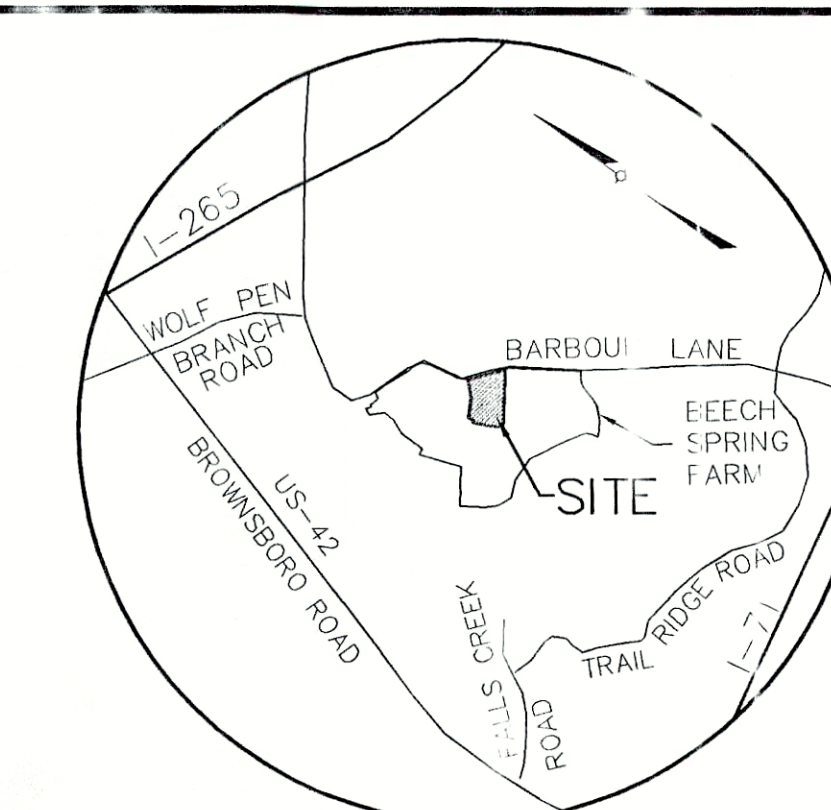
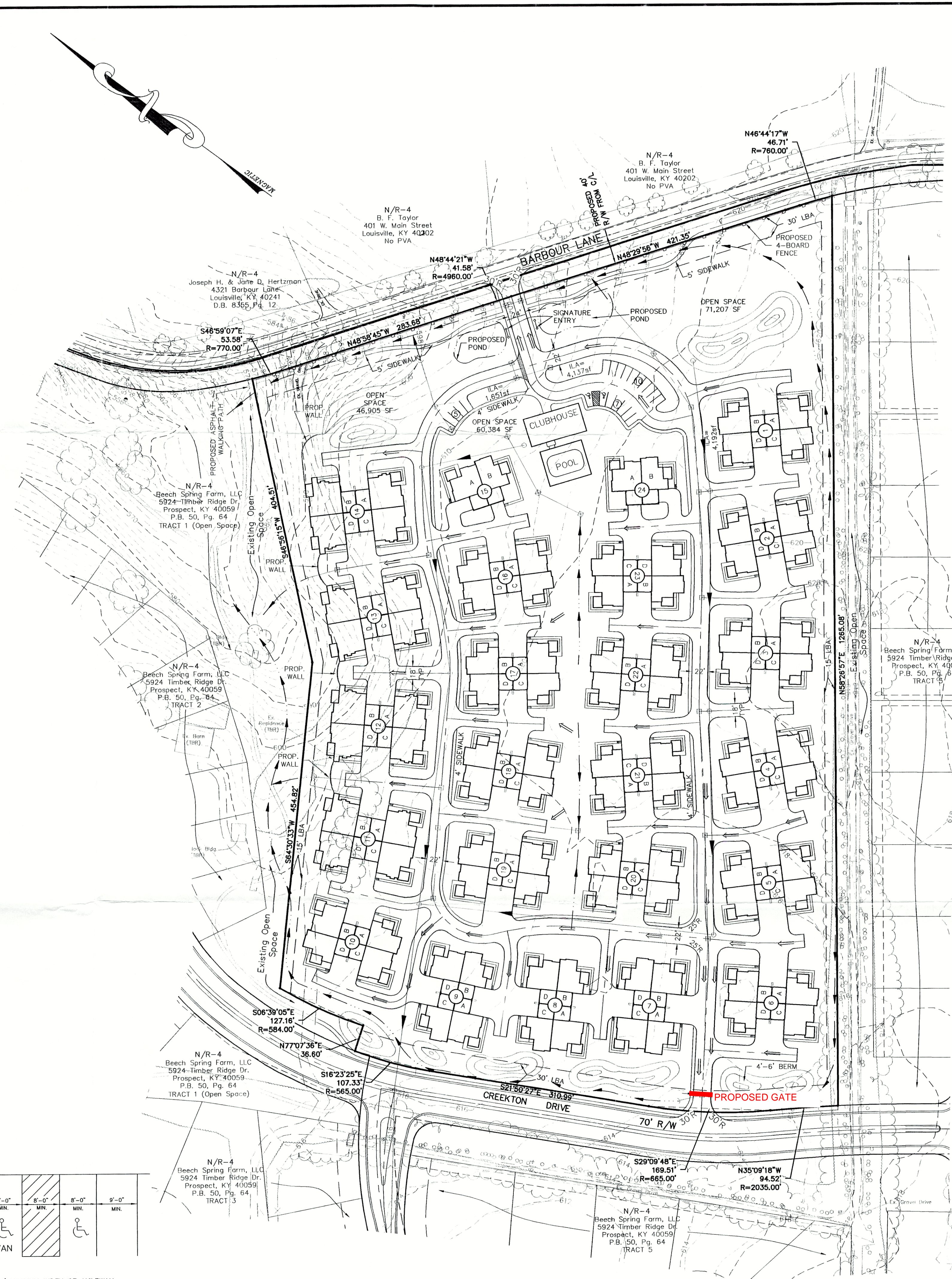


