

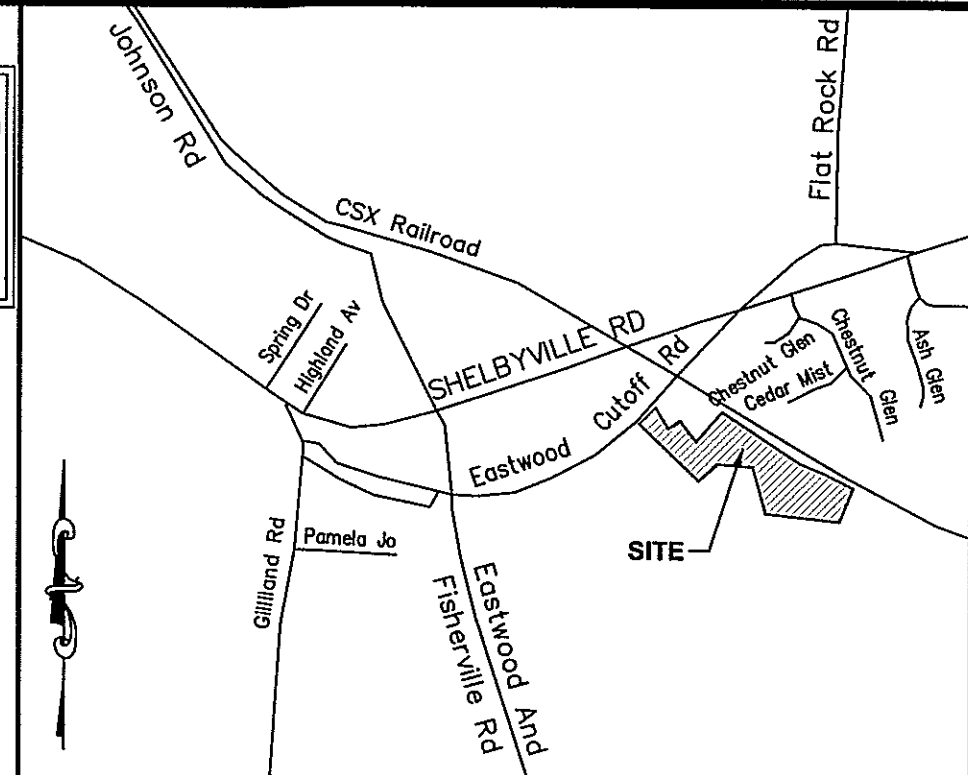
WAIVERS GRANTED

- A Landscape Waiver was granted from Chapter 10 Part 2 Table 10.2.4 to eliminate the continuous 6 ft. tall screen required adjacent to R-4 zoned parcels on Sept. 15, 2005 Docket No. 9-39-05W.
- A Landscape Waiver was granted from Chapter 10 Part 2 Table 10.2.5 to eliminate the continuous 8 ft. tall screen required adjacent to the CSX Railroad parcel on Sept. 15, 2005 Docket No. 9-39-05W.
- A Landscape Waiver was granted for a greater than 50% overlap of the recorded sanitary sewer easement and Landscape Buffer Area at the southeast corner of the property.
- A Landscape Waiver was granted to allow for the encroachment of a retaining wall in an LBA per chapter 10.2.4.
- A Landscape Waiver was granted from Section 10.2.4.B of the Louisville Metro Land Development Code to allow more than 50% encroachment of an existing 15' Sewer & Drainage Easement into a 25' Landscape Buffer Area on Aug. 12, 2009 Case No. 12633.

GENERAL NOTES:

- Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- The developer will be responsible for any utility relocation on the property.
- An encroachment permit and bond may be 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.
- Revised Construction plans, Replacement Bond and Replacement Encroachment Permit are required prior to construction approval by Metro Public Works.
- A Minor Subdivision Plat to dedicate right-of-way along Eastwood Cut-off Road was approved and recorded in Deed Book 8823, Page 941.
- Parking areas and drive lanes to be a hard and durable surface.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0051 E dated December 5, 2006.
- 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 dumpsters and 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.
- 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.
- Sanitary sewer service will be provided by L.E. and subject to applicable fees. Sanitary Sewer service will be provided at Floyds Fork Water Treatment Plant.
- A request for sanitary sewer capacity was submitted and approved by MSD in March 2006.
- All street name signs shall conform with the manual on uniform traffic control device (MUTCD) requirements and shall be in place at the time of the bond release.
- The off-site sewer issue will be resolved prior to any Building Permits being issued.
- A 24' road width measured from back of curb to back of curb. A 20' road width measured from face of curb to face of curb.
- Single Family Residences may encroach 30% into the required rear yard as permitted by Section 5.4.2.A to the Louisville Metro Land Development Code. Residences may not be closer than 5 ft. to the property line.
- The site is subject to a Blanket Cross-Over Access Agreement for ingress and egress purposes for vehicular traffic and pedestrian traffic and covers the driving areas and sidewalks.
- Each buildable lot shall contain its own sanitary sewer property service connection.
- All construction and sales trailers shall be permitted as required by the Dept. of Public Health and Wellness Ordinances.
- Mosquito control in accordance with Chapter 96 of the Louisville & Jefferson County Metro Ordinances.
- Each building must have its own independent sanitary sewer connection in accordance with KY. State Plumbing.

