

- LEGEND**
- CONCEPTUAL STORM SEWER LAYOUT
  - CONCEPTUAL SANITARY SEWER LAYOUT
  - PROPOSED OUTLET CONTROL STRUCTURE
  - PROPOSED FORCE MAIN
  - HEADWALL
  - TEMPORARY CONSTRUCTION ENTRANCE
  - SLOPES BETWEEN 20 AND 30%
  - SLOPES GREATER THAN 30%
  - EXISTING TREE LINE
  - OPEN SPACE LOT
  - PROPOSED BUILDING PAD
  - HIKING TRAIL

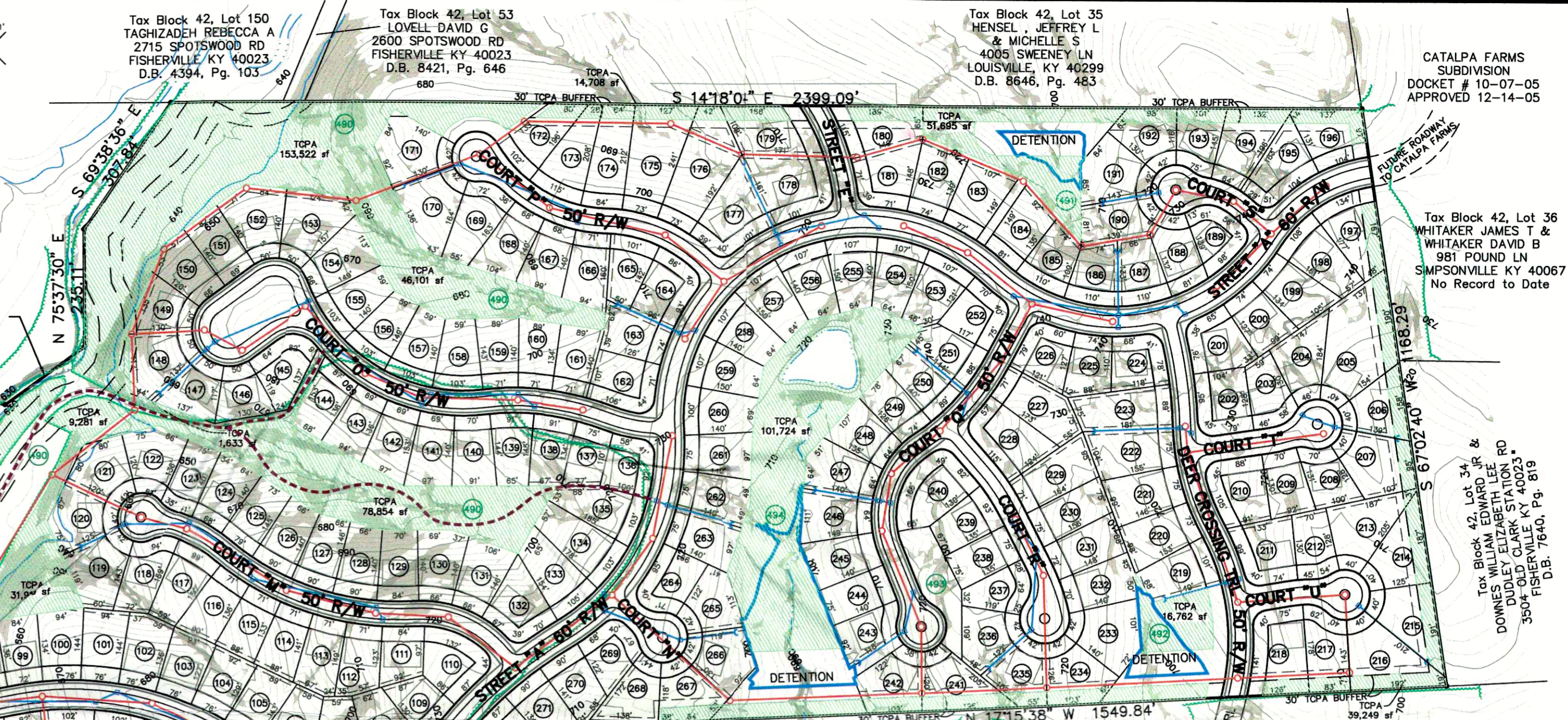
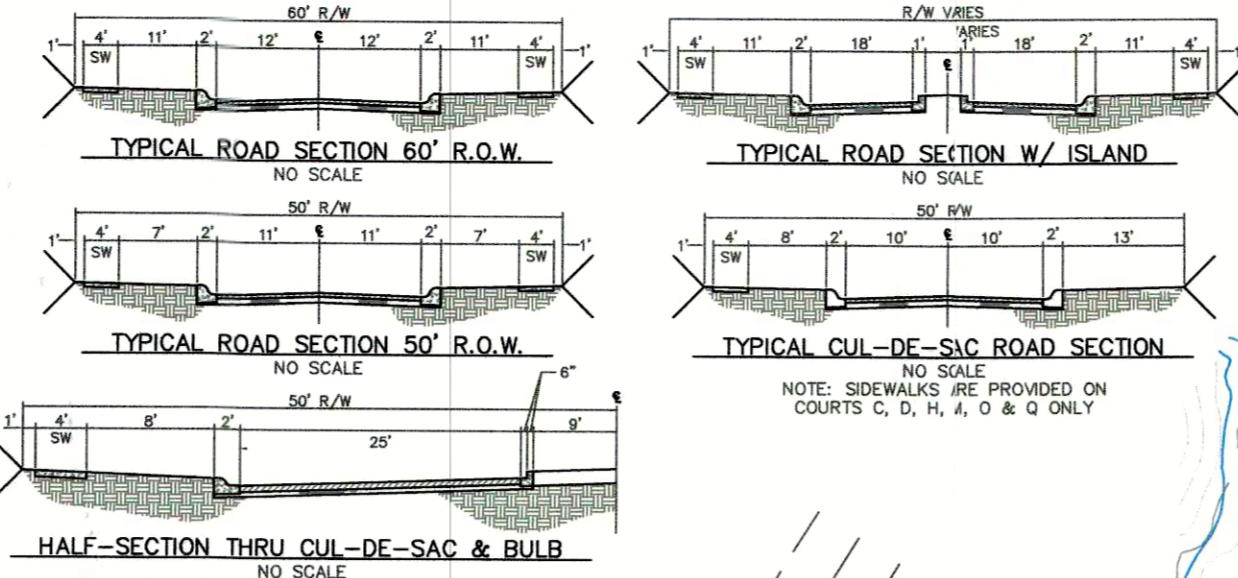
**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	10,913,160 SF
EXISTING TREE CANOPY TO REMAIN	1,393,292 SF (13%)
PROPOSED STREET TREE CANOPY (SEE BELOW) (TREES @ 900 S.F. EACH)	358,200 SF
TOTAL TREE CANOPY PROVIDED	1,751,492 SF (16%)
REQUIRED TREE CANOPY	1,746,106 SF (16%)

