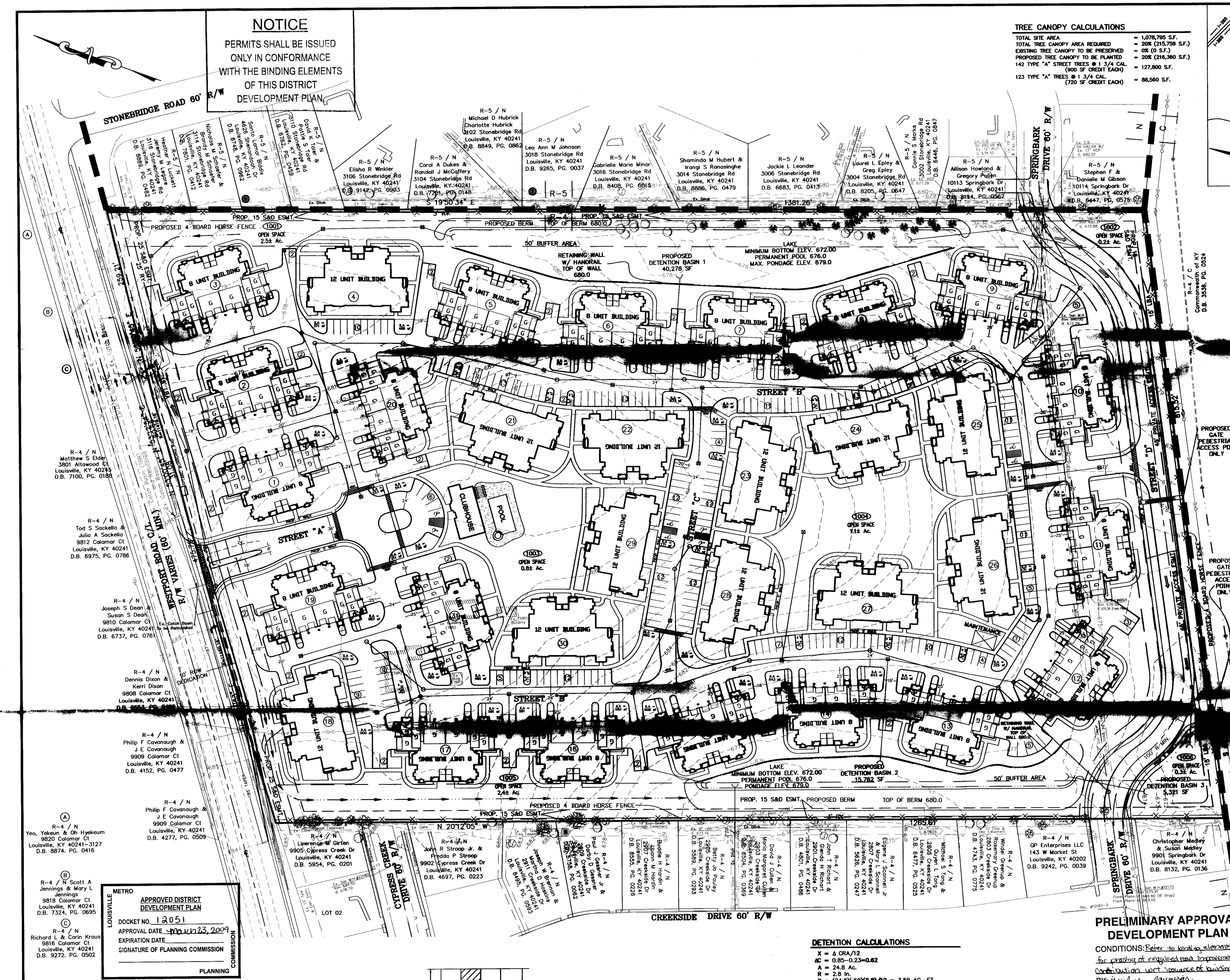
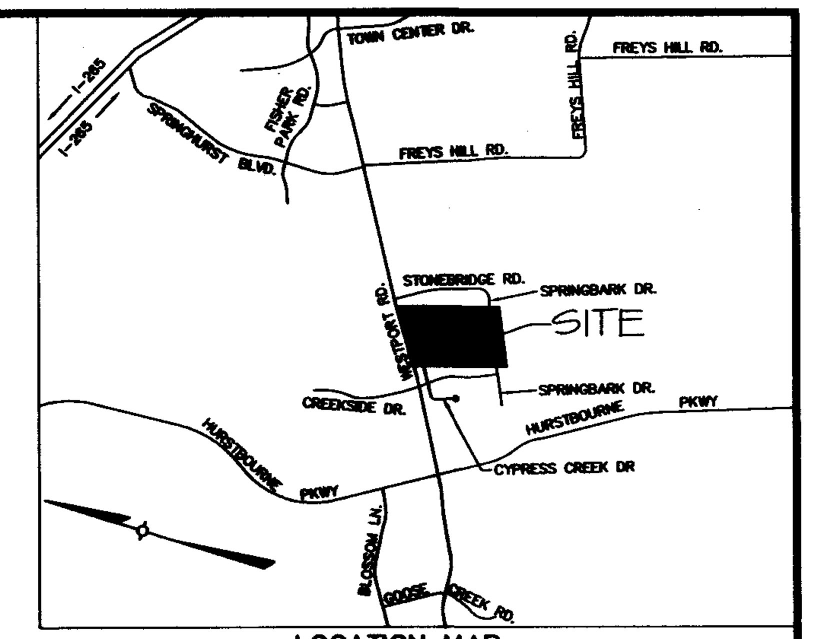
NOTICE

