

PRELIMINARY APPROVAL
 Condition of Approval: _____
 _____ 9/11/13 Date
 Development Review
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

NOTES FOR TRACT 4A

- 1) THE REMAINDER OF THE LAND CANNOT BE DEVELOPED UNTIL A REVISED DETAILED DISTRICT DEVELOPMENT PLAN IS SUBMITTED AND APPROVED.
- 2) THE BINDING ELEMENTS FOR DOCKET NUMBER 10682 REMAIN IN EFFECT FOR THE REMAINDER OF THE TRACTS.
- 3) BINDING ELEMENT 23: LOTS 1 THROUGH 5 OF TRACT 4A WILL BE DEVELOPED AS SINGLE FAMILY OR DUPLEX RESIDENCES AND ARE SUBJECT ONLY TO BINDING ELEMENTS 1, 3A, 9 AND 15.

LOUISVILLE METRO **Revised APPROVED DISTRICT DEVELOPMENT PLAN**
 Case No. **13DEVPLAN1031**
 DOCKET NO. **13DEVPLAN1031**
 APPROVAL DATE **Sept. 4, 2013**
 EXPIRATION DATE **Sept. 4, 2015**
 SIGNATURE OF PLANNING COMMISSION

 PLANNING COMMISSION

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

CURRENT PROPERTY OWNER
 TSB Development, Inc.
 833 Valley College Dr., Suite 1
 Louisville, KY 40272

PROJECT ADDRESS:
 7400 West Orell Road
 Louisville, KY 40272
 Parcel ID 1052-0861-0000

RECEIVED
 SEP 06 2013
 PLANNING & DESIGN SERVICES

CASE # 13DEVPLAN1031
 PREVIOUS CASE # 10682
 RELATES TO MINOR PLAT NO. 19217
 WM # 1208

REVISED DETAIL DISTRICT DEVELOPMENT PLAN FOR TRACT 4A

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITION: Restroom

BY: Greg Nader
 DATE: 9-11-13
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

- LEGEND**
- Indicates set 1/2" iron pin w/cap P.L.S. 3173, unless otherwise noted.
 - Indicates found monument unless otherwise noted.
 - Existing Sanitary Sewer Manhole
 - Existing Utility Pole
 - Existing Down Guy
 - Existing Ballard
 - Existing Water Valve
 - Existing Fire Hydrant
 - Existing Fence (As Noted)
 - Existing Overhead Utility Line
 - Easement Proposed by Minor Plat

- GENERAL NOTES**
- 1) THIS IS NOT A SURVEY. ALL CONDITIONS ARE EXISTING.
 - 2) THE PROPERTY IS LOCATED IN A FLOOD PRONE AREA PER REVIEW OF FIRM MAP PANEL #2111100121E, EFFECTIVE DECEMBER 05, 2006.
 - 3) LOTS 1-5 WILL NEED TO PURCHASE SANITARY SEWER CONNECTIONS FROM MSD PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - 4) ALL LIGHTING ON THE PROPERTY SHALL BE MAINTAINED IN ACCORDANCE WITH LDC CHAPTER 4, PART 1.3.
 - 5) ALL SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTER 10.
 - 6) CONSTRUCTION PLANS, BOND, PERMITS ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO ANY CONSTRUCTION IN THE RIGHT OF WAY.
 - 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) A PLAN FOR RELOCATION OF THE EXISTING THROUGH DRAINAGE SYSTEM ON LOT 4 WILL BE SUBMITTED TO MSD PRIOR TO ISSUANCE OF BUILDING PERMITS ON LOT 3 OR LOT 4.

TRACT 4A SITE DATA

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-5A
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY OR DUPLEX RESIDENTIAL
GROSS LAND AREA	4.234 +/- ACRES
NO. OF DWELLING UNITS	5 TO 10
FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	5 FEET
REAR YARD SETBACK	25 FEET
BUILDING HEIGHT	35 FEET

TREE CANOPY - CATEGORY TYPE C 20%

TOTAL SITE AREA	184,031 SF
EXISTING TREE CANOPY	11,637 SF
REQUIRED TREE CANOPY	36,806 SF
PROPOSED TREE CANOPY	25,169 SF

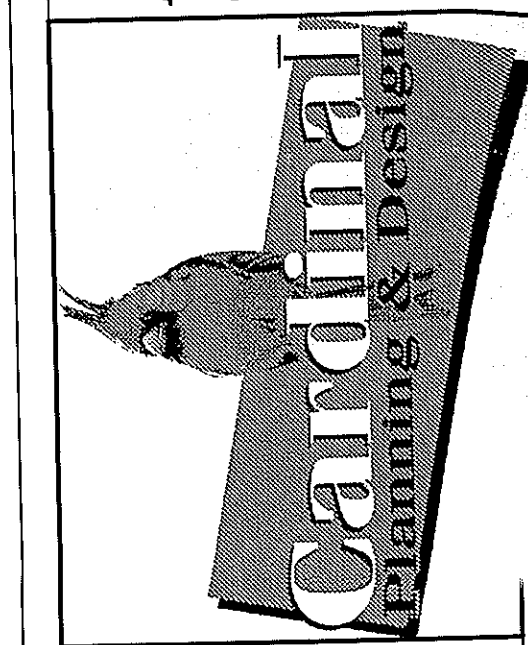
TREE CANOPY CALCULATIONS PROVIDED ARE BASED ON LOJIC. FINAL CALCULATIONS SHALL BE PROVIDED DURING CONSTRUCTION AND ARE SUBJECT TO BINDING ELEMENTS.

CERTIFICATE OF RESIDUAL LAND
 THE RESIDUAL LAND HEREWITH BEING SUBDIVIDED IS IN A SINGLE PARCEL OF 30.489 ACRES, AND HAS FRONTAGE OF 982 FEET +/- ON WEST ORELL ROAD, AND 971 FEET +/- ON LOWER RIVER ROAD, BOTH OF WHICH ARE PUBLIC ROADWAYS.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1.	08/28/13	PER AGENCY COMMENTS	BKF
2.	09/04/13	PER AGENCY ACTION	140
3.	9/11/13	Added R.E. 5 to plat 3	

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REVISED DETAILED DISTRICT DEVELOPMENT PLAN FOR TRACT 4A

APPLICANT
 TSB DEVELOPMENT, INC.
 833 VALLEY COLLEGE DR., SUITE 1
 LOUISVILLE, KY 40272

SITE ADDRESS
 7400 WEST ORELL ROAD, LOUISVILLE, KY 40272
 PARCEL ID: 1052-0861-0000
 DEED BOOK 9120 PAGE 248

S 22°48'30" E

0' 50' 100' 150'