

LEGEND

[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING TREE MASS
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING TOP OF BANK
[Symbol]	EXISTING TOE OF SLOPE/DITCH
[Symbol]	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
[Symbol]	PROPOSED STORM MANHOLE W/PIPE
[Symbol]	PROPOSED SLOPED & FLARED HEADWALL W/PIPE
[Symbol]	PROPOSED DITCH/SWALE
[Symbol]	PROPOSED SANITARY MANHOLE W/PIPE
[Symbol]	PROPOSED DRAINAGE ARROW
[Symbol]	REVISED TREE LINE
[Symbol]	SLOPES 20-30%
[Symbol]	SLOPES >30%
[Symbol]	LIMITS OF DISTURBANCE

- 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 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 GREEN BEST MANAGEMENT PRACTICES.
 - SANITARY SEWER TO CONNECT TO OFFSITE SEWER EXTENSION AS SHOWN PER CASE #18Z0NE1071, TO BE COORDINATED BETWEEN DEVELOPERS.
 - DRAINAGE WILL BE EITHER INTO A PROPOSED SWALE AS SHOWN ON THE APPROVED ADJACENT REZONING PLAN, #18Z0NE1071, 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 PLANNED 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 HIGHWIND, FERN CREEK FIRE DISTRICT.
 - IF PROPOSED, SIGNATURE ENTRANCE WALLS 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 CLARE PERCEPTION 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 ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN, EIT, ON 1/8/2020 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:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
EXISTING LAND USE	VACANT/SINGLE-FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	353,164± S.F. (24K)
NET LAND AREA	33,782 AC.
BUILDABLE LOTS	27,502 AC.
NON-BUILDABLE LOTS	131
GROSS DENSITY	7
NET DENSITY	3.88 D.U./AC.
TOTAL OPEN SPACE PROVIDED	4.78 D.U./AC.
	206,933± S.F. (14K)

TREE CANOPY DATA:

GROSS SITE AREA	1,471,464± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	353,164± S.F. (24K)
EXISTING TREE CANOPY TO BE PRESERVED	45,177± S.F. (3K)
TREE CANOPY TO BE PLANTED	234,401± S.F. (16K)
TOTAL TREE CANOPY REQUIRED	279,578± S.F. (19K)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC 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 (33,782)

SS - STEEP SLOPES AREA /SLOPES >20% (0.67 AC)

IA - INFRASTRUCTURE AREA (6.28 AC)

MLP = ((TA - SS - IA) 4.84) + SS X 4.84

MLP = (33,778 - 0.67 - 6.28) 4.84 + 0.67 X 4.84

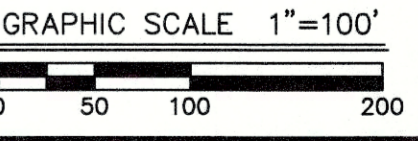
MLP = 131

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

ADJACENT PROPERTY OWNERS:

JAMES & JUDY CONNER 6107 S. WATTERSON TRAIL T.B. 888 LOT 1 D.B. 4581 PG. 148 R4/NFD	SUPERIOR BUILDERS INC 5418 VILLA SPRING DRIVE T.B. 4038 LOT 55 D.B. 10346 PG. 422 PRD/NFD
DARLYN & ANACLETO MILLAR 6107 S. WATTERSON TRAIL T.B. 888 LOT 2 D.B. 10649 PG. 899 R4/NFD	ALLEN SCHULER & PATRICIA PRIDDY 6107 S. WATTERSON TRAIL 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. 7914 PG. 373 R4/NFD	ROGER & LINDA RALOFFS 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. 7002 J. BRETT FRAZIER DRIVE T.B. 4038 LOT 208 D.B. 10346 PG. 354 PRD/NFD
HUGH & TARRA BRADLEY 7801 FAIR LANE T.B. 888 LOT 6 D.B. 7194 PG. 296 R4/NFD	WILLIAM HOLLOWMAN 8701 R. HOLLOW TREE ROAD T.B. 954 LOT 182A D.B. 7780 PG. 200 R4/NFD
APRIL KAISER 7800 FAIR LANE T.B. 888 LOT 8 D.B. 8684 PG. 581 R4/NFD	MARK & ANN DEVER 8703 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 LOGIC 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.



RECEIVED
MAY 04 2020
PLANNING & DESIGN SERVICES
PROJECT #19-MSUB-0018
MSD WM #12092

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
T.B. 637 LOT 207
D.B. 8180 PG. 633

MINDEL SCOTT
ENGINEERING & PLANNING
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Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 12/16/2019
Job Number: 3628
Sheet
1
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