GENERAL NOTES

1. Drainage / Storm Water Detention: Final configuration and size of drainage pipes, channels, and permanent water quality features to be determined during the construction plan design process. Drainage facilities shall conform to msd requirements.

2. Wastewater: Wastewater treatment to be provided at the Floyds Fork Treatment Plant via the Long Run pumping station. Sanitary sewers will be provided through the adjoining Shakes Run subdivision (LE NO. 184,275) by lateral extension contract and subject to applicable fees. The sanitary sewer pattern depicted on this plan is for conceptual purposes only. Final configuration and size of pipes shall be determined during the construction plan design phase. Sanitary sewer facilities shall conform to MSD requirements.

3. The location of permanent water quality features as shown on the proposed Stormwater Management plan may serve as temporary sediment control features during the construction and site development phase. Final construction of permanent water quality features will be completed prior to bond release.

4. The development is located within the Eastwood Fire District.

5. None of the property is located within a flood hazard area per FEMA's FIRM mapping.

6. 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 the Planning Commission.

7. Direct vehicular driveway access to Old Clark Station Road shall be prohibited.

8. Final roadway geometrics for the proposed roundabout / traffic circle at the intersection of Shakes Creek Drive and Road "B" or other proposed traffic calming devices shall be determined at construction stage as required by Metro Public Works and Fire Department.

9. Developer shall be responsible for utility relocations (if necessary), final surface overlay, signage and striping associated with required road improvements.

10. Proposed Low Impact Development initiatives include the following:

a. Treatment and storage of the first ½" of rainfall ("first flush") shall be accommodated on-site prior to discharge off-site.
b. 25' buffers provided along ephemeral and intermittent streams, as shown on the approved preliminary subdivision plan.
c. Special tree protection provisions to be incorporated in the Deed of Restrictions for lots 337 to 463 as shown on the approved preliminary subdivision plan.

d. Concrete flumes may be provided on public streets in lieu of inlets, pipes, and headwalls as a means of conveying roadway drainage to water quality features. The design of flumes shall be approved by Metro Public Works prior to construction plan approval.
e. All permanent water quality features shall be provided within common open space areas and will be maintained by the Homeowners Association.

11. Mosquito control shall be provided in accordance with Chapter 96 of the Louisville Jefferson County Metro government ordinances.

12. All sidewalk connections to adjoining properties and the sidewalk/path system located within the right of way shall have a concrete ramp and landing.

13. The applicant shall install signs, approved by the Metro Public Works Dept, which include 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.

14. On-street parking is allowed and restricted to one side of the street on all private drives PR-24-18, PR-35-18 and Loop Lanes LL-30-18.

15. Lots 464 to 566 are attached residences.

16. A Category 2B Plan shall be submitted for the development of a community center and pool on Open Space Lot 573.

17. All Loop Lanes shall be single "one-way" lanes and parking is allowed on one side of the street.

18. An encroachment permit and bond will be required for all work done in the right-of-way.

19. Right-of-way dedication shall be recorded as part of the required record plat.

20. Velocity controls will be required at property line points of discharge for outlets A,E,F and G. See Stormwater Mangement Plan exhibit for referenced drainage areas.

21. Capacity of existing drainage systems under Old Clark Station Road shall be verified during the construction plan design process.

NOTE:
DEVELOPER RESERVES THE RIGHT TO MODIFY THE CONSERVATION PERIMETER ON A PHASE BY PHASE BASIS AS THE COMMUNITY DEVELOPS AND TO ADDRESS MARKET DEMAND. OWNERSHIP OF THE CONSERVATION AREAS SHALL ULIMATELY BE TURNED OVER TO THE HOMEOWNER'S ASSOCIATION, IN ACCORDANCE WITH THE CONSERVATION AREA MANAGEMENT PLAN.

