

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA = 6.3 AC. (275,856 S.F.)  
 EXISTING TREE CANOPY AREA = 99,769 S.F. (7%)  
 EXISTING CANOPY TO BE PRESERVED = 0% (0 S.F.)  
 TOTAL TREE CANOPY AREA REQUIRED = 20% (55,171 S.F.)  
 PROPOSED CANOPY TO BE PLANTED (46) TYPE "A" STREET TREES @ 3" CAL. = 55,200 S.F.

**BENCHMARK**

CONTROL MONUMENT = BC41-01  
 HORIZ. DATUM/ORDER = NAD83 HARN/FIRST  
 LOCATION DESCRIPTION:  
 from the intersection of Interstate 265 and US Highway 60 proceed west on us highway 60 1.40 miles to its intersection with Evergreen Road, then turn left or south on evergreen road, passing old Shelbyville Road for 0.4 mile to its intersection with Morgo Drive, then turn left or east on Morgo and proceed east then south for 0.9 mile to its intersection with Pope Lick Road, then turn left or east for 0.10 mile, then continue right or south on Pope Lick Road for 0.3 mile to its intersection with Blackthorn Road, then right or west on Blackthorn Road for 65 feet to the station on the right, the station lies 27.80 feet north of the centerline of Blackthorn Road, 20.00 feet west of the intersection of the south edge of a concrete walk with the west edge of the concrete drive to #1135 and 32.48 feet east of the southeast junction corner of sidewalks.

**NOTES**

**GENERAL**

- No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
- This development is located in the Middletown Fire Protection District and approval shall be obtained prior to construction approval.
- Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
- A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and USDA Soil Conservation Service recommendations.
- All open space lots are non-buildable and will be recorded as open space and utility easements.
- There will be no access to Willowgate Section 4 from Urton Lane.
- Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
- Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive emissions reaching existing roads and neighborhoods.
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.

**SEWER & DRAINAGE**

- Runoff from this development must be conveyed to an adequate public outlet.
- No portion of the site is located in a floodplain per FIRM map 21111C0115D dated February 2, 1994.
- Sewers by L, E, and subject to all applicable fees.
- Extension of MSD storm water boundaries may be required.
- A "Request for Sanitary Sewer Capacity" has been filed with MSD.
- All proposed sewer and drainage easements shall be 15' unless otherwise indicated.
- The Louisville Water Company will determine the width of their easement prior to construction plan approval.

- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
- Existing ditch at the corner of 1405 Willow Bend Place will be evaluated at the construction phase.
- Detention provided offsite in the existing detention basin in Section 2. Post-development peak flows will be limited to predeveloped peak flows for the 2, 10, 25, and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
- A Karst survey was conducted by Pat Brierly P.E. on August 8th, 2017 and a Karst feature was found. Karst features are noted plan.

