

GENERAL NOTES:

- 1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. State Highway encroachment permit will be required for the entrance.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the Right of Way.
6. There shall be no landscaping in the Right of Way without an encroachment permit.
7. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
8. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved.
9. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
10. Approval from the Division of Water will be required.
11. A Corps of Engineers wetlands evaluation will be required.
12. Any loss in floodplain storage will be mitigated onsite at 1:1.
13. A KARST survey was performed by Kevin Young RLA on October 29, 2014, no KARST features were found.
14. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
15. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
16. All open space lots are non-buildable and will be recorded as open space and utility easements.

- 17. 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.

MSD NOTES:

- 1. Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
2. A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0096 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. The site has three drainage an easement plot will be required prior to MSD granting construction plan approval.
5. On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
6. A Downstream Facilities Capacity Request has been submitted to MSD.
7. 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.
8. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
9. Silt Checks installed in proposed drainage swales as required by MSD.
10. An MSD floodplain permit will be required.

PROJECT DATA

Table with 2 columns: Description and Value. Includes: TOTAL SITE AREA = 18.82± Ac., R/W DEDICATION AREA = 0.79± Ac., PROPOSED ROW = 2.95± Ac., NET SITE AREA = 15.08± Ac., TRACT 1 AREA = 6.72± Ac., TRACT 2 AREA = 8.36± Ac., EXISTING ZONING = R-4, FORM DISTRICT = TRACT 1 - R-4 TO REMAIN, EXISTING USE = NEIGHBORHOOD, PROPOSED USE = SINGLE FAMILY RESIDENTIAL.

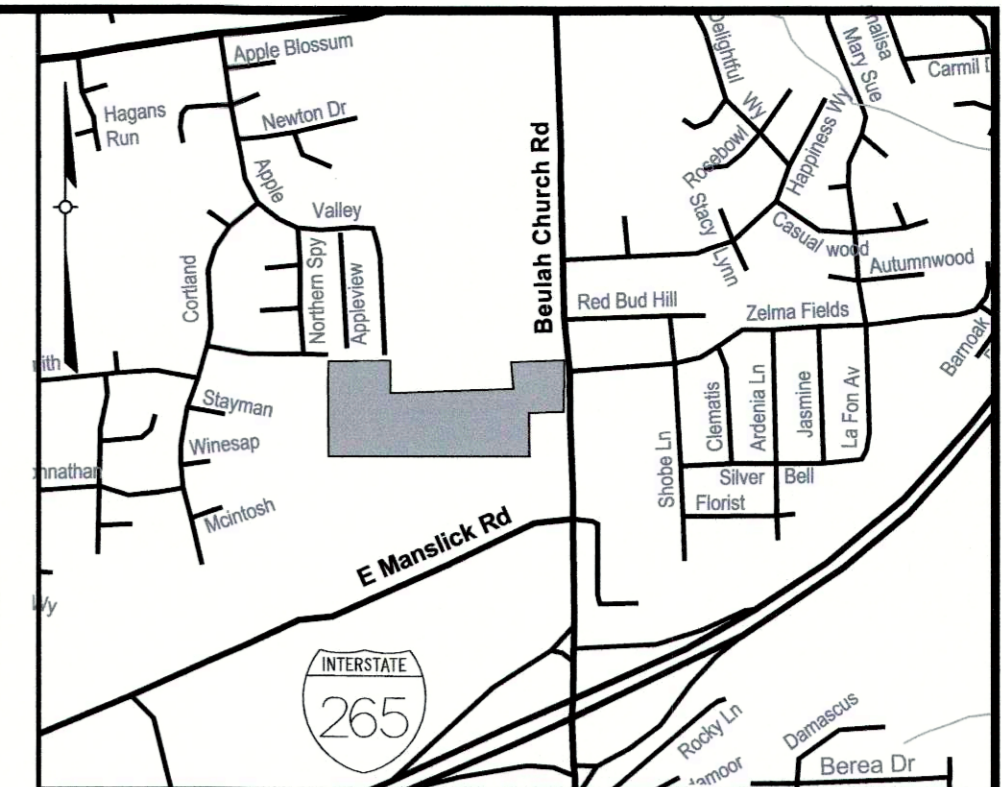
Table with 2 columns: Description and Value. Includes: OPEN SPACE TRACT 1 (OPEN SPACE REQUIRED/PROVIDED) = NONE REQUIRED PER SECTION 5.11.4, TRACT 2 OPEN SPACE REQUIRED = (15%) 1.35 Ac. - 58,806 SF, OPEN SPACE PROVIDED = (23%) 2.05 Ac. - 89,753 SF, PARKING REQUIRED (TRACT 2) 99/1.5 SP MIN. = 149 SP, 99/3 SP MAX. = 297 SP.

