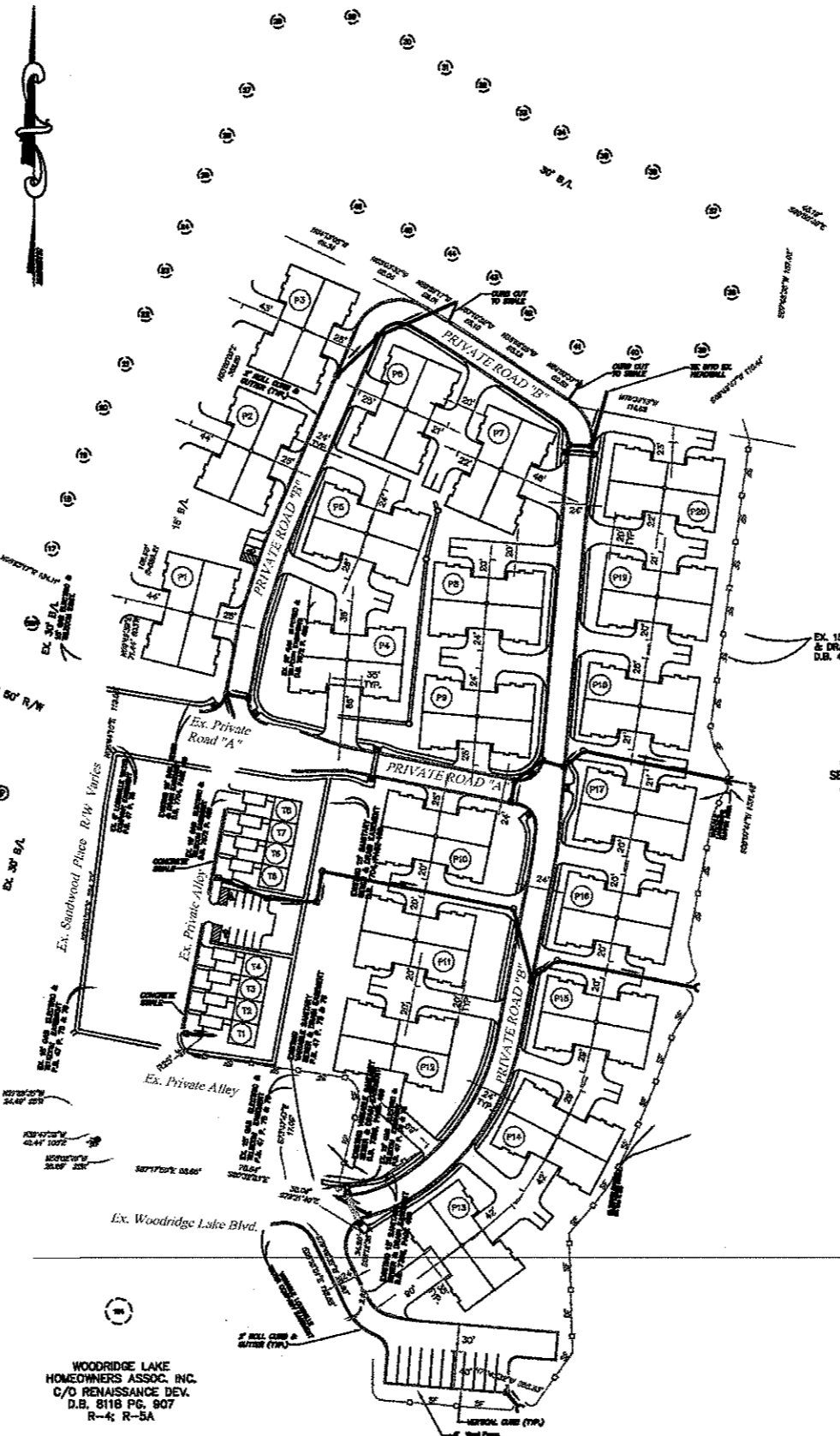
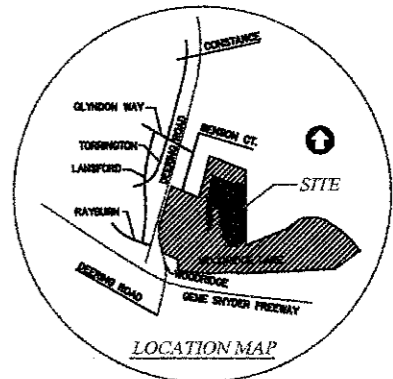
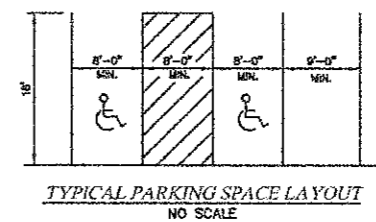