LEGEND

- CONCEPTUAL STORM SEWER LAYOUT
- SINGLE GRATE CATCH BASIN
- DOUBLE GRATE CATCH BASIN
- HEADWALL
- STORM WATER FLUME
- LIMITS OF PROPOSED DETENTION BASIN
- LIMITS OF EXISTING LAKE TO REMAIN
- EXISTING LWC MAIN
- PROPOSED LWC MAIN
- CONCEPTUAL SANITARY SEWER LAYOUT
- CONCEPTUAL FORCE MAIN LAYOUT
- PROPOSED PUMP STATION
- CLOSED DEPRESSION
- EXISTING TREE LINE
- EXISTING LOGGING ROAD
- CONSERVATION BOUNDARY
- LIMITS OF DISTURBANCE
- ACTIVE RECREATION AREA
- CONCEPTUAL 5' ASPHALT PATH ALONG OLD CLARK STATION ROAD (2,500 LF)
- CONCEPTUAL 6' MULCH PATH (15,700 LF)
- CONCEPTUAL 6' PAVED PATH AND TRAIL HEAD (7,300 LF)

LOCATION MAP
NO SCALE

SITE DATA

EX. ZONE	R-4
EX. FORM DISTRICT	NEIGHBORHOOD
EXISTING USE:	VACANT RESIDENCE
PROPOSED USE:	CONSERVATION SUBDIVISION
GROSS AREA	197.0 ACS
AREA IN PUBLIC RIGHT-OF-WAY	24.7 ACS
AREA IN PRIVATE RIGHT-OF-WAY	7.8 ACS
NET AREA	164.5 ACS
MAXIMUM NUMBER OF LOTS	572 LOTS
TOTAL NUMBER OF LOTS	591 LOTS
TOTAL NUMBER OF LOTS	566 LOTS
SINGLE FAMILY DETACHED	463 LOTS
SINGLE FAMILY ATTACHED (18%)	103 LOTS
OPEN SPACE LOTS	25 LOTS
GROSS DENSITY	2.87 DU/AC
NET DENSITY	3.44 DU/AC
OPEN SPACE	82.8 ACS
PERCENTAGE OF OPEN SPACE	42.0 %

MAXIMUM LOT CALCULATION

MLP=(197-59.1-19.7) / 9,000 SF = MLP=(118.2 AC) x 43,560 / 9,000 SF
MLP=572 LOTS OR 2.90 DU/AC

YARD REQUIREMENTS

DETACHED RESIDENCE		ATTACHED RESIDENCE	
FRONT YARD	15' MIN./ 25' MAX.	FRONT YARD	15' MIN./ 25' MAX.
STREET SIDE YARD	15' MIN.	STREET SIDE YARD	15' MIN.
SIDE YARD	3' EA.	SIDE YARD	0'
REAR YARD	25'	REAR YARD	25'

CONSERVATION AREAS

TOTAL LAND AREA:	197.00 AC (8,581,320 SF)
CONSERVATION AREA 30% REQUIRED:	59.1 AC
PCA PROVIDED:	11.5 AC (500,809 SF)
SCA PROVIDED:	56.2 AC (2,446,043 SF)
TOTAL CONSERVATION AREA:	67.7 AC (34%)

TREE CANOPY CALCULATIONS PER LDC

TOTAL SITE AREA	8,581,320SF
TREE CANOPY PRESERVATION AREA (TCPA)	1,258,657 SF (15%)
REQUIRED TREE CANOPY	1,287,198 SF (15%)

TREE CANOPY CALCULATIONS

TOTAL EXISTING TREE CANOPY	2,664,421 SF
TOTAL TREE CANOPY TO BE PRESERVED	2,057,790 SF
PERCENT OF TOTAL TREE CANOPY PRESERVED	77%

