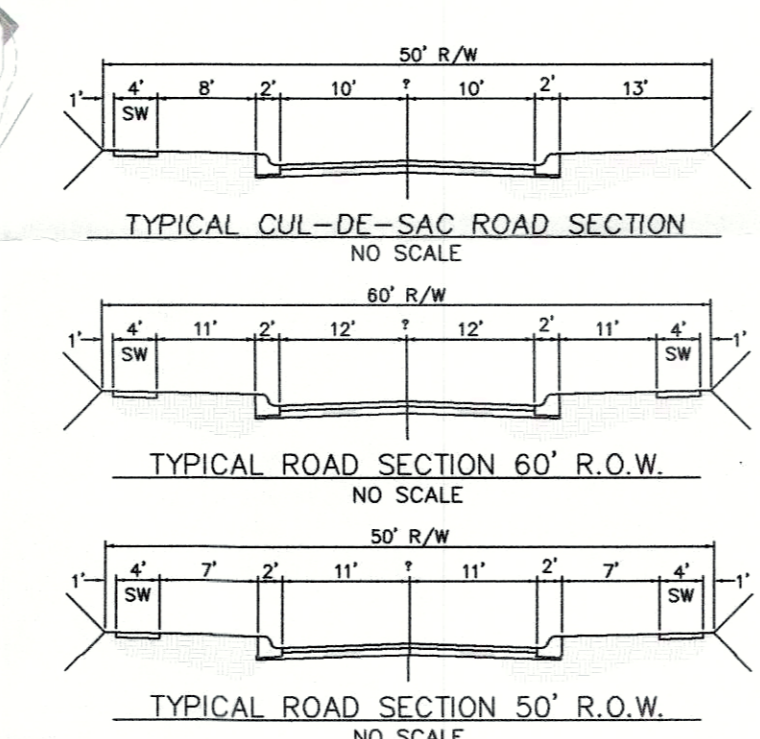




- LEGEND**
- CONCEPT STORM
 - CONCEPT SANITARY/SEWER
 - EX. TREE CANOPY CREDIT AREA (TCCA f.k.a. TCPA)
 - EX. WOODLAND PROTECTION AREA (WPA)
 - PROP. TREE CANOPY CREDIT AREA (TCCA f.k.a. TCPA)
 - PROP. WOODLAND PROTECTION AREA (WPA)
 - SLOPES BETWEEN 20 AND 30%
 - SLOPES GREATER THAN 30%
 - AREA OF REVISION
 - 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, (2111C102) 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 PLAN.
- 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.
- DOW PERMIT REQUIRED FOR WORK IN THE FEMA FLOODPLAIN.



UTILITY NOTES

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE 811, WWW.KENTUCKY811.COM) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

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 "C" STA. 3+03 ELEV. 642.78

- ACOE APPROVAL REQUIRED FOR DISTURBANCE OF US WATERS.
- 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 WELLNESS 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.
- MS4 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.

SWPP NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

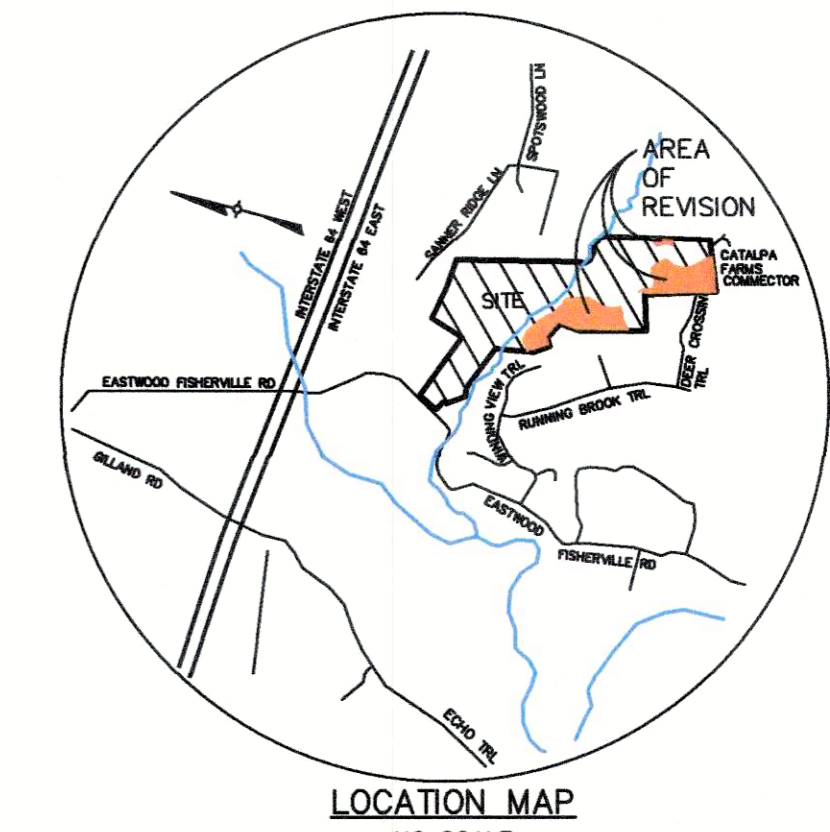
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