**NOTES:**

- 1A. M.S.D. SUB # 836
- 1B. SANITARY SEWERS WILL CONNECT TO THE WEST COUNTY WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT SUBJECT TO FEES.
2. SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNERS/DEVELOPER'S EXPENSE.
3. A SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT 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 BEGINNING ANY CONSTRUCTION ACTIVITIES.
4. 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. 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 COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
5. CURB & GUTTER AND SIDEWALKS WILL BE PROVIDED ALONG ALL PROPOSED STREETS WITHIN PROJECT WHERE REQUIRED BY REGULATIONS.
6. THE MINIMUM RADIUS OF ALL RIGHT-OF-WAY AT ALL STREET INTERSECTIONS SHALL BE 25' UNLESS OTHERWISE INDICATED.
7. A PORTION OF THIS SITE LIES IN THE FLOOD HAZARD AREA PER FEMA MAP # 2111C0235 D. FLOOD PLAIN COMPENSATION SHALL BE PROVIDED ON SITE AT A RATIO OF 1.5 TO 1. MITIGATION FOR THE INCREASED STORMWATER RUNOFF FROM THIS PROJECT IS INCLUDED IN THE FLOODPLAIN COMPENSATION AREA.
8. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS SHALL OCCUR UNLESS APPROVED BY THE PLANNING COMMISSION.
9. DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN PROCESS.
10. SUBJECT SITE WILL BE SERVED BY THE PLEASURE RIDGE PARK FIRE DEPARTMENT.
11. STORMWATER MITIGATION MEASURES MUST BE CONSTRUCTED FIRST AND BE FULLY FUNCTIONAL PRIOR TO ALL OTHER CONSTRUCTION ACTIVITY.
12. ALL EXISTING STRUCTURES ARE TO BE REMOVED FROM THIS SITE.
13. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF FROM THE PROJECT TO THE STATE RIGHT-OF-WAY.
14. STREET TREES TO BE PROVIDED TO MEET THE TOTAL EQUIVALENT OF 50' ON CENTER. TREES SHALL BE A MINIMUM OF 2" DIAMETER AND 10' TO 12' MINIMUM HEIGHT.
15. STREETS WILL NOT EXCEED 10% GRADE. NO DEVELOPMENT WILL OCCUR ON SLOPES EXCEEDING 15% SLOPES.
16. C.O.E. WETLANDS DETERMINATION AND KY. DIVISION OF WATER APPROVAL REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
17. THE TEMPORARY 30' ACCESS EASEMENT SHALL BE ABANDONED ONCE OPERATION OF THE SAND QUARRY ON RESIDUAL TRACT HAS CEASED. ALL TEMPORARY VISUAL BARRIERS SHALL BE REMOVED AT THAT TIME.
18. DUMPSTERS ARE NOT BEING PROPOSED FOR THIS DEVELOPMENT.
19. PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.
20. THE TEMPORARY 30' ACCESS EASEMENT SHALL BE ABANDONED ONCE OPERATION OF THE SAND QUARRY ON RESIDUAL TRACT HAS CEASED. ALL TEMPORARY VISUAL BARRIERS SHALL BE REMOVED AT THAT TIME.
21. DUMPSTERS ARE NOT BEING PROPOSED FOR THIS DEVELOPMENT.



ADJACENT PROPERTY OWNERS		
LOT NUMBER	OWNER	DEED BOOK & PAGE
47	RENAISSANCE DEERING RD LLC	OPEN SPACE
46	JON R & DARLENE M WHITE	D.B. 7910 PG. 475
45	KEN THIENEMAN BUILDER INC	D.B. 8604 PG. 854
44	KEN THIENEMAN BUILDER INC.	D.B. 8666 PG. 908
43	KEN THIENEMAN BUILDER INC.	D.B. 8666 PG. 908
42	KEN THIENEMAN BUILDER INC.	D.B. 8604 PG. 854
40	RAYMOND W & JANA R CLEVENGER	D.B. 8509 PG. 506
38A	BRIAN & SUSAN SULLIVAN	D.B. 7862 PG. 615
17-26	KEN THIENEMAN BUILDER INC.	D.B. 8731 PG. 224
37-48	KEN THIENEMAN BUILDER INC.	D.B. 8731 PG. 224

**TREE CANOPY SUMMARY:**

**PROPOSED TREES**

TYPE	QTY	SIZE	TREE CANOPY AREA/TREE	TREE CANOPY
Deciduous				
A	203	1 3/4" - 3"	720	146,160 SQ.FT.
TOTAL PROVIDED				146,160 SQ.FT.