Table with 2 columns: Description and Value. Includes: TOTAL VEHICULAR USE AREA (TRACT 2) = 68,272 SF, INTERIOR LANDSCAPE AREA REQUIRED (TRACT 2) = 5,120 SF, INTERIOR LANDSCAPE AREA PROVIDED (TRACT 2) = 5,267 SF, SETBACKS (TRACT 1)(R-4) FRONT & STREET SIDE YARD SETBACK = 5', SIDE YARD SETBACK = 3', REAR YARD SETBACK = 25'.

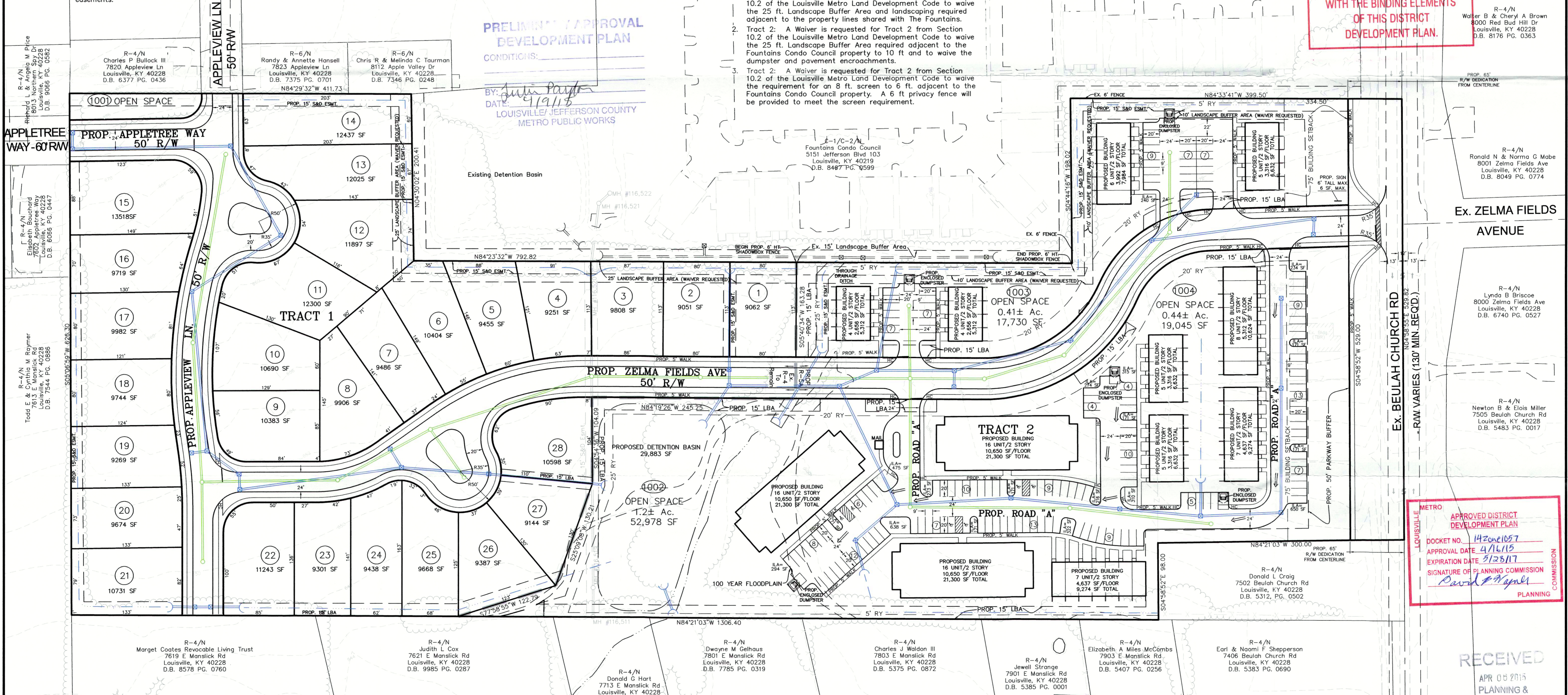
Table with 2 columns: Description and Value. Includes: SETBACKS (TRACT 2)(R-5A) FRONT & STREET SIDE YARD SETBACK = 20', SIDE YARD SETBACK = 5', REAR YARD SETBACK = 25'.

