.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE PUT IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS & NEIGHBORHOODS.

25.) THE SIDEWALK FEE-IN-LIEU OPTION IS BEING APPLIED FOR THE SIDEWALK REQUIREMENT ALONG EASTWOOD FISHERVILLE RD. THE FEE-IN-LIEU AMOUNT WILL BE CALCULATED PER THE APPROVED CONSTRUCTION PLANS AND MUST BE PAID PRIOR TO RECORD PLAT APPROVAL BY METRO WORKS.

26.) RIGHT-OF-WAY DEDICATION SHALL BE RECORDED AS PART OF THE RECORD PLAT.

27.) CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS AND/OR KTC PRIOR TO CONSTRUCTION APPROVAL.

28.) THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE STATE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.

29.) THERE SHALL BE NO COMMERCIAL SIGNS IN THE STATE RIGHT-OF-WAY.

30.) THERE SHALL BE NO LANDSCAPING IN THE STATE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.

31.) SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.

32.) AN ENCROACHMENT BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE STATE RIGHT-OF-WAY.

33.) FLOOD STUDY TO BE COMPLETED TO DETERMINE EFFECTS OF DEVELOPMENT ON FLOODPLAIN AND STREAM.

34.) DOW PERMIT REQUIRED FOR WORK IN THE FEMA FLOODPLAIN.

35.) COE APPROVAL FOR DISTURBANCE OF US WATERS.

36.) AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.

37.) THE OWNERSHIP AND MAINTENANCE OF THE INACTIVE CEMETERY LOCATED ON LOT 488 SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION AND SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 4.4.6 OF THE LAND DEVELOPMENT CODE.

38.) OFF-SITE ROAD IMPROVEMENTS AND FLOOD FREE ACCESS FOR EASTWOOD-FISHERVILLE ROAD TO BE COMPLETED IN ACCORDANCE WITH CHAPTER 164 OF THE LOUISVILLE METRO CODE OF ORDINANCES, SYSTEM DEVELOPMENT CHARGES FOR ROADWAYS.

39.) THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR STREET A,B,C,D & E. SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.

40.) EASTWOOD-FISHERVILLE ROAD IMPROVEMENTS ALONG PROPERTY FRONTAGE ARE REQUIRED TO PROVIDE 12 FT FROM CENTERLINE PAVEMENT WIDENING (MINIMUM 2 FOOT WIDENING) AND 6-8 FT SHOULDER PER METRO PUBLIC WORKS STANDARDS. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS, FINAL SURFACE OVERLAY AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.

APPROVED
Louisville Metro Planning Commission

1. _____ Louisville Metro Public Works — 7/29/09 Date
2. _____ Metropolitan Sewer District — 7/29/09 Date
3. _____ Louisville Metro Planning & Design Services — 7/29/09 Date
4. _____ for Louisville Metro Planning Commission — 8-11-09 Date

☐ Checked if conditional approval
See back of plan for conditions of approval
Expiration date 7/29/13

RECEIVED
JUL 29 2009
PLANNING & DESIGN SERVICES

BLOCK 42, LOTS 255 & 256
REVISED PRELIMINARY SUBDIVISION PLAN
SHAKES RUN SUBDIVISION
1431, & 1511 EASTWOOD FISHERVILLE ROAD
LOUISVILLE, KENTUCKY 40023
SUB# 1190

OWNER/DEVELOPER
SHAKES RUN, LLC.
11800 BRINLEY AVENUE
SUITE 201
LOUISVILLE, KENTUCKY 40243

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

Scale: 1"=200'
Date: 5/20/09

File: 2436ddp7
1
Sheets in Set: 1

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