\* TREE CANOPY REQUIRED = 14.36 X 0.20 = 125,104 SF.

**EPSC BMP LEGEND AND DRAWING NO.'S**

SLY FENCE  
MSD STANDARD DING. NO. 27-09-01

STABILIZED CONSTRUCTION ENTRANCE  
MSD STANDARD DING. NO. 03-01-01

(TYP) STONE BAG INLET PROTECTION  
MSD STANDARD DING. NO. 03-03-01

Revision	Date	Description	Detalled by	CHK'd by	Approved by

**PROJECT DATA:**

**SITE DATA:**  
11011 DEERING ROAD  
LOUISVILLE, KY  
D.B. 7291 PG. 0885  
TAX BLOCK 1054, LOT 2  
TOTAL SITE AREA 14.36± AC.  
FORM DISTRICT NEIGHBORHOOD  
EXISTING ZONING R-5A  
PROPOSED ZONING R-5A  
EXISTING LAND USE VACANT  
PROPOSED LAND USE PATIO HOMES/ TOWNHOMES  
FLOOR AREA RATIO 0.32  
DENSITY (D.U./AC.) 6.13±

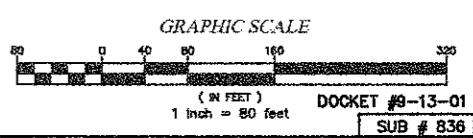
**BUILDING DATA:**  
TOTAL NUMBER OF UNITS 80 PATIO UNITS/ 8 TOWN HOMES  
PATIO HOMES FLOOR AREA (INC. GARAGE) 80 X 2,135 = 170,800 SF  
TOWN HOME FLOOR AREA (INC. GARAGE) 8X1,110 = 8,880 SF  
EXISTING TOWN HOME FLOOR AREA (INC. GARAGE) 19X1,110 = 21,080 SF  
200,770 SF

**PARKING SUMMARY:**  
PARKING SPACES REQUIRED (1.5x88 UNITS) 132 SPACES  
PARKING SPACES PROVIDED 131 SPACES  
RV PARKING SPACES PROVIDED 11 SPACES  
GARAGE SPACES 88 SPACES  
TOTAL PARKING SPACES =230 (INCLUDES 3 HANDICAP)  
PARKING AREA RATIO 2.5 SP./UNIT

**WAIVER REQUEST** - HAS BEEN GRANTED PER PREVIOUSLY APPROVED DISTRICT DEVELOPMENT PLAN.  
REQUEST WAIVER FROM LBA REQUIREMENT BETWEEN REAR OF LOTS 40-48 AND PROPOSED DEVELOPMENT.

**VARIANCE REQUEST** - HAS BEEN GRANTED PER PREVIOUSLY APPROVED DISTRICT DEVELOPMENT PLAN.  
TO REDUCE REQUIRED 25' BUILDING SETBACK TO 15' ALONG THE FRONTAGE OF SANDWOOD PLACE AND WOODRIDGE LAKE BLVD.

**NGVD 1929**  
RAILROAD SPIKE IN UTILITY POLE # 36547-82307  
AT THE PROPERTY LINE BETWEEN 11010 & 11008  
DEERING ROAD AT THE BACK OF THE EXISTING SIDEWALK  
ELEVATION 454.333



**HERITAGE ENGINEERING, LLC**  
ENGINEER  
101 N. 27th Ave  
Louisville, KY 40208  
(502) 581-1000  
FAX (502) 581-1001

**Renaissance Development**  
OWNER/DEVELOPER  
11800 CONQUEROR LANE, SUITE 100  
LOUISVILLE, KY 40288  
(502) 968-7600

**CONSTRUCTION PLANS FOR WOODRIDGE LAKE SECTION 4 - PHASE 1 SANDWOOD PLACE, LOUISVILLE KY 40272 DISTRICT DEVELOPMENT PLAN**

**PROJECT:**

JOB NO: 04004-R1  
HORIZ. SCALE: 1" = 30'  
VERTICAL SCALE: N/A  
DESIGNED BY: HSK  
DETAILED BY: JLV  
CHECKED BY: WHS  
DATE: FEBRUARY 2008

SHEET **7**