**TREE CALCULATIONS**

STREET "A" ROAD FRONTAGE	19,900 LF
STREET TREES	398 TREES
PROPOSED ADDITIONAL TREES	122 TREES

- NOTES:**
- ALL TREE CANOPY TREES SHALL BE TYPE "A" TREES @ 1 1/4" CALIPER.
  - NUMBER OF STREET TREES ASSUMES ONE STREET TREE EVERY 50 LF OF ROAD FRONT-AGE ON STREET "A".



**YARD REQUIREMENTS**

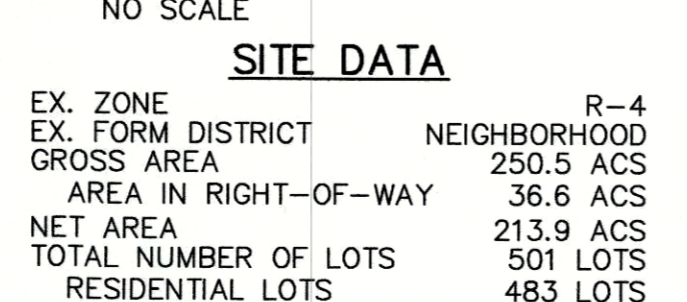
FRONT YARD	30'
STREET SIDE YARD	30'
SIDE YARD	5' EA.
REAR YARD	25'