- The Developer will record deed restrictions to require the Home Owners Association to provide all the maintenance and repair for all the common drainage swales, ditches and pipes not placed in a MSD easement.
- The developer will record deed restrictions to require the Home Owners Association to provide for all the maintenance and repair for all the Sanitary Sewer Property Service Connections outside of a MSD easement and for any private sewers not placed in a MSD easement.



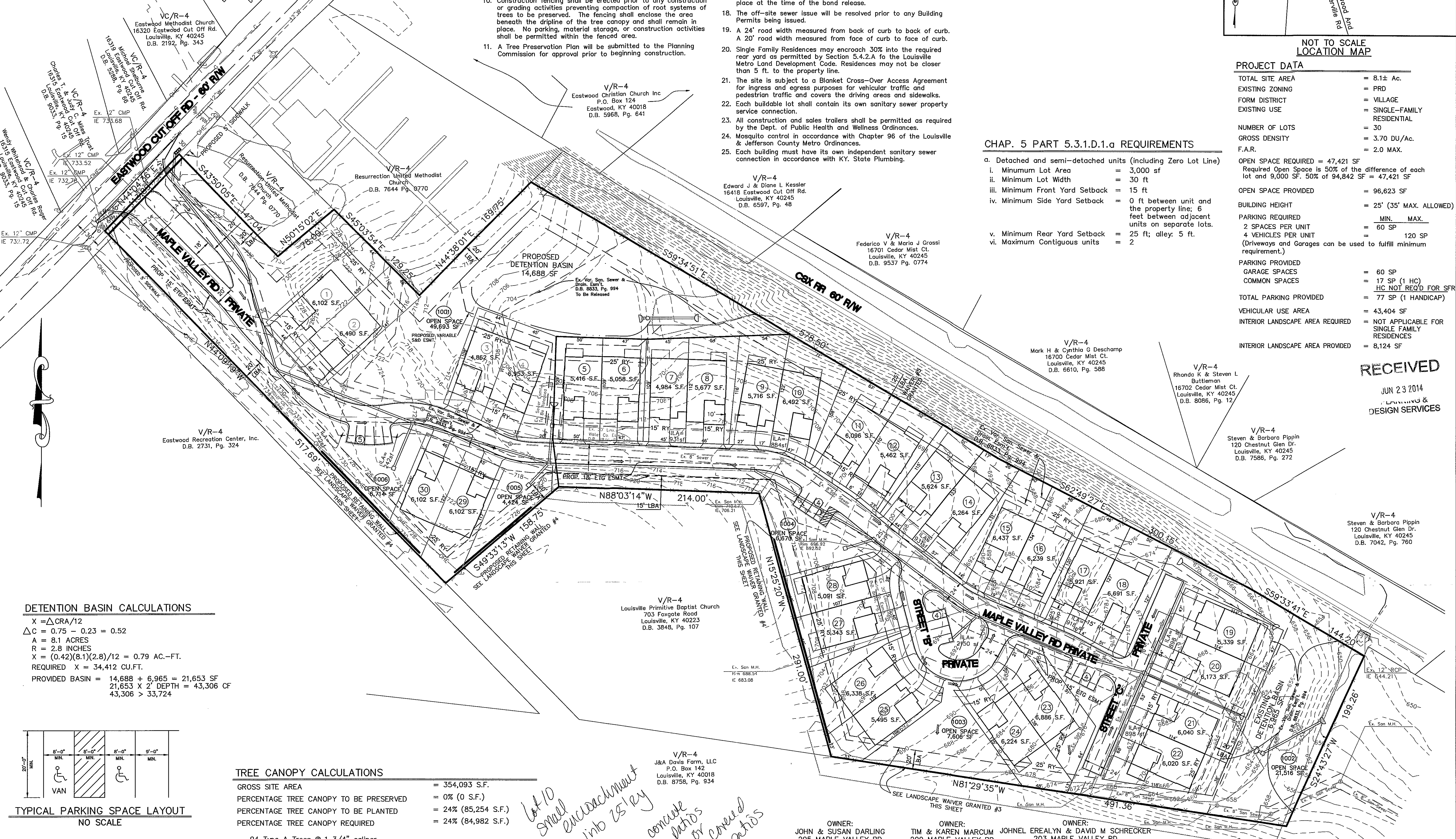
NOT TO SCALE
LOCATION MAP

PROJECT DATA

TOTAL SITE AREA	= 8.1± Ac.
EXISTING ZONING	= PRD
FORM DISTRICT	= VILLAGE
EXISTING USE	= SINGLE-FAMILY RESIDENTIAL
NUMBER OF LOTS	= 30
GROSS DENSITY	= 3.70 DU/Ac.
F.A.R.	= 2.0 MAX.
OPEN SPACE REQUIRED	= 47,421 SF
Required Open Space is 50% of the difference of each lot and 9,000 SF. 50% of 94,842 SF = 47,421 SF	
OPEN SPACE PROVIDED	= 96,623 SF
BUILDING HEIGHT	= 25' (35' MAX. ALLOWED)
PARKING REQUIRED	
2 SPACES PER UNIT	= MIN. MAX.
4 VEHICLES PER UNIT	= 60 SP 120 SP
(Driveways and Garages can be used to fulfill minimum requirement.)	
