

MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO DOWNSTREAM CAPACITY, WHICH IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE 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 AND 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.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111C0079E & 2111C0096E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF BEST MANAGEMENT PRACTICES.
- SANITARY SEWER TO CONNECT TO OFFSITE SEWER EXTENSION AS SHOWN PER CASE #1820NE1071, TO BE COORDINATED BETWEEN DEVELOPERS.
- DRAINAGE WILL BE DIVERTED INTO A PROPOSED SWALE AS SHOWN ON THE APPROVED ADJACENT REZONING PLAN, #1820NE1071, OR WATER WILL BE DIVERTED FROM THIS PROPOSED DEVELOPMENT SO THAT THE POST PEAK FLOW WILL NOT EXCEED THE PRE PEAK FLOW SHEET DRAINING TOWARDS THE SOUTHERN PROPERTY LINE. IF THE DRAINAGE OUTLET FROM THIS DEVELOPMENT IS TO FLOW THROUGH AN OFFSITE SWALE, AS DEPICTED ON THE PLAN, A DRAINAGE EASEMENT WILL BE REQUIRED, TO BE COORDINATED BETWEEN DEVELOPERS. IF THIS SUBDIVISION IS CONSTRUCTED FIRST AND SAID EASEMENT CANNOT BE ACQUIRED, WATER SHALL BE DIVERTED FROM THE REAR OF THE HOUSE TOWARDS STREET "C" TO BE COLLECTED AND DIVERTED TO BASIN #2 AND BASIN #3 WILL NOT BE CONSTRUCTED. FINAL PLANS SHALL BE SUBMITTED TO AND APPROVED BY MSD PRIOR TO CONSTRUCTION PLAN APPROVAL.
- APPLICANT SHALL PROVIDE AN EVALUATION OF THE SEWERSHED UPSTREAM OF THIS PROPERTY. SEWER ALIGNMENT AND EASEMENT LOCATIONS MAY BE MODIFIED FROM LOCATIONS DEPICTED ON THIS CONCEPTUAL PLAN AND SHALL BE PLACED AND SIZED TO ADEQUATELY SERVE THE WATERSHED. MSD AND THE APPLICANT SHALL EXECUTE AN AGREEMENT CONSISTENT WITH MSD'S EXCESS COST POLICY PRIOR TO CONSTRUCTION APPROVAL.

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.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE HIGHWAY, FERN CREEK FIRE DISTRICT.
- IF PROPOSED, SIGNATURE ENTRANCE WALL SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC. ALL LUMINAIRES SHALL BE AIMED DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE OBSTRUCTION ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- IN ADEQUATE RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE PERFORMED BY TRAVIS BROWN, EIT, ON 1/9/2020 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
- ALL NECESSARY RIGHTS FOR SANITARY SEWERS AND DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".

SITE DATA:

NEIGHBORHOOD: R4
 EXISTING ZONING: VACANT/SINGLE-FAMILY
 PROPOSED LAND USE: SINGLE-FAMILY
 GROSS LAND AREA: 33,784 AC.
 NET LAND AREA: 27,504 AC.
 BUILDABLE LOTS: 128
 NON-BUILDABLE LOTS: 3,790 D.U./AC.
 GROSS DENSITY: 4.65 D.U./AC.
 NET DENSITY: 211,074± S.F. (14%)
 TOTAL OPEN SPACE PROVIDED: 1,471,464± S.F.
TREE CANOPY DATA:
 GROSS SITE AREA: CLASS C
 TREE CANOPY CATEGORY: 353,164± S.F. (24%)
 EXISTING TREE CANOPY: 43,911± S.F. (3%)
 TREE CANOPY TO BE PLANTED: 235,667± S.F. (16%)
 TOTAL TREE CANOPY REQUIRED: 279,578± S.F. (19%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

DETENTION CALCULATIONS:

BASIN #1
 $2.9/12 (0.50-0.22) (9.30) = 0.63$ AC-FT

BASIN #2
 $2.9/12 (0.50-0.22) (20.85) = 1.41$ AC-FT

BASIN #3
 $2.9/12 (0.50-0.22) (3.63) = 0.25$ AC-FT

MAXIMUM BALANCE TRANSFER LOT CALCULATION

MLP - MAXIMUM LOTS PERMITTED
 TA - TOTAL LAND AREA (33,784)
 SS - STEEP SLOPE AREA/SLOPES >20% (1.11 AC.)
 IA - INFRASTRUCTURE AREA (6.28 AC.)
 $MLP = [(TA - SS - IA) 4.84] + SS \times 4.84$

$MLP = [(33,784 - 1.11 - 6.28) 4.84] + 1.11 \times 4.84$
 MLP = 130

NOTE: ONLY THE AREAS OF STEEP SLOPES REMOVED WITHIN THE OPEN SPACE LOTS ARE USED FOR THE BALANCE TRANSFER CALCULATION.

