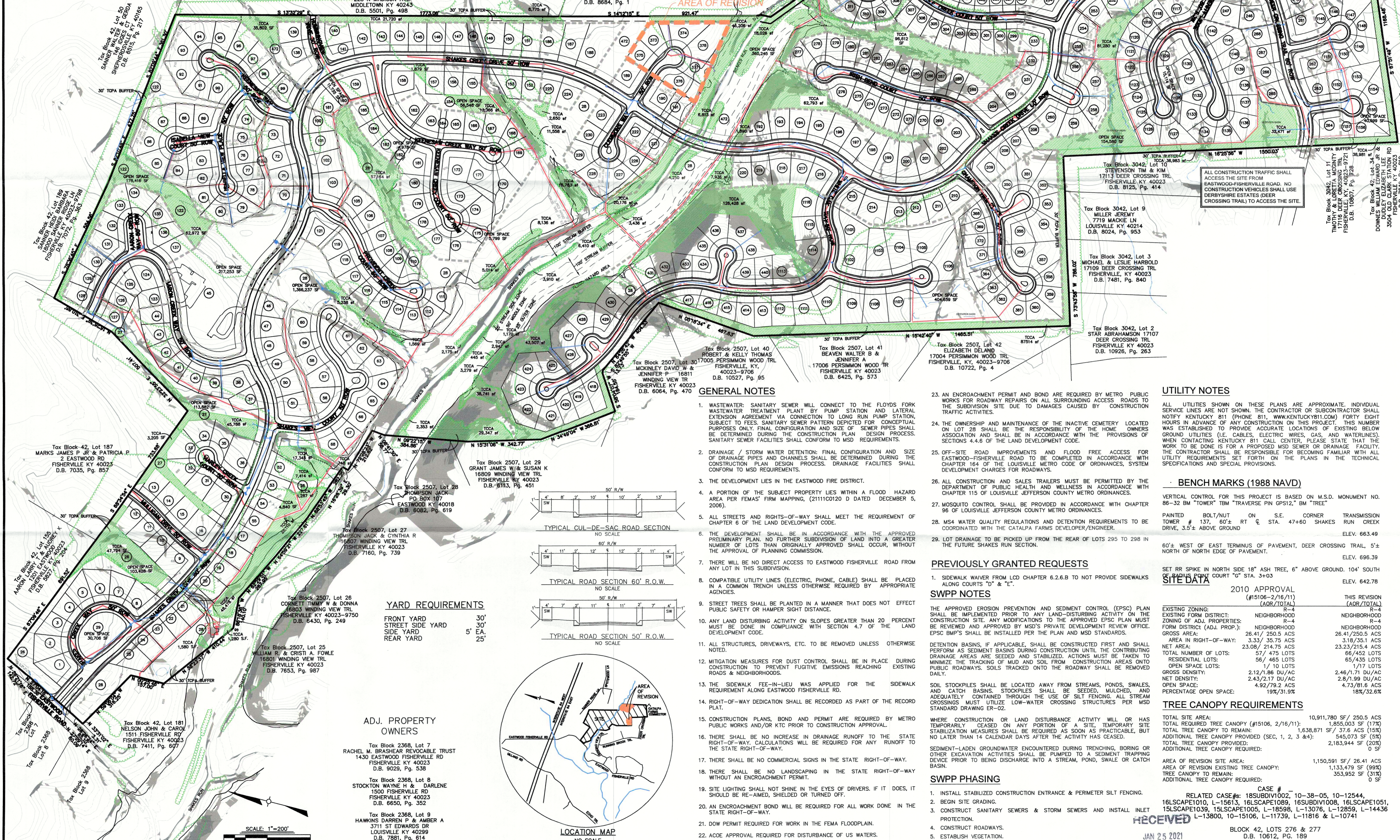


- LEGEND**
- CONCEPT STORM
 - CONCEPT SANITARY/SEWER
 - TREE CANOPY CREDIT AREA (TCCA f.k.a. T CPA)
 - SLOPES BETWEEN 20 AND 30%
 - SLOPES GREATER THAN 30%
 - AREA OF REVISION
 - SECTION LINE
 - DETENTION BASIN



