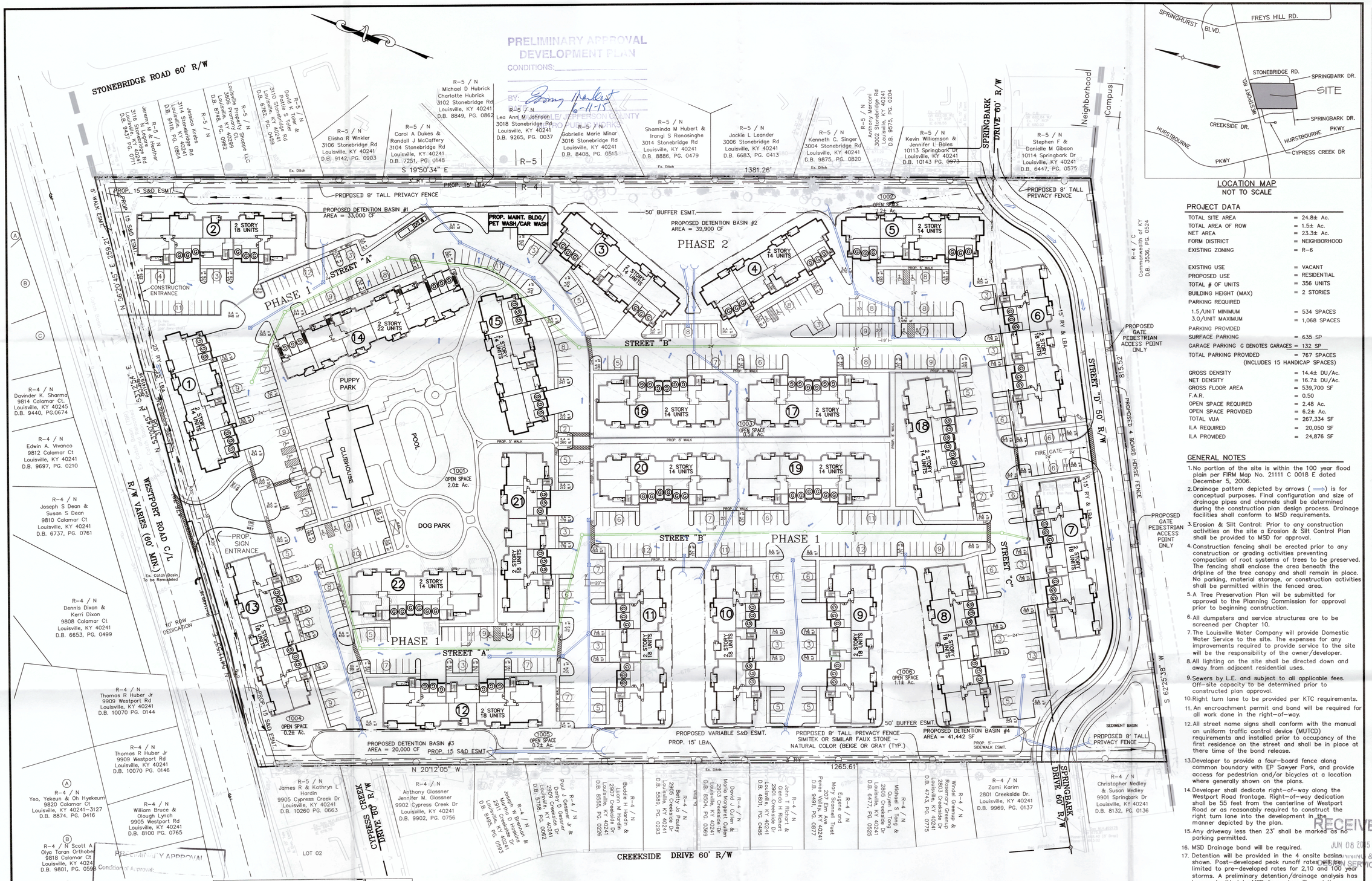






LOCATION MAP
NOT TO SCALE

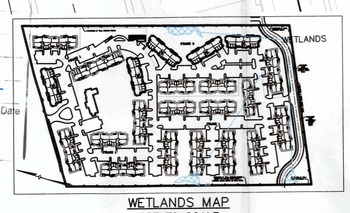
## PROJECT DATA

| | |
|---|---|
| TOTAL SITE AREA | = 24.8± Ac. |
| TOTAL AREA OF ROW | = 1.5± Ac. |
| NET AREA | = 23.3± Ac. |
| FORM DISTRICT | = NEIGHBORHOOD |
| EXISTING ZONING | = R-6 |
| EXISTING USE | = VACANT |
| PROPOSED USE | = RESIDENTIAL |
| TOTAL # OF UNITS | = 356 UNITS |
| BUILDING HEIGHT (MAX) | = 2 STORIES |
| PARKING REQUIRED | |
| 1.5/UNIT MINIMUM | = 534 SPACES |
| 3.0/UNIT MAXIMUM | = 1,068 SPACES |
| PARKING PROVIDED | |
| SURFACE PARKING | = 635 SP |
| GARAGE PARKING G DENOTES GARAGES | = 132 SP |
| TOTAL PARKING PROVIDED | = 767 SPACES (INCLUDES 15 HANDICAP SPACES) |
| GROSS DENSITY | = 14.4± DU/Ac. |
| NET DENSITY | = 16.7± DU/Ac. |
| GROSS FLOOR AREA | = 539,700 SF |
| F.A.R. | = 0.50 |
| OPEN SPACE REQUIRED | = 2.48 Ac. |
| OPEN SPACE PROVIDED | = 6.2± Ac. |
| TOTAL VUA | = 267,334 SF |
| ILA REQUIRED | = 20,050 SF |
| ILA PROVIDED | = 24,876 SF |