WAIVER REQUEST

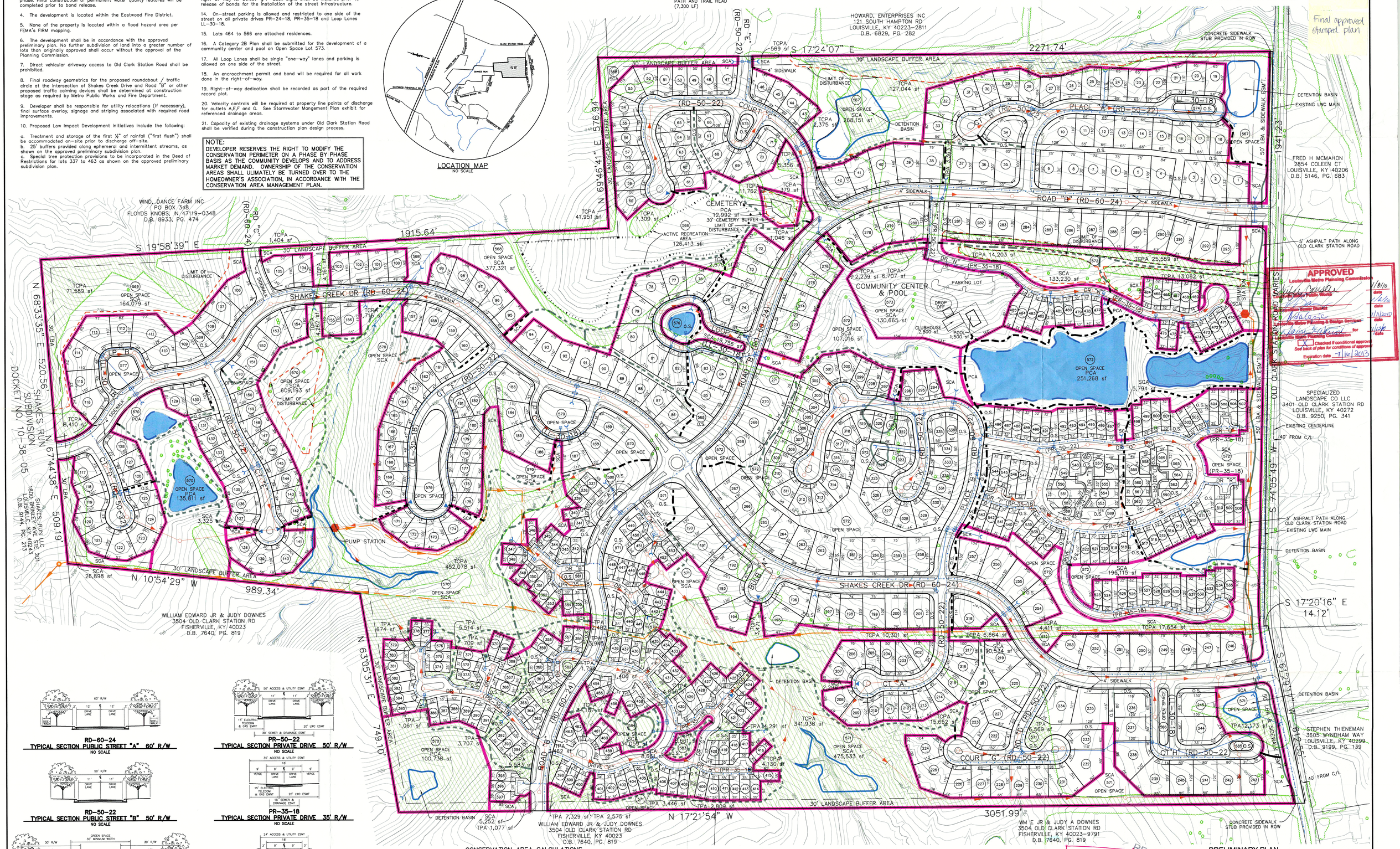
LDC CHAPTER 7.3.30.B: WAIVER REQUESTED TO ALLOW LOTS FOR DETACHED HOUSES TO FRONT ON A PRIVATE STREET.

LDC CHAPTER 6.2.8.A: WAIVER REQUESTED TO ALLOW PRIVAT SERVING MORE THAN 3 LOTS TO BE LESS THAN 50 FEET IN W

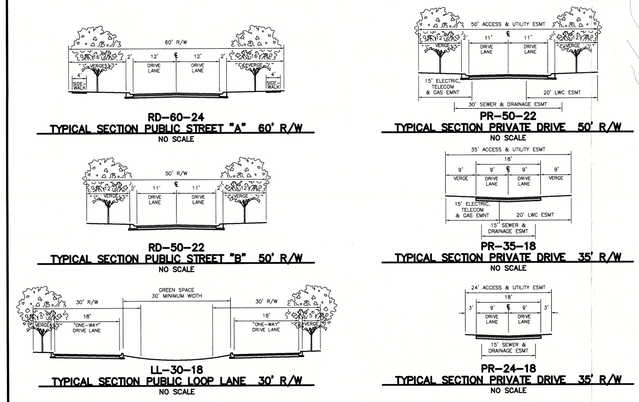
LDC CHAPTER 7.11.9.E.3.: WAIVER REQUESTED TO NOT PROVID SIDEWALKS ON CUL-DE-SACS, COURTS AND LOOP LANES.