**STREETS & SIDEWALKS**

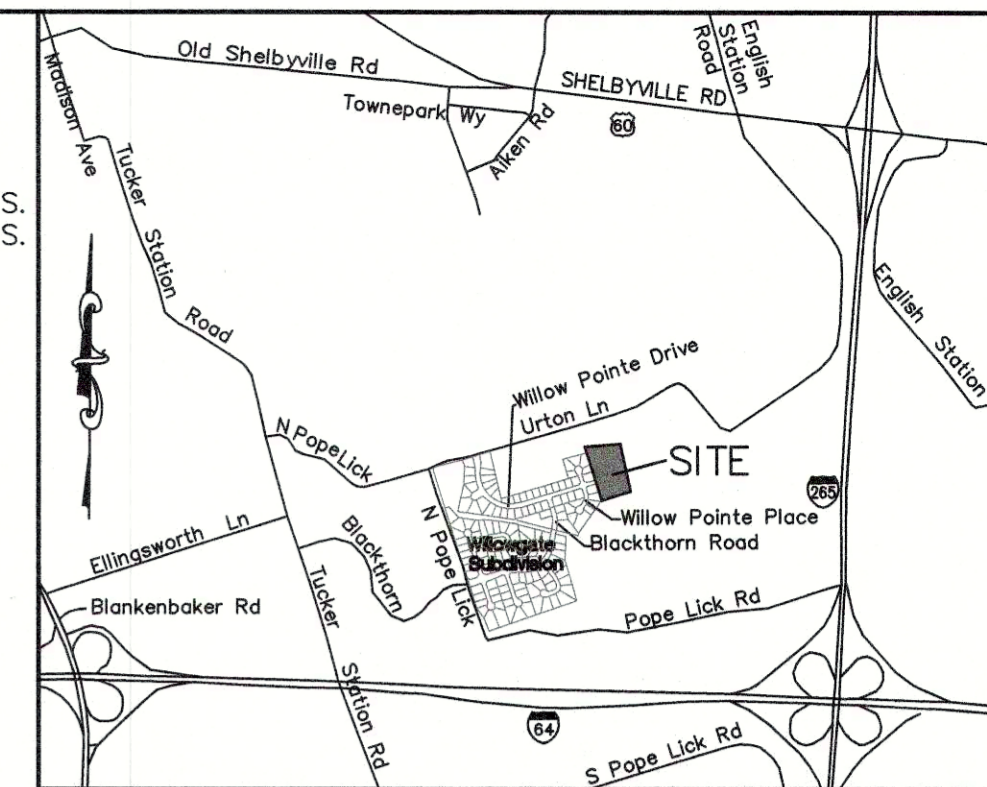
- All roads within the development shall have curb and gutters, Cul-de-sacs shall have a pavement width of 20 feet with a radius of 35 foot at Cul-de-sac. All other roads shall be 22 feet in width with a 25 foot radius at intersections.
- Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
- Street grades shall not be less than 1% (Min.) or 10% (max.).
- A Bond & Encroachment Permit is required by Metro Public Works for all work within the Willow Pointe Drive Right-Of-Way, and for roadway approaches on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
- Verges shall be provided as required by Metro Public Works.
- All streets, intersections, loop roads, cul-de-sacs, bulbs, traffic circles and rights-of-way shall be in accordance with the Development Code and Metro Public Works' standards.
- All street name signs shall conform with the MUTCD 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.
- The location and type of plantings within the street right-of-way will be evaluated for roadway safety and sight distance requirements by Metro Public Works which reserves the right to remove them without the property owner's approval.
- Should any existing drainage structures and/or utilities located within offsite rights-of-way become necessary to be altered, extended or relocated, such shall be at the owner's/developer's expense.
- A Bond and Encroachment Permit will be required by Metro Works for roadway repairs within the site due to damage caused by construction traffic activities.

**PROJECT DATA**

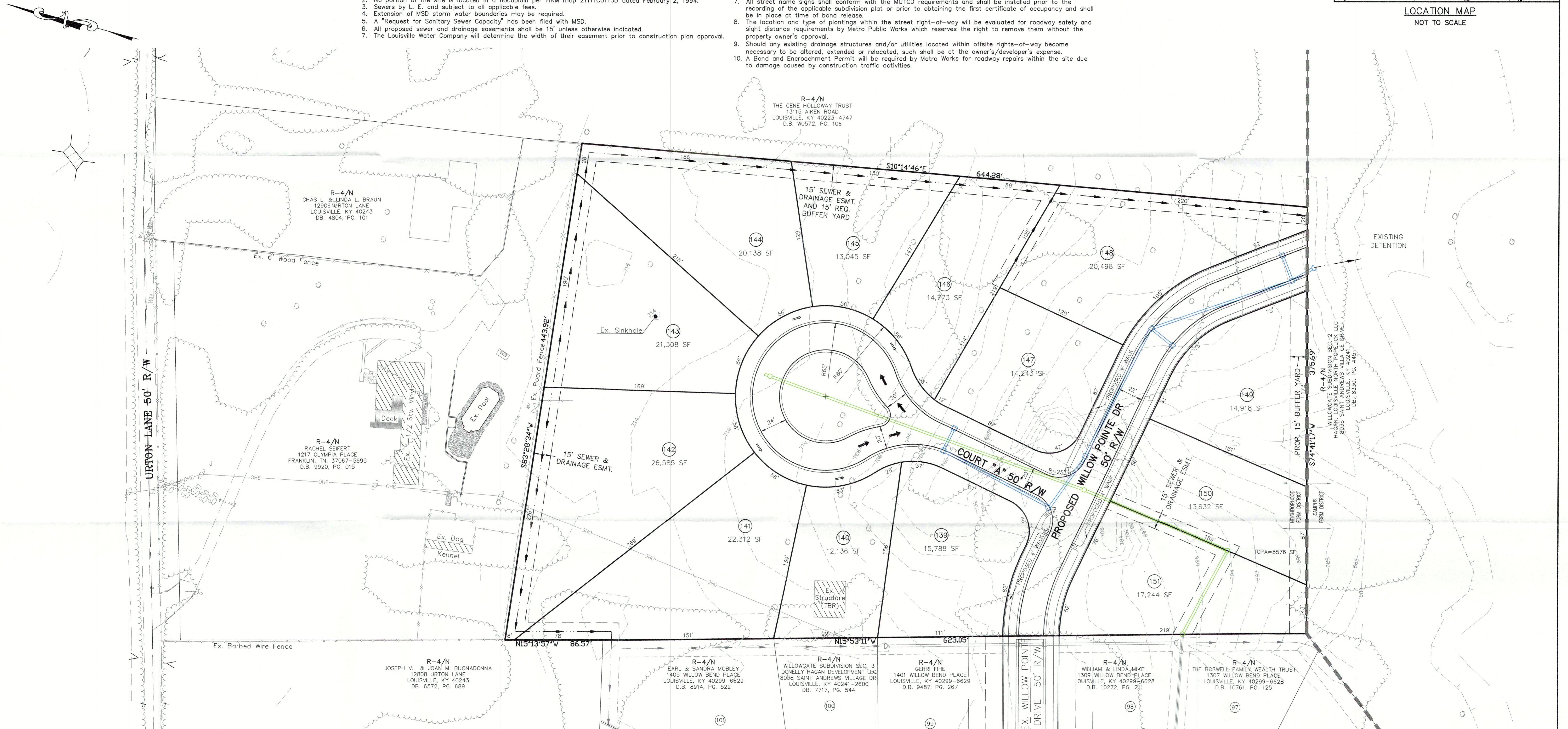
TOTAL SITE AREA (SUBDIVISION ONLY) = 6.3± AC.  
 EXISTING ZONING = R-4  
 FORM DISTRICT = NEIGHBORHOOD  
 EXISTING USE = SINGLE FAM. RES.  
 PROPOSED USE = SINGLE FAM. RES.  
 TOTAL # RESIDENTIAL LOTS = 13  
 TOTAL AREA OF R/W = 1.1 AC.  
 NET AREA = 7.8 AC.  
 GROSS DENSITY = 1.5 DU/AC.  
 NET DENSITY = 1.7 DU/AC.  
 TOTAL AREA OF LOTS = 5.2 AC.