DIMENSIONAL STANDARDS

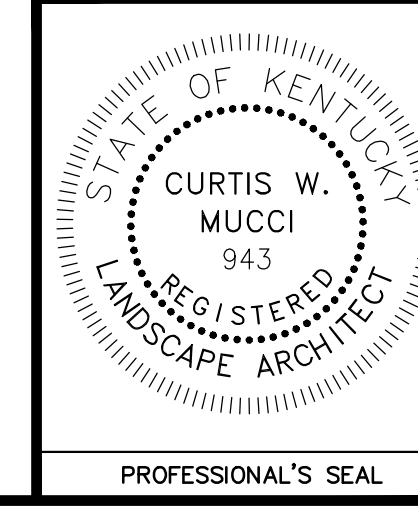
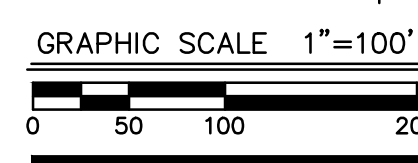
FRONT/STREET SIDE YARDS	MIN. 30'
SIDE YARDS	5'
REAR YARD	25'
MAXIMUM BUILDING HEIGHT	35'
DETACHED MINIMUM LOT AREA	4,500 S.F.
LOTS <6,000 S.F. (MAX 25% OR 32 LOTS)	6 LOTS PROPOSED
LOTS ≥6,000 S.F. (MIN 20% OR 26 LOTS)	26 LOTS PROPOSED

WAIVER REQUEST:
 A WAIVER OF 7.3.30(E) OF THE LDC IS REQUESTED TO ALLOW MORE THAN 15% OF A REQUIRED REAR YARD OF A BUILDABLE LOT TO BE OCCUPIED BY A DRAINAGE EASEMENT.

ADJACENT PROPERTY OWNERS:

JAMES & JUDY CONNER 6107 S. WATTERSON TRAIL T.B. 888 LOT 1 D.B. 4851 PG. 148 R4/NFD	SUPERIOR BUILDERS INC 6418 VILLA SPRING DRIVE T.B. 4038 LOT 55 D.B. 10346 PG. 422 PRD/NFD
DARLYN & ANAOLETO MILLAR 6109 S. WATTERSON TRAIL T.B. 888 LOT 2 D.B. 10649 PG. 899 R4/NFD	ALLEN SCHULER & PATRICIA PRIDDY 6420 VILLA SPRING DRIVE T.B. 4038 LOT 56 D.B. 11185 PG. 768 PRD/NFD
JOY TOMERLIN 6111 S. WATTERSON TRAIL T.B. 888 LOT 3 D.B. 11359 PG. 373 R4/NFD	ROGER & LINDA ROALFOS 6422 VILLA SPRING DRIVE T.B. 4038 LOT 57 D.B. 11211 PG. 137 PRD/NFD
DAVID BURKE 6113 S. WATTERSON TRAIL T.B. 888 LOT 4 D.B. 11359 PG. 500 R4/NFD	KENNETH & KAREN CRAIGMYLE 6424 VILLA SPRING DRIVE T.B. 4038 LOT 58 D.B. 11427 PG. 4 PRD/NFD
BOBBY & DELORES HAYES 6115 S. WATTERSON TRAIL T.B. 888 LOT 5 D.B. 5167 PG. 57 R4/NFD	SPRING VILLA HOMEOWNERS ASSOC. 6112 S. WATTERSON TRAIL T.B. 4038 LOT 208 D.B. 10346 PG. 354 PRD/NFD
HUGH & TARRA BRADLEY 7801 FAIR LANE T.B. 854 LOT 182A D.B. 7194 PG. 296 R4/NFD	WILLIAM HOLLOWAN 6701 R. HOLLOW TREE ROAD T.B. 954 LOT 183A D.B. 7780 PG. 200 R4/NFD
APRIL KAISER 7800 FAIR LANE T.B. 888 LOT 86 D.B. 8854 PG. 581 R4/NFD	MARK & ANN DEVER 6703 R. HOLLOW TREE ROAD T.B. 954 LOT 183A D.B. 5783 PG. 805 R4/NFD

BENCHMARK
 NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.
 SOURCE BENCHMARK BP35-02 NAVD 1988 ELEV. 661.30
 FROM THE INTERSECTION OF BARDSTOWN ROAD AND FERNDALE ROAD, PROCEED WEST ON FERNDALE ROAD 1.4 MILES UNTIL IT ENDS AT WATTERSON TRAIL. STATION IS ON THE SOUTHEAST CORNER OF FERNDALE ROAD AND SOUTH WATTERSON TRAIL. THE STATION IS A 3" I.D. DISK WITH A MAGNETIC LOCATOR SET IN A 12" BY 36" CONCRETE POST. STATION IS LOCATED 62.0' SOUTH OF THE CENTERLINE OF FERNDALE ROAD, 21.5' EAST OF THE CENTERLINE OF SOUTH WATTERSON TRAIL AND 62.0' WEST OF THE NORTHWEST CORNER OF THE HOUSE AT #6301 WATTERSON TRAIL.



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DEVELOPER
 HIGHGATES DEVELOPMENT
 119 GLEN PARK AVENUE
 TORONTO ONTARIO
 M6B 2C6, CANADA

OWNER
 CLARENCE & LUCILLE SCHMITT
 16962 BUCKINGHAM AVENUE
 BEVERLY HILLS, MI 48025

PRELIMINARY SUBDIVISION PLAN
 (PER 4-7.7 DEVELOPMENT POTENTIAL TRANSFER)
6106 S. WATTERSON TRAIL
 LOUISVILLE, KENTUCKY 40291

1/23/20 PER AGENCY COMMENTS	
1/27/20 PER AGENCY COMMENTS	
5/4/20 PER PUBLIC HEARING COMMENTS	
5/29/20 PER PUBLIC HEARING COMMENTS	

Vertical Scale: N/A
 Horizontal Scale: 1"=100'
 Date: 12/16/2019
 Job Number: 3628
 Sheet
1
 of 1

PROJECT #19-MSUB-0018
 MSD WM #12092