PARKING PROVIDED	
GARAGE SPACES	= 60 SP
COMMON SPACES	= 17 SP (1 HC)
TOTAL PARKING PROVIDED	= 77 SP (1 HANDICAP)
VEHICULAR USE AREA	= 43,404 SF
INTERIOR LANDSCAPE AREA REQUIRED	= NOT APPLICABLE FOR SINGLE FAMILY RESIDENCES
INTERIOR LANDSCAPE AREA PROVIDED	= 8,124 SF

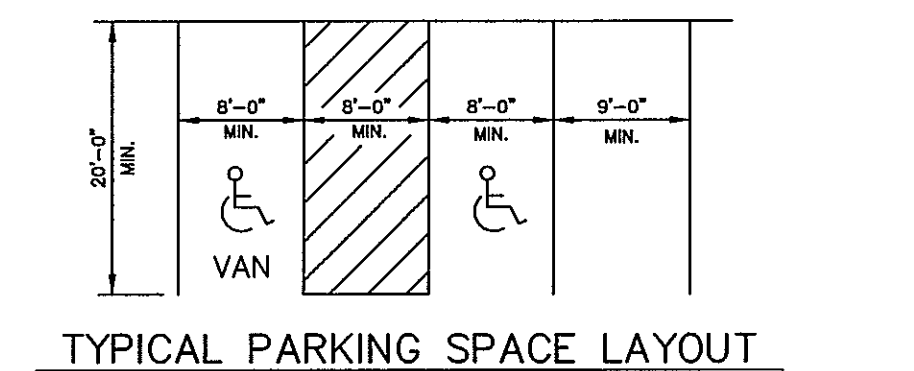
CHAP. 5 PART 5.3.1.D.1.a REQUIREMENTS

- Detached and semi-detached units (including Zero Lot Line)
 - Minimum Lot Area = 3,000 sf
 - Minimum Lot Width = 30 ft
 - Minimum Front Yard Setback = 15 ft
 - Minimum Side Yard Setback = 0 ft between unit and the property line; 6 feet between adjacent units on separate lots.
 - Minimum Rear Yard Setback = 25 ft; alley: 5 ft.
 - Maximum Contiguous units = 2



DETENTION BASIN CALCULATIONS

$X = \Delta C R A / 12$
 $\Delta C = 0.75 - 0.23 = 0.52$
 $A = 8.1 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.42)(8.1)(2.8) / 12 = 0.79 \text{ AC.}-\text{FT.}$
 REQUIRED $X = 34,412 \text{ CU.FT.}$
 PROVIDED BASIN = 14,688 + 6,965 = 21,653 SF
 21,653 X 2' DEPTH = 43,306 CF
 43,306 > 33,724

