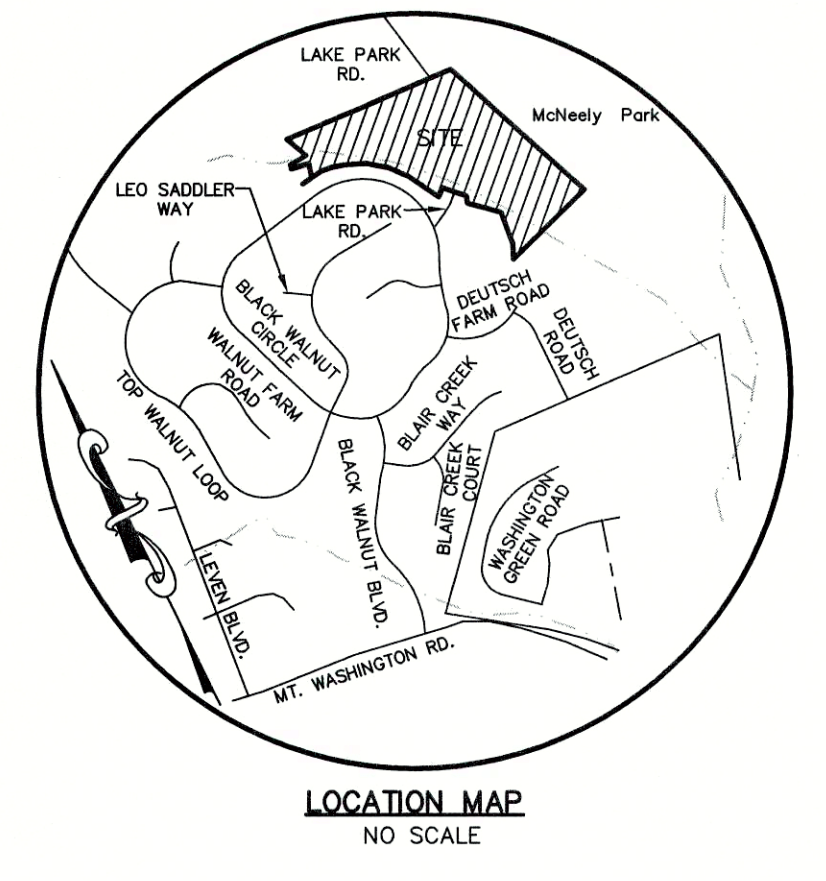


- LEGEND**
- EXISTING CONTOUR
 - EXISTING SINKHOLE
 - EXISTING FENCE
 - EXISTING WATER METER
 - EXISTING FIRE HYDRANT
 - EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
 - EXISTING DITCH
 - EXISTING SANITARY MANHOLE W/PIPE
 - EXISTING FORCED MAIN
 - PROPOSED STORM WITH SEDIMENT CONTROL
 - PROPOSED DITCH/SWALE
 - PROPOSED SANITARY MANHOLE W/PIPE
 - PROPOSED SILT FENCE
 - FLOW ARROW
 - TREE CANOPY PRESERVATION AREA (TCPA)
 - CONCEPTUAL WALKING TRAIL LOCATION

DETENTION CALCULATIONS

TOTAL AREA	18.13 AC
- OPEN SPACE	6.49 AC
	11.64 AC
BUILDABLE LOTS	56
DENSITY	56/11.64 = 4.81 LOTS/AC
	C = 0.59
	PRE. DEV. 0.30
	AC FT = 2.9/12 (11.64)(0.59-0.30)
	REQUIRED DETENTION VOL. = 0.82 AC. FT.

NOTE: BOX CULVERT TO BE SIZED TO PROVIDE DETENTION ON THE WEST SIDE OF PARK LAKE DRIVE AS REQUIRED PER MSD NOTE #2.



- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
 - 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.
 - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED 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.
 - THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
 - ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC A KARST SURVEY OF THE SITE WAS PERFORMED BY MARK SITES, PE, ON FEBRUARY 25, 2013. A SINKHOLE WAS IDENTIFIED OFFSITE NEAR THE NORTHEAST CORNER OF THE SITE AND NEAR THE REAR OF PROPOSED LOT 31.
 - WHERE THE 15' BUFFER YARD CONTAINS TREES OF AT LEAST FOUR (4) INCHES IN CALIPER, IT SHALL BE DESIGNATED A TREE CANOPY PROTECTION AREA (TCPA) AND NO UTILITY EASEMENTS SHALL BE PERMITTED TO ENCRoACH THE TCPA. NO MORE THAN 50% OF THE BUFFER YARD MAY OVERLAP WITH A UTILITY EASEMENT.
- PUBLIC WORKS AND KTC NOTES:**
- RIGHT-OF-WAY DEDICATION SHALL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY 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 AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
 - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 - ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST STRUCTURE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
 - THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADI, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
 - CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER 'XY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION', LATEST EDITION.