**REQUIRED YARD**

MINIMUM LOT AREA = 9,000 S.F.  
 MINIMUM LOT WIDTH = 60 FT.  
 MINIMUM FRONT & STREET SIDE YARD = 30 FT.  
 MINIMUM SIDE YARD = 5 FT.  
 MINIMUM REAR YARD = 25 FT.  
 MAXIMUM BUILDING HEIGHT = 35 FT.



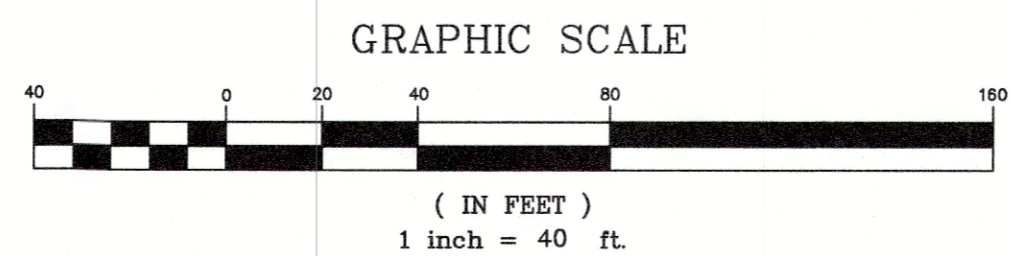
LOCATION MAP  
NOT TO SCALE



**LEGEND**

- PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL
- PROPOSED SEWER AND MANHOLE
- PROPOSED SILT FENCE
- PROPOSED DRAINAGE SWALE

REVISIONS			
NO.	DATE	DESCRIPTION	BY



PRELIMINARY NOT FOR CONSTRUCTION

DALE P. BRIERLY  
20,407  
LICENSED PROFESSIONAL ENGINEER

PROFESSIONAL STAMP

**WILLOWGATE SUBDIVISION SECTION 4**  
PRELIMINARY SUBDIVISION PLAN

SITE ADDRESS: 905 N. POPE LICK ROAD, LOUISVILLE, KY 40243, TAX BLOCK: 32, LOT 216, DB. 7717, PG. 544

OWNER/DEVELOPER: DONELLY HAGAN DEVELOPMENT, LLC, 8038 SAINT ANDREWS VILLAGE DRIVE, LOUISVILLE, KY 40241-2600

LAND DESIGN & DEVELOPMENT, INC., 503 WASHBURN AVENUE, LOUISVILLE, KENTUCKY 40222, PHONE: (502) 426-9374, FAX: (502) 426-9375

PREPARED BY: DESIGN & DEVELOPMENT, INC.

CASE: 17SUBDIV1017, RELATED CASE: NONE, JOB: 00026-4, MSD SUB #1016, DATE: 8/14/2017

RECEIVED  
AUG 14 2017  
PLANNING & DESIGN SERVICES