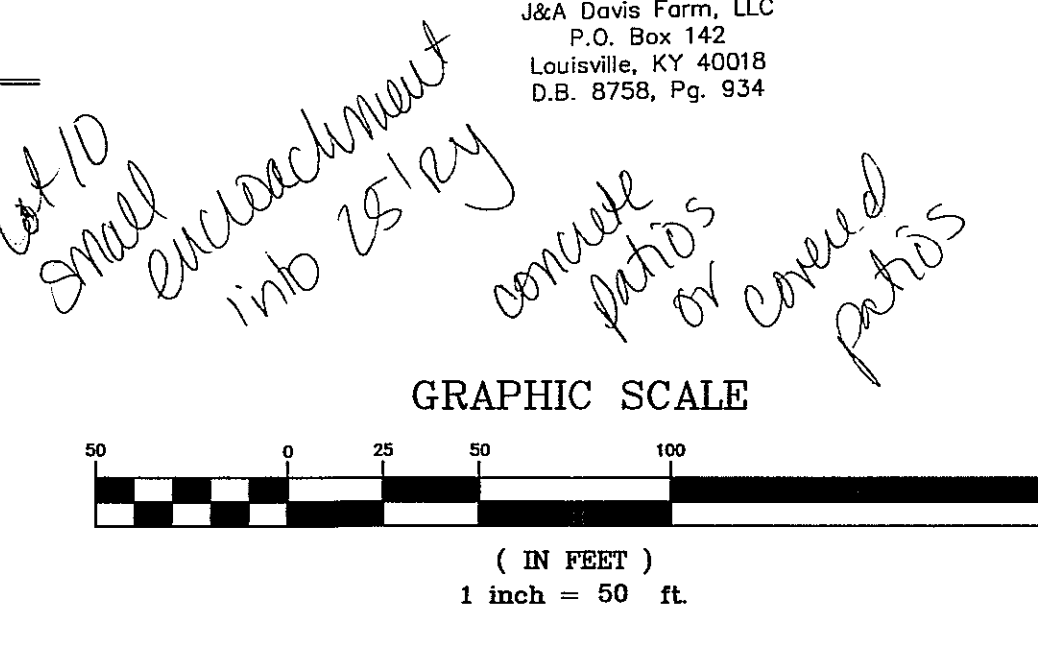


LEGEND

- = PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND CREEKSTONE HEADWALL
- = PROPOSED SEWER AND MANHOLE
- = EXISTING SEWER AND MANHOLE

TREE CANOPY CALCULATIONS

GROSS SITE AREA	= 354,093 S.F.
PERCENTAGE TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PERCENTAGE TREE CANOPY TO BE PLANTED	= 24% (85,254 S.F.)
PERCENTAGE TREE CANOPY REQUIRED	= 24% (84,982 S.F.)
94 Type A Trees @ 1 3/4" caliper (720 S.F. credit each)	= 67,680 S.F.
37 Type B Trees @ 1 3/4" caliper (432 S.F. credit each)	= 15,984 S.F.
15 Type C Trees @ 1 3/4" caliper (106 S.F. credit each)	= 1,590 S.F.
TOTAL TREE CANOPY PROVIDED = 24% (85,254 S.F.)	



- OWNER:** JOHN & SUSAN DARLING
 205 MAPLE VALLEY RD
 LOUISVILLE, KY 40245
 D.B. 10142 PG. 0273
 T.B. 4034 LOT 2
- OWNER:** TIM & KAREN MARCUM
 209 MAPLE VALLEY RD
 LOUISVILLE, KY 40245
 D.B. 9863 PG. 0967
 T.B. 4034 LOT 5
- OWNER:** JOHNEL EREALYN & DAVID M SCHRECKER
 203 MAPLE VALLEY RD
 LOUISVILLE, KY 40245
 D.B. 10121 PG. 0890
 T.B. 4034 LOT 1
- OWNER:** CR DEVELOPMENT
 PO BOX 1155
 CAMPBELLSVILLE, KY 42718
 D.B. 10216 PG. 0293
 T.B. 4034 LOT 3
- OWNER:** CR DEVELOPMENT INC.
 PO BOX 1155
 CAMPBELLSVILLE, KY 42718
 D.B. 10216 PG. 0293
 T.B. 4034 LOT 3
- OWNER:** JOHN A & ELEANOR L VAN LENTEN
 211 MAPLE VALLEY RD
 LOUISVILLE, KY 40245
 D.B. 10084 PG. 0994
 T.B. 4034 LOT 6

RELATED CASES: 9-39-05W 13851
 FIRE PROTECTION DISTRICT - EASTWOOD 12633
 COUNCIL DISTRICT - 19
 FIRE ADDRESS: 16316 EASTWOOD CUT OFF ROAD
 LOUISVILLE, KENTUCKY 40245
 TAX BLOCK 34, LOT 2
 D.B. 9156, PG. 822
W.M. # 8966

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS
 1000 N. KY 102
 LOUISVILLE, KY 40204
 PHONE: (502) 444-9714
 FAX: (502) 444-9714

ARBORGATE VILLAGE
 OWNER/DEVELOPER
 CR DEVELOPMENT
 P.O. BOX 1155
 CAMPBELLSVILLE, KY 42718

REVISED DETAILED DEVELOPMENT PLAN AND REVISED PRELIMINARY SUBDIVISION PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 05004-PRESUB.dwg
 DATE: 6-20-14
 SCALE: AS SHOWN
 DRAWN BY: DT
 CHECKED BY: AR

RECEIVED
 JUN 23 2014
 L&D
 DESIGN SERVICES

ENGINEER'S SEAL
 SURVEYOR'S SEAL

JOB NO. 05004
 SHEET 1 OF 1