PDS FILE COPY

Final approved stamped plan



APPROVED
Louisville Metro Planning Commission
Director, Public Works — 1/8/10 date
Director, Senior District — 1/8/2010 date
Louisville Metro Planning & Design Services — 1/11/2010 date
Checked if conditional approval. See back of plan for conditions of approval.
Expiration date 7/16/2013



RD-60-24
TYPICAL SECTION PUBLIC STREET "A" 60' R/W
NO SCALE

RD-50-22
TYPICAL SECTION PUBLIC STREET "B" 50' R/W
NO SCALE

LL-30-18
TYPICAL SECTION PUBLIC LOOP LANE 30' R/W
NO SCALE

PR-50-22
TYPICAL SECTION PRIVATE DRIVE 50' R/W
NO SCALE

PR-35-18
TYPICAL SECTION PRIVATE DRIVE 35' R/W
NO SCALE

PR-24-18
TYPICAL SECTION PRIVATE DRIVE 35' R/W
NO SCALE

CONSERVATION AREA CALCULATIONS

PCA'S	
CEMETERY	12,992 SF
LOT 572	251,268 SF
LOT 570	100,738 SF
LOT 570	135,811 SF
PCA TOTAL	500,669 SF (11.5 AC)

SCA'S			
LOT 567	268,151 SF	LOT 584	34,059 SF
LOT 568	377,321 SF	LOT 583	8,661 SF
LOT 569	164,079 SF	LOT 570	3,325 SF
LOT 570	26,898 SF	LOT 570	5,252 SF
LOT 570	609,193 SF	LOT 572	5,794 SF
LOT 571	475,533 SF	TOTAL	2,574,582 SF
LOT 572	195,115 SF	50% CLUBHOUSE	65,333 SF
LOT 572	133,230 SF	50% ACTIVE REC. AREA	63,207 SF
LOT 572	107,016 SF		
LOT 576	19,756 SF		
LOT 571	10,534 SF	SCA SUB TOTAL	2,446,043 SF (56.2 AC)

GRAPHIC SCALE
0 25 50 100 200

RECEIVED
JUN 15 2009
LOUISVILLE DESIGN SERVICES

PDS FILE

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

Scale: 1"=100'
Date: 04/06/09
Rev. 05/04/09
Rev. 05/27/09
Rev. 06/15/09

DEVELOPER
CANFIELD DEVELOPMENT
11800 BRINLEY AVENUE, SUITE 201
LOUISVILLE, KENTUCKY 40243

OWNER
TAX BLOCK 42, LOT 36
WILLIAM EDWARD JR & JUDY C. DOWNES
11800 BRINLEY AVENUE, SUITE 201
LOUISVILLE, KENTUCKY 40243
D.B. 9463, PG. 850
TAX BLOCK 42, LOT 42
SHAKES RUN LLC & JUDY C. DOWNES
11800 BRINLEY AVENUE, SUITE 201
LOUISVILLE, KENTUCKY 40243
D.B. 9873, PG. 146

PRELIMINARY PLAN
TAX BLOCK 42 LOT 36 & 42
CONSERVATION SUBDIVISION
CATALPA FARMS
3208 & 3412 OLD CLARK STATION ROAD
LOUISVILLE, KENTUCKY 40299

CASE#11879
SUB#1162

File: 262500P
1
Sheets in Set: 1

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1187

CONDITIONS OF APPROVAL for Case # 11879

1. The development shall be in accordance with the approved Residential Development Preliminary Plan. No further subdivision of the land into a greater number of lots than originally approved will occur without approval of the Planning Commission.