SWPP PHASING

- INSTALL STABILIZED CONSTRUCTION ENTRANCE & PERIMETER SILT FENCING.
- BEGIN SITE GRADING.
- CONSTRUCT SANITARY SEWERS & STORM SEWERS AND INSTALL INLET PROTECTION.
- CONSTRUCT ROADWAYS.
- ESTABLISH VEGETATION.
- REMOVE EPSC ONCE AREA IS STABILIZED.



SITE DATA

REV. AREA	TOTAL	REV. AREA	TOTAL
GROSS AREA:	48.25 ACS	250.5 ACS	48.25 ACS
AREA IN ROW:	6.67 ACS	36.60 ACS	6.27 ACS
NET AREA:	41.58 ACS	213.90 ACS	41.98 ACS
NUMBER OF LOTS:	107 LOTS	501 LOTS	105 LOTS
RESIDENTIAL LOTS:	100 LOTS	483 LOTS	102 LOTS
OPEN SPACE LOTS:	7 LOTS	18 LOTS	3 LOTS
GROSS DENSITY:	2.07 DU/AC	1.93 DU/AC	2.11 DU/AC
NET DENSITY:	2.41 DU/AC	2.25 DU/AC	2.43 DU/AC
OPEN SPACE:	9.78 ACS	61.60 ACS	12.97 ACS
% OPEN SPACE:	20%	24.60%	27%

TREE CANOPY REQUIREMENTS

TOTAL SITE AREA:	OLD CHAPTER 10 OTHER SECTIONS	NEW CHAPTER 10 REVISION AREA
8,810,108 SF	2,101,674 SF	2,101,674 SF
EXISTING TREE CANOPY:	6,663,044 SF (76%)	2,016,638 SF (96%)
TREE CANOPY TO REMAIN:	885,325 SF (10%)*	972,328 SF (46%)*
TOTAL CANOPY REQ.:	1,850,122 SF (21%)	840,670 SF (40%)*

* (123,640 SF WPA X 10%) + 872,961 SF TCCA
 *(18,591 SF WPA X 2 X 10%) + (465,714 SF TCCA X 2)

TOTAL SITE AREA:	10,911,780 SF
TREE CANOPY TO REMAIN:	1,857,653 SF (17%)
TOTAL TREE CANOPY REQUIRED:	2,690,792 SF (25%)
TREE CANOPY PLANTED:	908,441 SF (8%)

YARD REQUIREMENTS

FRONT YARD:	30'
STREET SIDE YARD:	30'
SIDE YARD:	5' EACH
REAR YARD:	25'



SABAK, WILSON & LINGO, INC
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 THE HENRY CLAY 608 S. THIRD STREET LOUISVILLE, KENTUCKY 40202
 (502) 984-6271

REVISED PRELIMINARY SUBDIVISION PLAN
SHAKES RUN - SECTIONS 10 & 15 - 19
 2507 WHITE OAK WAY DEER CROSSING TRAIL, CLARKSHURST CT., GRANT HURST CT. & DEER CROSSING WAY, LOUISVILLE, KY 40023
 TAX BLOCK 42, LOTS 274, 275, 276, & 279
 SHAKES RUN PARTNERS, LLC, & SHAKES RUN DEVELOPMENT 9, LLC
 8607 SWANNA PARKWAY, UNIT 106, LOUISVILLE, KY 40228
 D.B. 10812, PG. 193 & D.B. 10446, PG. 180

DATE: 09/02/21
 NO. REVISION: 1
 1. REVISED PER AGENCY COMMENTS

SHEET TITLE: PROJECT TITLE: SHAKES RUN - SECTIONS 10 & 15 - 19
 JOB NO.: 2436
 SCALE: 1"=200'
 DATE: 08/06/21
 DRAWING NO.: P SP
 SHEET 1 OF 1