- 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.
- FLOOD STUDY TO BE COMPLETED TO DETERMINE EFFECTS OF DEVELOPMENT ON FLOODPLAIN AND STREAM.
- DOW PERMIT REQUIRED FOR WORK IN THE FEMA FLOODPLAIN.
- COE APPROVAL 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 501 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.
- THERE SHALL BE NO DIRECT ACCESS TO STREET "A" FORM LOTS 20-25.
- THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR STREET. SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
- EASTWOOD-FISHERVILLE ROAD IMPROVEMENTS ALONG PROPERTY FRONTAGE ARE REQUIRED TO PROVIDE 12FT WIDENING FROM CENTERLINE PAVEMENT WIDENING (MINIMUM 2 FOOT WIDENING) AND 6-8FT SHOULDER PER METRO PUBLIC WORKS STANDARDS. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY REALLOCATIONS, FINAL SURFACE OVERLAY AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.

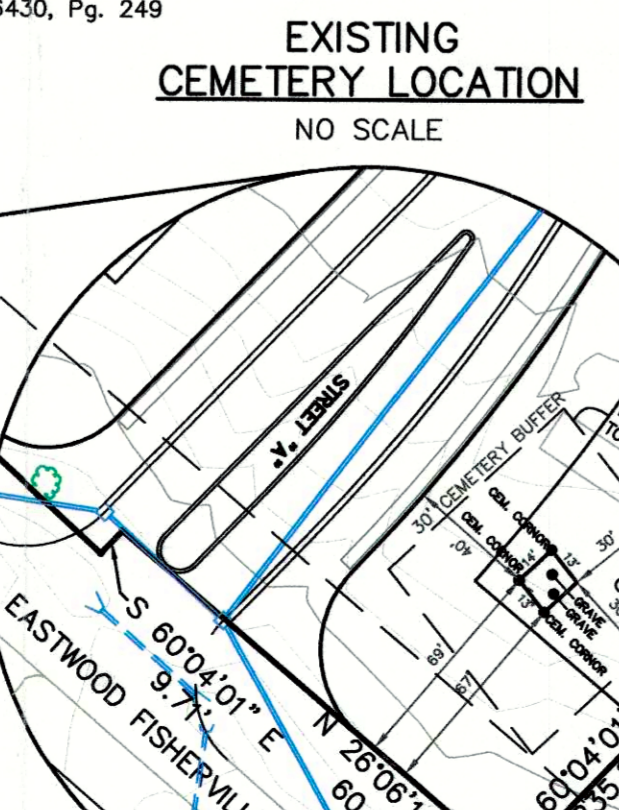
**GENERAL NOTES**

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY PUMP STATION AND LATERAL EXTENSION AGREEMENT VIA CONNECTION TO LONG RUN PUMPSTATION, 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.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT. CONSTRUCTION PLAN SHALL BE REVIEWED AND APPROVED BY THE EASTWOOD FIRE DISTRICT. A STATEMENT ON THE ADEQUACY OF ACCESS TO THE PROPERTIES SHALL BE OBTAINED FROM THE FIRE DISTRICT.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMAS' FIRM MAPPING, (21111C0120 D DATED FEBRUARY 2, 1994).
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1%, MAXIMUM GRADE SHALL BE 10%.
- SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- ALL ROADWAY INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS, CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- 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.
- LOTS 484-501 ARE OPEN SPACE LOT INDICATED ON THE PLAN. LOT 453 SHALL BE RESERVED FOR COMMUNITY CENTER.
- THERE WILL BE NO DIRECT ACCESS TO EASTWOOD FISHERVILLE ROAD FROM ANY LOT IN THIS SUBDIVISION.
- ALL PAVEMENT RADII AT INTERSECTIONS WILL BE 25'.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- 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.
- 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 THE TIME OF THE BOND RELEASE.
- ALL STREETS SHALL HAVE CURB AND GUTTER.
- ANY LAND DISTURBING ACTIVITY ON SLOPES GREATER THAN 20 PERCENT MUST BE DONE IN COMPLIANCE WITH SECTION 4.7 OF THE LAND DEVELOPMENT CODE.
- EASEMENTS FOR STORM DRAINAGE AND SANITARY SEWER FACILITIES WILL BE PROVIDED AS NECESSARY, ON CONSTRUCTION PLANS.
- ALL STRUCTURES, DRIVEWAYS, ETC. TO BE REMOVED UNLESS OTHERWISE NOTED.
- UTILITIES THAT REQUIRE RELOCATION SHALL BE AT DEVELOPERS EXPENSE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS & NEIGHBORHOODS.
- THE SIDEWALK FEE-IN-LIEU OPTION IS BEING APPLIED FOR THE SIDEWALK REQUIREMENT ALONG EASTWOOD FISHERVILLE RD. THE FEE-IN-LIEU AMOUNT WILL BE CALCULATED PER THE APPROVED CONSTRUCTION PLANS AND MUST BE PAID PRIOR TO RECORD PLAT APPROVAL BY METRO WORKS.
- RIGHT-OF-WAY DEDICATION SHALL BE RECORDED AS PART OF THE RECORD PLAT.