GENERAL NOTES

1. Parking areas and drive lanes to be a hard and durable surface.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 2111 C 0020 D dated February 2, 1994.
3. Drainage pattern depicted by arrows (\Rightarrow) 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.
4. Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
5. 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.
6. A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
7. 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.
8. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
9. This site is subject to the Binding Elements in Docket No. 10-23-04 of record in the Office of the Metro Louisville Planning and Design Services.
10. Sanitary sewer service will be provided by connection and subject to applicable fees.
11. Site will be subject to MSD Regional Facilities Fee.
12. A request for sanitary sewer capacity has been submitted for approval by MSD.
13. Detention will be provided as part of the overall Beech Spring developed.
14. Street trees are required along Barbour Lane. 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.
15. A Bond & Encroachment Permit is required by Metro Public Works for all work within the Barbour Lane Right-Of-Way, and for roadway approaches on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
16. All street name signs shall conform with the MUTED 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.
17. All existing drives within the Barbour Lane Right-of-Way shall be removed.
18. Adequate sight distance that meet's AASHTO's Standards shall be provided at the street intersections with Barbour Lane. All necessary improvements and alignment of Barbour Lane will be provided in accordance with and as directed by the Metro Works Department. All improvements on Barbour Lane shall be constructed prior to recording of the Record Plat for Section One of the development.
18. Right-of-way dedication by deed or plat required prior to construction approval by Public Works.
19. Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code. Sidewalks along Barbour Lane shall be provided as indicated on the plan as well as the portion of the asphalt walking trail that connects with the proposed trail in the adjoining Tract 1 Open Space.



LOCATION MAP
NOT TO SCALE

SITE DATA

TOTAL SITE AREA	= 19.5± Ac.
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= R-5A
PROPOSED ZONING	= R-5A
EXISTING USE	= MULTIFAMILY RES.
PROPOSED USE	= MULTIFAMILY RESIDENTIAL
TOTAL NO. UNITS	= 92 UNITS
BUILDING HEIGHT	= 26' (ONE STORY)
PARKING:	
PARKING REQUIRED:	= SPACES
PARKING PROVIDED:	
GARAGE SPACES (2 PER UNIT)	= 184 SPACES
COMMON SPACES	= 20 SPACES
HANDICAP SPACES	= 2 SPACES
TOTAL PARKING PROVIDED	= 206 SPACES
DENSITY	= 4.7 DU/AC.
VEHICULAR USE AREA	= 200,640 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 15,048 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 16,000+ SF