GENERAL NOTES

- 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.
- 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.
- THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111C012) D DATED DECEMBER 5, 2006.
- ALL STREETS AND RIGHTS-OF-WAY SHALL MEET THE REQUIREMENT OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- 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.
- THERE WILL BE NO DIRECT ACCESS TO EASTWOOD FISHERVILLE ROAD FROM ANY LOT IN THIS SUBDIVISION.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT EFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE.
- ANY LAND DISTURBING ACTIVITY ON SLOPES GREATER THAN 20 PERCENT MUST BE DONE IN COMPLIANCE WITH SECTION 4.7 OF THE LAND DEVELOPMENT CODE.
- ALL STRUCTURES, DRIVEWAYS, ETC. TO BE REMOVED UNLESS OTHERWISE NOTED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS & NEIGHBORHOODS.
- THE SIDEWALK FEE-IN-LIEU WAS APPLIED FOR THE SIDEWALK REQUIREMENT ALONG EASTWOOD FISHERVILLE RD.
- RIGHT-OF-WAY DEDICATION SHALL BE RECORDED AS PART OF THE RECORD PLAT.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS AND/OR KTC PRIOR TO CONSTRUCTION APPROVAL.
- 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.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE STATE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE STATE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- AN ENCROACHMENT BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE STATE RIGHT-OF-WAY.
- DOE PERMIT REQUIRED FOR WORK IN THE FEMA FLOODPLAIN.
- ACOE APPROVAL REQUIRED FOR DISTURBANCE OF US WATERS.

UTILITY NOTES

- 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.
- THE OWNERSHIP AND MAINTENANCE OF THE INACTIVE CEMETERY LOCATED ON LOT 28 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.
- 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.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELFARE IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MSA WATER QUALITY REGULATIONS AND DETENTION REQUIREMENTS TO BE COORDINATED WITH THE CATALPA FARMS DEVELOPER/ENGINEER.
- LOT DRAINAGE TO BE PICKED UP FROM THE REAR OF LOTS 295 TO 298 IN THE FUTURE SHAKES RUN SECTION.

BENCH MARKS (1988 NAVD)

- VERTICAL CONTROL FOR THIS PROJECT IS BASED ON M.S.D. MONUMENT NO. 86-32 BM "TOWER" TBM "TRAVERSE PIN GPS12," BM "TREE"
- PAINTED BOLT/NUT ON S.E. CORNER TRANSMISSION TOWER # 137, 60" RT @ STA. 47-60 SHAKES RUN CREEK DRIVE, 3.5± ABOVE GROUND. ELEV. 663.49
 - 60± WEST OF EAST TERMINUS OF PAVEMENT, DEER CROSSING TRAIL, 5± NORTH OF NORTH EDGE OF PAVEMENT. ELEV. 696.39
 - SET RR SPIKE IN NORTH SIDE 18" ASH TREE, 6" ABOVE GROUND, 104' SOUTH OF RADIUS POINT COURT "G" STA. 3+03. ELEV. 642.78

SITE DATA

EXISTING ZONING:	NEIGHBORHOOD	NEIGHBORHOOD
EXISTING FORM DISTRICT:	NEIGHBORHOOD	NEIGHBORHOOD
FORM DISTRICT (ADJ. PROP.):	NEIGHBORHOOD	NEIGHBORHOOD
GROSS AREA:	26.41 / 250.5 AC	26.41 / 250.5 AC
AREA IN RIGHT-OF-WAY:	3.33 / 35.75 AC	3.18 / 35.1 AC
NET AREA:	23.08 / 214.75 AC	23.23 / 215.4 AC
TOTAL NUMBER OF LOTS:	57 / 475 LOTS	66 / 452 LOTS
RESIDENTIAL LOTS:	56 / 465 LOTS	65 / 435 LOTS
OPEN SPACE LOTS:	1 / 10 LOTS	1 / 17 LOTS
GROSS DENSITY:	2.12/1.86 DU/AC	2.46/1.71 DU/AC
NET DENSITY:	2.43/2.17 DU/AC	2.8/1.99 DU/AC
OPEN SPACE:	4.92/79.2 AC	4.73/81.6 AC
PERCENTAGE OPEN SPACE:	19%/31.9%	18%/32.6%