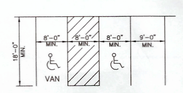
## GENERAL NOTES

1. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0018 E dated December 5, 2006.
2. 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.
3. Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
4. 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.
5. A Tree Preservation Plan will be submitted for approval to the Planning Commission for approval prior to beginning construction.
6. All dumpsters and service structures are to be screened per Chapter 10.
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. All lighting on the site shall be directed down and away from adjacent residential uses.
9. Sewers by L.E. and subject to all applicable fees. Off-site capacity to be determined prior to constructed plan approval.
10. Right turn lane to be provided per KTC requirements.
11. An encroachment permit and bond will be required for all work done in the right-of-way.
12. All street name signs shall conform with the manual on uniform traffic control device (MUTCD) requirements and installed prior to occupancy of the first residence on the street and shall be in place at there time of the bond release.
13. Developer to provide a four-board fence along common boundary with EP Sawyer Park, and provide access for pedestrian and/or bicycles at a location where generally shown on the plans.
14. Developer shall dedicate right-of-way along the Westport Road frontage. Right-of-way dedication shall be 55 feet from the centerline of Westport Road or as reasonably required to construct the right turn lane into the development in the manner depicted by the plan.
15. Any driveway less then 23' shall be marked as no parking permitted.
16. MSD Drainage bond will be required.
17. Detention will be provided in the 4 onsite basins shown. Post-developed peak runoff rates will be limited to pre-developed rates for 2,10 and 100 year storms. A preliminary detention/drainage analysis has been submitted to MSD for review. The existing offsite detention basin on the E.P. Tom Sawyer Park property will be modified to reduce peak runoff rates to Hurstbourne Parkway and downstream properties. Approval from the Kentucky Department of Parks will be required.
18. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

CURRENT CASE #15DEVPLAN1073
RELATED CASE #18264
FIRE PROTECTION DISTRICT = WORTHINGTON
COUNCIL DISTRICT = 17
MSD SUB# 1136




WETLANDS MAP
NOT TO SCALE




24' MINIMUM WIDTH OF AISLEWAY
TYPICAL PARKING SPACE LAYOUT
NO SCALE

## TREE CANOPY CALCULATIONS

| | |
|---|---|
| TOTAL SITE AREA | = 1,078,795 S.F. |
| TOTAL TREE CANOPY AREA REQUIRED | = 20% (215,759 S.F.) |
| EXISTING TREE CANOPY | = 17% (171,807 S.F.) |
| EXISTING TREE CANOPY TO BE PRESERVED | = 0% (0 S.F.) |
| PROPOSED TREE CANOPY TO BE PLANTED | = 20% (216,360 S.F.) |
| 142 TYPE "A" STREET TREES @ 1 3/4 CAL. (900 SF CREDIT EACH) | = 127,800 S.F. |
| 123 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH) | = 88,560 S.F. |

GRAPHIC SCALE
60 0 30 60 120 240
( IN FEET )
1 inch = 60 ft.

OWNER:
BENT TREE AT SAWYER PARK LLC
12975 SHELBYVILLE RD SUITE 100
LOUISVILLE, KY 40243
D.B. 8656, PG. 0264

SITE ADDRESS:
9910 WESTPORT ROAD
TAX BLOCK 13, LOT 38
D.B. 8656, PG. 0264

| REVISIONS | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| 1. | 12-27-12 | Revisions per Agency Comments | DT |
| 2. | 3-15-13 | fire gate and phase line added | DT |
| 3. | 4-8-13 | ADDED NOTES 17 & 18 | KMY |
| 4. | 5-16-13 | ADDED VARIANCE | AR |
| 5. | 6-16-13 | REVISED BUILDING LAYOUT | KMY |
| 6. | 4-13-15 | REVISED BUILDINGS & LAYOUT | KMY |

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 05134-RDDDP-.dwg
DATE: 2/12/13
SCALE: AS SHOWN
CHECKED BY: KMY
DRAWN BY: JH/SBS


L D&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING · LAND SURVEYING · LANDSCAPE ARCHITECTURE
503 WESTERN AVENUE, SUITE 101 · LOUISVILLE, KENTUCKY 40202
PHONE: (502) 893-4404 · FAX: (502) 893-4714
WEB SITE: WWW.LDD-INC.COM


REVISED DETAILED DISTRICT DEVELOPMENT PLAN

# THE PADDOCK AT SAWYER PARK (FORMERLY CHESTNUT RIDGE)

DEVELOPER
HAGAN PROPERTIES INC.
12975 SHELBYVILLE RD - STE 100
LOUISVILLE, KY 40243
(502) 245-8800

JOB NO. 05134

SHEET 1 OF 1

15DEVPLAN1073