WAIVERS REQUESTED:

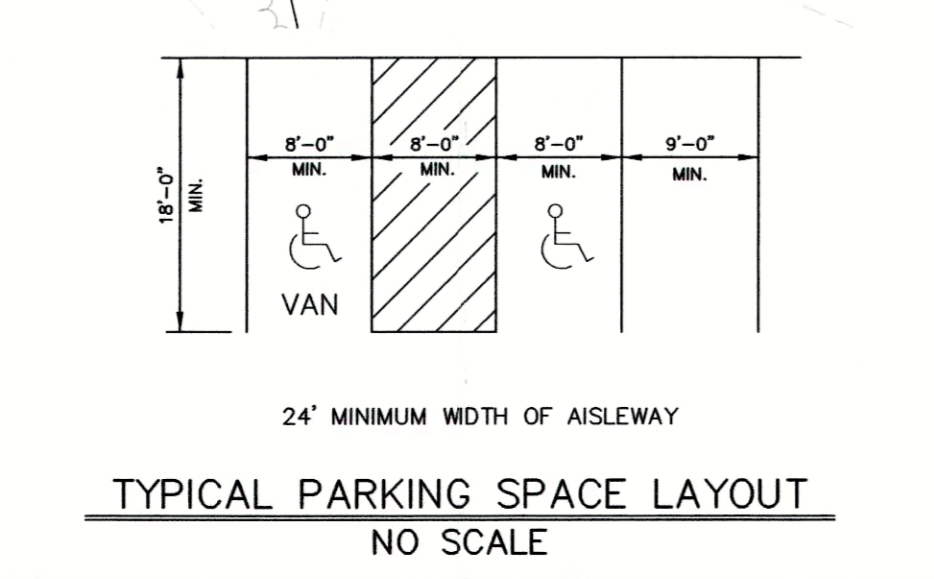
- 1. Tract 1: A Waiver is requested for Tract 1 from Section 10.2 of the Louisville Metro Land Development Code to waive the 25 ft. Landscape Buffer Area and landscaping required adjacent to the property lines shared with The Fountains.
2. Tract 2: A Waiver is requested for Tract 2 from Section 10.2 of the Louisville Metro Land Development Code to waive the 25 ft. Landscape Buffer Area required adjacent to the Fountains Condo Council property to 10 ft and to waive the dumpster and pavement encroachments.
3. Tract 2: A Waiver is requested for Tract 2 from Section 10.2 of the Louisville Metro Land Development Code to waive the requirement for an 8 ft. screen to 6 ft. adjacent to the Fountains Condo Council property. A 6 ft privacy fence will be provided to meet the screen requirement.



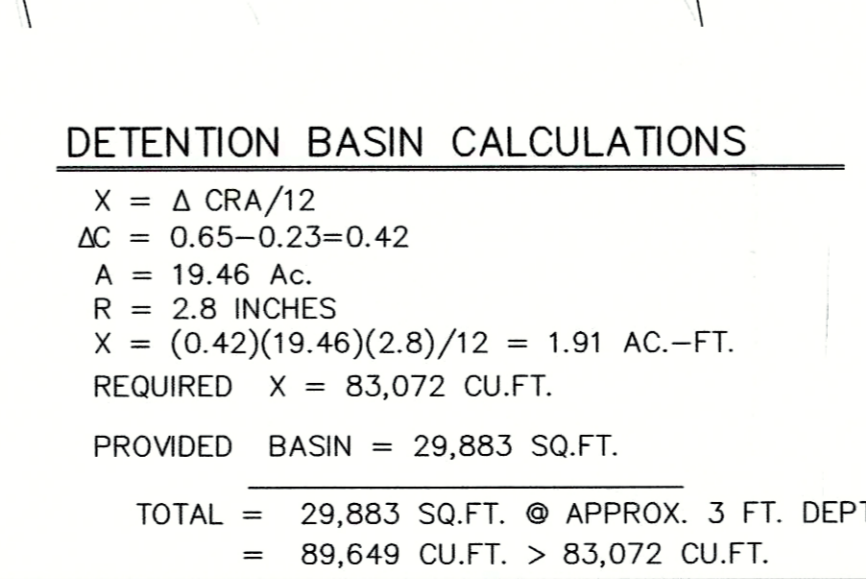
NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.



LEGEND table listing symbols for proposed storm sewer, catch basin, sewer and manhole, drainage swale, rock ditch, roof drain, silt fence, and stone bag inlet protection.



TREE CANOPY CALCULATIONS (CLASS C) (0%-40% COVERAGE) and DETENTION BASIN CALCULATIONS tables.



PRELIMINARY APPROVAL
Condition of Approval:
Development Review: [Signature] 4/16/15
Date:
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

Table with 3 columns: SITE ADDRESS, OWNER, and REVOCAABLE TRUST AGREEMENT WITH MARGA. Includes site addresses for 7604 Beulah Church Road, 7506 Beulah Church Road, and 7508 Beulah Church Road.

Vertical sidebar containing: REVISIONS table, PROJECT DATA, ASHTON PARK PHASE II, DEVELOPER ASHTON PARK LLC, SHEET 1 OF 4, JOB NO. 14156, and SURVEYOR'S SEAL.