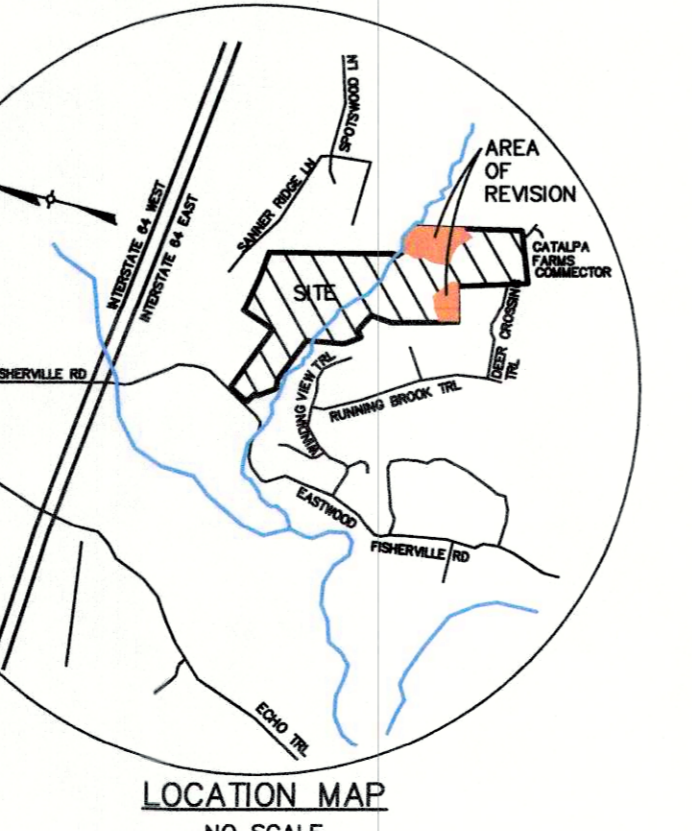
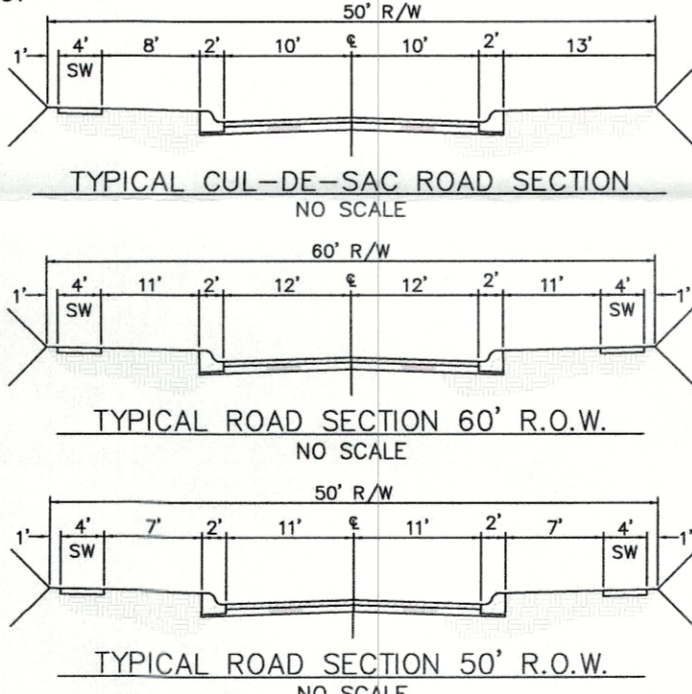
TREE CANOPY REQUIREMENTS

TOTAL SITE AREA:	10,911,780 SF / 250.5 AC
TOTAL REQUIRED TREE CANOPY (#15106, 2/16/11):	1,855,003 SF (17%)
TOTAL TREE CANOPY TO REMAIN:	1,638,871 SF / 37.6 AC (15%)
ADDITIONAL TREE CANOPY PROVIDED (SEC. 1, 2, 3 & 4):	545,073 SF (5%)
TOTAL TREE CANOPY PROVIDED:	2,183,944 SF (20%)
ADDITIONAL TREE CANOPY REQUIRED:	0 SF

AREA OF REVISION SITE AREA: 1,150,591 SF / 26.41 AC
 AREA OF REVISION EXISTING TREE CANOPY: 1,133,479 SF (99%)
 TREE CANOPY TO REMAIN: 353,952 SF (31%)
 ADDITIONAL TREE CANOPY REQUIRED: 0 SF

RELATED CASE#: 18SUBDIV002, 10-38-05, 10-12544, 16LSCAPE1010, L-15613, 16LSCAPE1089, 16SUBDIV008, 16LSCAPE1051, 15LSCAPE1039, 15LSCAPE1005, L-18598, L-13076, L-12859, L-14436
 L-13800, 10-15106, L-11739, L-11816 & L-10741

BLOCK 42, LOTS 276 & 277
 D.B. 10612, PG. 189
 SUB/WM #: 1190



YARD REQUIREMENTS

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

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 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

SABAK, WILSON & LINGO, INC
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 THE HENRY CLAY
 LOUISVILLE, KENTUCKY 40202
 (502) 984 - 6271

NO DEED LISTED

RECEIVED
 JAN 25 2021
 PLANNING & DESIGN SERVICES

DATE: _____
 NO. REVISION: _____

REVISED PRELIMINARY SUBDIVISION PLAN
SHAKES RUN - SECTION 6
 2419 IRISH BEND COURT & 2317 CHAMPION HILL PLACE
 LOUISVILLE, KY 40023 TAX BLOCK 42, LOTS 276 & 277

SHEET TITLE:
 PROJECT TITLE:
 OWNER/DEVELOPER:

JOB NO. 2436-12
 SCALE: 1"=100'
 DATE: 01/22/21
 DRAWING NO. 1
 SHEET 1 OF 1