2. The applicant shall submit a plan for approval by Planning Commission staff showing trees/tree masses to be preserved prior to beginning any construction procedure (i.e. clearing, grading, and demolition). Adjustments to the tree preservation plan which are requested by the applicant may be approved by Planning Commission staff if the revisions are in keeping with the intent of the approved tree preservation plan. The plan shall exhibit the following information:

   a. Proposed site plan (showing buildings, edges of pavement, property/lot lines, easements, existing topography, and other significant site features (LOJIC topographic information is acceptable).
   b. Preliminary drainage considerations (retention/detention, ditches/large swales, etc.).
   c. Location of all existing trees/tree masses existing on the site as shown by aerial photo or LOJIC maps.
   d. Location of construction fencing for each tree/tree mass designated to be preserved.

3. Trees will be preserved and/or provided on site and maintained thereafter as required by Chapter 10, Part 1 of the Land Development Code and as indicated in the Tree Canopy Calculations on the Preliminary Subdivision Plan. The applicant shall submit a landscape plan for approval by Planning Commission staff for any trees to be planted to meet the Tree Canopy requirements of Chapter 10, Part 1 of the Land Development Code. A tree preservation plan shall be submitted for review and approval for any trees to be preserved to meet the Tree Canopy requirements of Chapter 10.

4. An original stamped copy of the approved Tree Preservation Plan shall be present on site during all clearing, grading, and construction activity and shall be made available to any DPDS inspector or enforcement officer upon request.

5. A note shall be placed on the preliminary plan, construction plan and the record plat that states, "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 dripline of the tree canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."

6. The signature entrance shall be submitted to the Planning Commission staff for review and approval prior to recording the record plat.

7. Prior to construction plan approval and any site disturbance for lots designated 337 to 463 on the approved subdivision plan, a Tree Survey shall be prepared and submitted to Louisville Metro Planning & Design Services staff showing the location and types of trees with a caliper in excess of 8 inches, measured at 3 feet above grade; location of significant groves or masses of trees; and location of significant habitat. After the Tree Survey is complete, the developer and Louisville Metro Planning & Design Services staff shall walk the site to review the survey results. Based on the location of the larger trees, significant tree groves or masses, and significant habitat identified on the survey, the developer shall have the right to modify house locations, lot lines, paths, trail heads, utility corridors and access roads in order to preserve tree canopy and habitat. These minor modifications to the approved preliminary subdivision plan may be approved by the Planning Director or his designee.

8. Private streets used for detached and attached single family housing shall be noted and referenced as "Private" on the designated street signs.

9. The deed restrictions recorded with lots designated as 337 to 463 and lots 464 to 588 on the approved subdivision plan, and which contain single family detached and attached housing on private streets, shall conspicuously state in bold type that maintenance of private streets shall be the responsibility of the Homeowners Association.

10. Minor adjustments to street layouts, lot sizes and dimensions which are consistent with the approved preliminary plan, do not increase the approved density, do not reduce the amount of open space provided or primary and secondary conservation areas may be approved by the Planning Director or designee.

11. The deed restrictions shall contain language restricting parking to one side of the street on 18-wide private streets. Signage shall be installed on the private streets that designate where on-street parking is prohibited.

12. Open space lots and conservation area lots shall not be further subdivided or developed for any other use and shall permanently remain as open space or conservation areas. A note to this effect shall be placed on the record plat. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.
    a. Articles of Incorporation in a form approved by Counsel for the Planning Commission and the Certificate of Incorporation of the Homeowners Association.
    b. A deed of restriction in a form approved by counsel of the Commission outlining responsibilities for the maintenance of open space.
    c. Bylaws of the Homeowners' Association in a form approved by Counsel for the Planning Commission.

13. At the time the developer turns control of the homeowners association over to the homeowners, the developer shall provide sufficient funds to ensure there is no less than $3,000 cash in the homeowners association account. The subdivision performance bond may be required by the planning Commission to fulfill this funding requirement.

14. The limits of disturbance shown on the preliminary plan are conceptual only and are subject to modification based on the location and design of utilities and walking paths. The final boundaries of the limits of disturbance shall be shown on the construction plans. The following note shall be placed on construction plans delineating limits of disturbance: "Construction fencing shall be erected at the edge of the limits of disturbance area shown on the construction plan prior to any grading or construction activities. The fencing shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."