OPEN SPACE

NOT REQUIRED

TOTAL SITE AREA	= 19.5 ACRES
DENSITY	= 4.7 DU/ACRE
5 TO 17 DU/ACRES REQUIRES AN OPEN SPACE OF 15% OF NET LOT AREA OR 2.93 ACRES (127,410 SF)	
RECREATIONAL OPEN SPACE (50% OF REQUIRED)	= 63,705 SF
PROVIDED OPEN SPACE	= 118,112 SF
PROVIDED RECREATIONAL OPEN SPACE	= 60,384 SF
CLUB HOUSE AND POOL	= 60,384 SF
TOTAL OPEN SPACE PROVIDED	= 178,496 SF

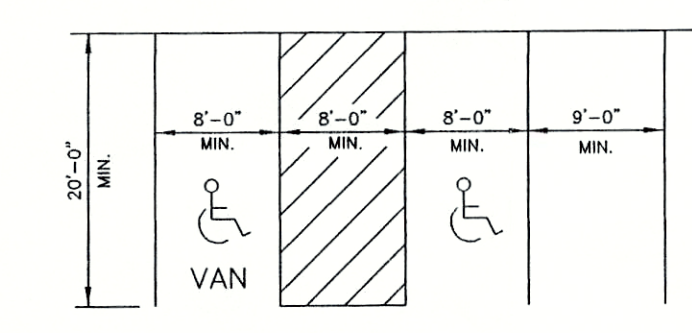
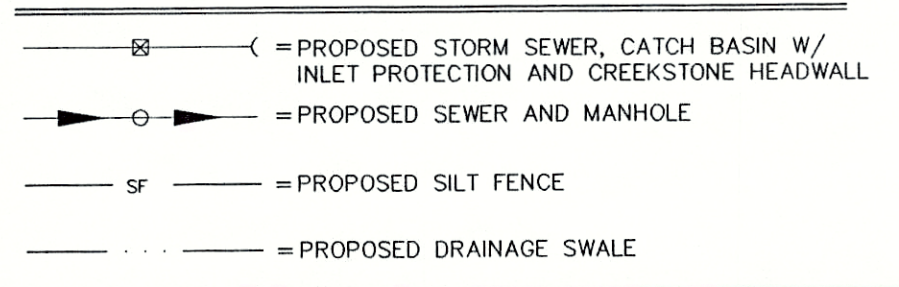
RELATED CASES: 9-50-05
(REZONING FROM R-4 TO R-5A)

APPLICANT
DAVID G. WILLIAMS
PRESIDENT, IVY RIDGE PATIO HOMES
4318 IVY CREST CIRCLE
LOUISVILLE, KY 40241
502-228-0862
DW55@TWC.COM

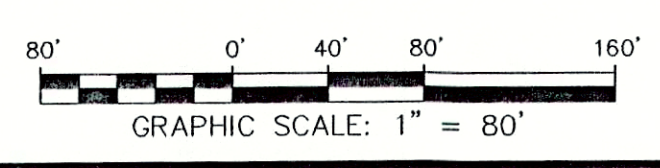
SITE ADDRESS: 4300 BARBOUR LANE, 40241
TAX BLOCK 3711 & LOT NO. 4
D.B. 8572, PG. 362
P.B. 50, PG. 64

MSD SUB # 1139

LEGEND



TYPICAL PARKING SPACE LAYOUT
NO SCALE



REVISIONS	
NO.	DESCRIPTION
1	METRO WORKS COMMENTS
2	REPLACED W/2 (DUPLICATE) UNITS
3	REMOVED 2 DUPLICATE UNITS

DATE: 3.30.05
BY: TLC
DATE: 9.27.05
BY: TLC
DATE: 11.18.05
BY: TLC

11-23-05
STATE OF KENTUCKY
CHRISTIAN CROUCH
22325
REGISTERED PROFESSIONAL ENGINEER
Civil
ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 04052-000P.DWG
DATE: 01-05-05
SCALE: 1" = 80'
DRAWN BY: TLC
CHECKED BY: KH

L&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
804 VINE CREST AVE., SUITE 5
LOUISVILLE, KENTUCKY 40241-9714
PHONE: (502) 425-8002 FAX: (502) 425-8002

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

IVY RIDGE
DEVELOPER
IVY RIDGE, LLC
10503 TIMBERWOOD CIRCLE
LOUISVILLE, KY 40223
(502) 425-8002

JOB NO. 04052
SHEET 1 OF 1