- MSD NOTES:**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE / STORM WATER DETENTION: ON-SITE DETENTION WILL BE PROVIDED; POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. 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.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0112E)
 - APPROVAL FROM CORPS OF ENGINEERS FOR DISCHARGE TO STREAM WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - ALL NECESSARY RIGHTS FOR STORM & SANITARY SEWER PURPOSES SHALL BE RETAINED ON ALL OPEN SPACE LOTS AND RECORDED ON THE RECORD PLAT.
- EROSION PREVENTION AND SEDIMENT CONTROL NOTE:**
- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
- SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
- WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.
- SITE DATA**
- | | |
|--------------------------|--------------------|
| FORM DISTRICT | R-5 |
| EXISTING ZONING | VACANT |
| EXISTING LAND USE | SINGLE FAMILY RES. |
| PROPOSED LAND USE | 20,82 AC |
| GROSS LAND AREA | 18.13 AC |
| NET LAND AREA | 53 |
| BUILDABLE LOTS | 56 |
| NON-BUILDABLE LOTS | 2.55 (DU./AC.) |
| GROSS DENSITY | 2.92 (DU./AC.) |
| NET DENSITY | 25 |
| FRONT & STREET SIDE YARD | 5' |
| REAR YARD | 25' |
| MINIMUM LOT SIZE | 6,000± S.F. |
| MAXIMUM BUILDING HEIGHT | 35' |
- TREE CANOPY DATA**
- | | |
|----------------------------|---------------------|
| GROSS SITE AREA | 906,961± S.F. |
| TREE CANOPY CATEGORY | CLASS C |
| EXISTING TREE CANOPY* | 696,506 S.F. (77%) |
| EXISTING TO BE PRESERVED | 144,646± S.F. (16%) |
| TOTAL TREE CANOPY REQUIRED | 136,044± S.F. (15%) |
- *TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LDMC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

BENCHMARKS

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOGIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.

SOURCE BENCHMARK STA012-2001 NAVD 1988 ELEV. 596.25

BEING AN EXISTING LOGIC MONUMENT LOCATED 275' EAST OF THE INTERSECTION OF MOUNT WASHINGTON ROAD AND ORELAND MILL AND 18' SOUTH OF THE CENTERLINE OF MOUNT WASHINGTON ROAD.

BM #1595 NAVD 1988 ELEV. 614.55

BEING AN "X-CUT" SET ON TOP OF A CONCRETE SIDEWALK LOCATED 115' NORTH OF THE INTERSECTION OF BLACK WALNUT CIRCLE AND TOP WALNUT LOOP AND 23' EAST OF THE CENTERLINE OF BLACK WALNUT CIRCLE.

BM #1597 NAVD 1988 ELEV. 613.37

BEING AN "X-CUT" SET ON TOP OF A CONCRETE SIDEWALK LOCATED 620' EAST OF THE INTERSECTION OF BLACK WALNUT CIRCLE AND TOP WALNUT LOOP AND 24' NORTH OF THE CENTERLINE OF BLACK WALNUT CIRCLE.

BM #1790 NAVD 1988 ELEV. 616.74

BEING AN "X-CUT" SET ON TOP OF A CONCRETE SIDEWALK LOCATED 480' EAST OF THE INTERSECTION OF TOP WALNUT LOOP AND LEOSADLER WAY AND 23' SOUTH OF THE CENTERLINE OF TOP WALNUT LOOP.

BM #1816 NAVD 1988 ELEV. 603.54

BEING AN "X-CUT" SET ON TOP OF A CONCRETE SIDEWALK LOCATED 150' NORTH OF THE INTERSECTION OF BLACK WALNUT CIRCLE AND FENMORE EDGE DRIVE AND 23' WEST OF THE CENTERLINE OF BLACK WALNUT CIRCLE.

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MSA

DEVELOPER
BALL HOMES, LLC
 13301 MAGISTERIAL DRIVE
 LOUISVILLE, KY. 40223

OWNER
NEW WALNUT HILL, LLC
 500 S 6TH STREET
 LOUISVILLE, KY. 40202

REVISED GENERAL DISTRICT DEVELOPMENT AND REVISED PRELIMINARY PLAN
COOPER FARMS SECTION 12
 69.35 FRANKLIN FARMER WAY
 LOUISVILLE, KY 40229
 TAX BLOCK, 3185 LOT 9
 D.B. 10149 PG. 789

Vertical Scale: N/A
 Horizontal Scale: 1"=60'
 Date: 11/2/15
 Job Number: 1118
 Sheet
 1
 of 1

15SUBDIV1018 / 15DEVELOPER