**LOCATION MAP**

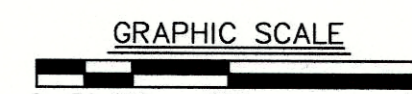


**SITE DATA**



**ADJ. PROPERTY OWNERS**

- Block 2368, Lot 7: BRASHEAR LEON & RACHEL M, 1430 EASTWOOD FISHERVILLE RD, FISHERVILLE KY 40023, D.B. 6960, Pg. 73
- Block 2368, Lot 8: STOCKTON WAYNE H & DARLENE, 1500 FISHERVILLE RD, FISHERVILLE KY 40023, D.B. 6650, Pg. 352
- Block 2368, Lot 9: HAWKINS DARREN P & AMBER A, 3711 ST EDWARDS DR, LOUISVILLE KY 40299, D.B. 7881, Pg. 614



**VOID**

**APPROVED**  
Louisville Metro Planning Commission

1. 10/2/2007  
2. 1/2/2008  
3. 9/18/2007

4. 9/18/2007  
5. 9/18/2007

Checked for conditional approval  
See back of plan for conditions of approval  
Expiration date 9/18/2007

**SABAK, WILSON & LINGO, INC.**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
315 WEST MARKET STREET, LOUISVILLE, KENTUCKY 40202 (502) 584-6271

Scale: 1"=200'  
Date: 08/28/06  
Rev: 02/02/06  
Rev: 04/28/06  
Rev: 06/30/06

**RECEIVED**  
**VOID**

**BLOCK 42, LOTS 23, 156, 181, 183 & 187 PRELIMINARY SUBDIVISION PLAN SHAKES RUN SUBDIVISION**  
1301, 1431, 1511, 1511R & 1515 EASTWOOD FISHERVILLE ROAD LOUISVILLE, KENTUCKY 40023

OWNERS: Bk 42, Lot 187 JAMES & PATRICIA MARKS, 1301 EASTWOOD FISHERVILLE RD, LOUISVILLE, KY 40023, D.B. 7035, Pg. 857  
Bk 42, Lot 181 JOHN & CAROL NELSON, 1511 EASTWOOD FISHERVILLE RD, LOUISVILLE, KY 40023, D.B. 7411, Pg. 607  
Bk 42, Lot 156 Bk 42, Lot 183 DANIEL P. HOLLOWAY, 16218 SHELBYVILLE RD, LOUISVILLE, KY 40245, D.B. 8662, Pg. 433  
Bk 42, Lot 23 BILL S. HOLLOWAY, P.O. BOX 43277, HITE CREEK ROAD, LOUISVILLE, KY 40241, D.B. 8392, Pg. 245

OWNER/DEVELOPER: Bk 42, Lot 156 JAMES & CAROL NELSON, 16218 SHELBYVILLE RD, LOUISVILLE, KY 40245, D.B. 8662, Pg. 433

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