15. The location of sinkholes or closed depressions as shown on the preliminary plan shall be identified on the record plat.

16. The applicant shall submit a landscape plan for approval by Planning Commission staff showing plantings and/or other screening and buffering materials to comply with the Chapter 10 of the Land Development Code prior to recording the record plat. The applicant shall provide the landscape materials on the site as specified on the approved Landscape Plan prior to issuance of Certificates of Occupancy for the site.

17. The inactive cemetery on Lot 568 shall be preserved and maintained as described in Section 4.4.6 of the Land Development Code. Ownership and maintenance of the cemetery shall be transferred to the homeowners association. A deed restriction in a form approved by the Planning Commission legal counsel shall be recorded acknowledging the location, site, ownership and maintenance of the cemetery.

18. The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.

19. After release of the drainage bond, mosquito abatement on open space lots shall be the responsibility of the Homeowners Association. Accumulations of water in which mosquito larvae breed or have the potential to breed are required to be treated with a mosquito larvacide approved by the Louisville Metro Health Department. Larvacides shall be administered in accordance with the product's labeling. This language shall appear in the deed of restrictions for the subdivision.

20. If, during the development of the subdivision, TARC service is extended to the subject property, the developer shall work with TARC to provide areas within the development for transit amenities, including a covered bus shelter if requested by TARC.

21. The developer will agree to install "dark-sky" street lights, but only if such lights have been approved for use by the Public Service Commission and are available for purchase/lease from LG&E at such time as the developer begins installing street lights within the development.

22. No certificates of occupancy shall be requested until the improvements to Old Clark Station Road required of the developer by Public Works are completed.

23. Per the approved road improvement exhibit dated 07/02/09 and Metro Public Works requirements and standards, the applicant shall provide the following: widen Old Clark Station Road to 20'(minimum 2 ft widening) with 6 – 8 ft shoulders along the property frontage, widening shall continue to the south to become 24' of total pavement width at the intersection of Highway 148 and Old Clark Station Road, Old Clark Station Road railroad crossing shall be improved and will require rail road approval, at the eastern intersection of Old Clark Station Road and Highway 148 existing pavement shall be removed and driveway(s) reconnected as necessary, a left turn lane measuring 180' in storage length with 180' taper shall be installed from eastbound Highway 148 to northbound Old Clark Station Road. Developer shall be responsible for any required utility relocations, final surface overlay, signage, and striping associated with required road improvements to Old Clark Station Road and Highway 148. Construction plans, bond, and KTC permit are required by Metro Public Works prior to construction approval and issuance of MPW encroachment permit. All street name signs and pavement markings shall conform to the manual on uniform traffic control devices (MUTCD) requirements. Developer shall not request a certificate of occupancy until road improvements are complete.

24. No more than 199 units shall be consnucted in Catalpa Farms prior to a vehicular connection is constructed to existing Shakes Creek DriveiShakes Run subdivision.

25. Private Roads shall be signed as such and the developer shall establish a separate account that shall be funded by the HOA and shall be of a sufficient amount to provide one resurfacing of private roads within the development. Said account shall be separate and for the express purpose of maintaining the private roads in addition to other HOA accounts and shall be in place prior to bond release by Metro Public Works.

26. An encroachment permit and bond may be 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.

27. The applicant shall install signs, approved by the Metro Public Works Department, which indicate the future extension of the public right-of-way for Shakes Creek Drive, Roads "B" and "E." Such signs shall be installed prior to release of bonds for the installation of the street infrastructure.

28. All street signs shall be installed by the Developer and shall conform to the Manual on Uniform Traffic Control Devices (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.

29. The developer shall preserve the existing vegetation along Old Clark Station Road to the extent possible with all necessary road improvements to be completed as required per Metro Public Works. Additional buffer planting, equal to three (3) Type A trees per 50 feet of road frontage, shall be provided in addition to the existing preserved vegetation. This additional planting shall consist of a mixture of evergreen and decidious trees. The developer shall work with the staff Landscape Architect to determine the most effective locations along Old Clark Station Road for the new plantings to provide adequate screening.

All binding elements and/or conditions of approval stated in this report are accepted in total without exception by the entity requesting approval of this (these) development item(s).