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 1,078,795 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (215,759 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.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 24.8± Ac.
TOTAL AREA OF ROW	= 0.1± Ac.
NET AREA	= 24.7± Ac.
FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-5A
EXISTING USE	= VACANT
PROPOSED USE	= RESIDENTIAL
TOTAL # OF UNITS	= 296 UNITS
BUILDING HEIGHT (MAX)	= 35 FT
PARKING	
MINIMUM PARKING REQUIRED	= 444 SPACES
MAXIMUM PARKING REQUIRED	= 888 SPACES
[illegible]	= 277 SP
[illegible] GARAGES	= [illegible] SP
PARKING PROVIDED	= 467 SPACES (INCLUDES 8 HANDICAP SPACES)
GROSS DENSITY	= 11.9± DU/Ac.
NET DENSITY	= 12.0± DU/Ac.
F.A.R.	= .24
OPEN SPACE REQUIRED	= 2.48 Ac.
OPEN SPACE PROVIDED	= 7.3± Ac.

V.U.A. DATA

TOTAL VUA	= 249,395 SF
ILA REQUIRED	= 18,705 SF
ILA PROVIDED	= 25,000+ SF

GENERAL NOTES

1. Parking areas and drive lanes to be a hard and durable surface.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0018 E dated December 5, 2006.
3. 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.
4. Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
5. 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.
6. A Tree Preservation Plan will be submitted for approval to the Planning Commission for approval prior to beginning construction.
7. All dumpsters and service structures are to be screened per Chapter 10.
8. 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.
9. All lighting on the site shall be directed down and away from adjacent residential uses.
10. Sewers by L.E. and subject to all applicable fees. Off-site capacity to be determined prior to constructed plan approval.
11. Right turn lane to be provided per KTC requirements.
12. An encroachment permit and bond will be required for all work done in the right-of-way.
13. ~~Cross-over agreements~~ Access Easement will be granted for Street "D" to adjacent properties as required.
14. 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 time of the bond release. [illegible]
15. [illegible] Road.
16. Developer to provide a four-board fence along common boundary with EP Sawyer Park, and provide access for pedestrian and/or [illegible] generally shown on the plans.
17. [illegible] way along Chestnut Ridge's [illegible] dedication shall be 55 [illegible] or as reasonably [illegible] turn lane into the development [illegible] plan.
18. Any driveway less than 25' shall be marked as no parking permitted.
19. Phasing of off-site drainage improvement to commensurate with the storm water hydraulic requirements. MSD approval required.

PRELIMINARY APPROVAL

Conditions of Approval:________

[signature] 4/15/09
Development Review
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED DEC 1 9 2008 PLANNING DESIGN SERVICES

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: Refer to binding elements for phasing of required road improvements & contribution w/t issuance of building permits
BY: Jennifer Caunsar
DATE: 4/15/09
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

DETENTION CALCULATIONS

$X = \Delta CRA/12$
$\Delta C = 0.85-0.23=0.62$
$A = 24.8$ Ac.
$R = 2.8$ In.
$X = (24.8)(.62)(2.8)/12 = 3.59$ AC.-FT.
REQUIRED X = 156,282 CU.FT.

PROVIDED BASIN 1 = 40,278 SF BASIN 2 = 15,762 SF BASIN 3 = 5,321

TOTAL = 40,278 SQ.FT. @ APPROX. 3 FT. DEPTH = 120,834 CU.FT.
= 15,762 SQ.FT. @ APPROX. 3 FT. DEPTH = 47,286 CU.FT.
= 5,321 SQ.FT. @ APPROX. 1 FT. DEPTH = 5,321 CU.FT.
= 120,834 CU.FT. + 47,286 CU. FT. + 5,321 CU. FT. = 173,441 CU. FT. > 156,282 CU. FT.

METRO LOUISVILLE PLANNING COMMISSION

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 12051
APPROVAL DATE March 23, 2009
EXPIRATION DATE________
SIGNATURE OF PLANNING COMMISSION________

LEGEND

- = PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND CREEKSTONE HEADWALL
- = PROPOSED SEWER AND MANHOLE
- SF = PROPOSED SILT FENCE
- = PROPOSED DRAINAGE SWALE

Ⓐ R-4 / N Yeo, Yekeun & Oh Hyekeum, 9820 Calamar Ct, Louisville, KY 40241-3127, D.B. 8874. PG. 0416

Ⓑ R-4 / N Scott A Jennings & Mary L Jennings, 9818 Calamar Ct, Louisville, KY 40241, D.B. 7324, PG. 0695

Ⓒ R-4 / N Richard L & Carin Kraus, 9816 Calamar Ct, Louisville, KY 40241, D.B. 9272. PG. 0502

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

GRAPHIC SCALE
(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

CASE MANAGEMENT# 12051
FIRE PROTECTION DISTRICT = WORTHINGTON
COUNCIL DISTRICT = 17
MSD SUB# 1136
DOCKET #9-47-06

REVISIONS

NO.	DATE	DESCRIPTION	BY
4	4.23.07	REVISED LAYOUT	JH
5	5.23.07	REVISED PER AGENCY COMMENTS	PAB
6	3.14.08	NEW BUILDINGS	JH
7	5.18.08	REV-DRIVEWAYS-PER-AGENCY-COMMENTS	JH
8	10.10.08	NEW-LAYOUT	JH
9	12.11.08	REVISED-DRIVES-&-DRIVELANES	JH

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 05134-DDDP-.dwg
DATE: 2-7-07
SCALE: AS SHOWN
CHECKED BY: KMY
DRAWN BY: TLC

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WASHBURN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40222
FAX: 502.426.9975 PHONE: 502.426.9374
WEB SITE: WWW.LDD-INC.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

CHESTNUT RIDGE

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

JOB NO. 05134

SHEET 1 OF 1

12051