

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. 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.
7. 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.
8. 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 RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
9. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
10. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
11. ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
12. 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.
13. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.
14. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.
15. NO INDIVIDUAL LOT ACCESS FROM LOT 103 TO SHELBYVILLE ROAD SHALL BE ALLOWED.

STORMWATER POLLUTION PREVENTION PLAN NOTE:

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES 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.

BENCHMARKS

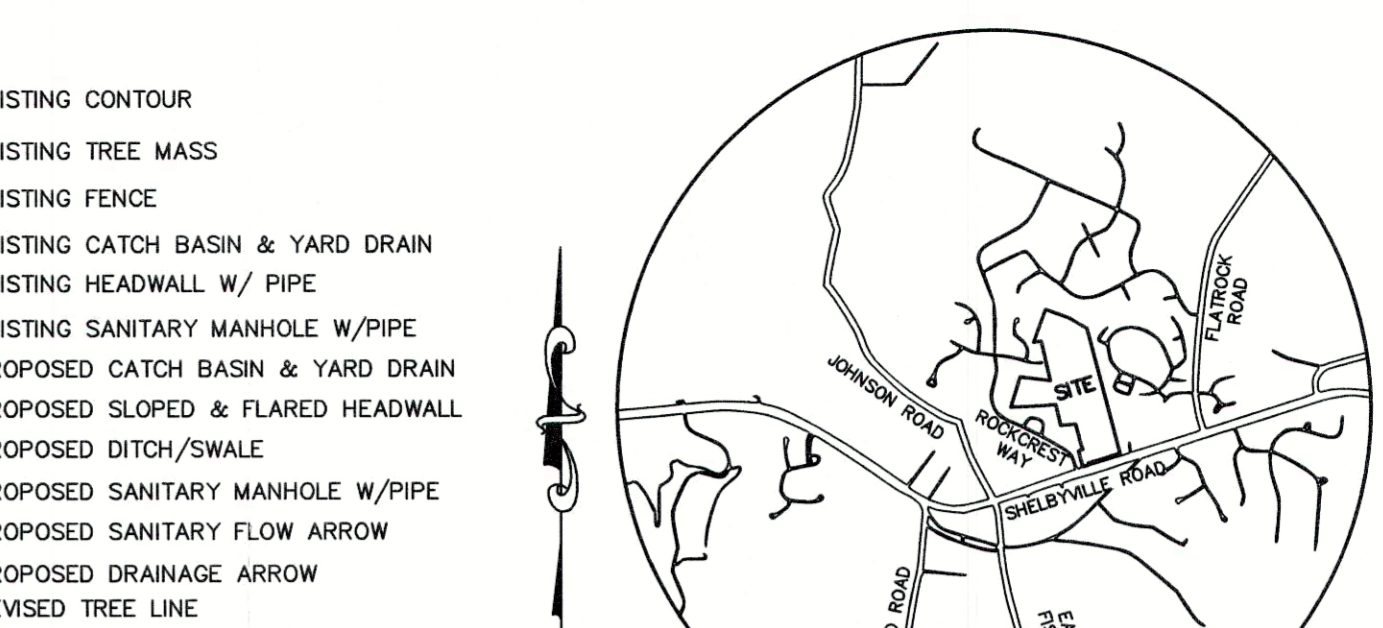
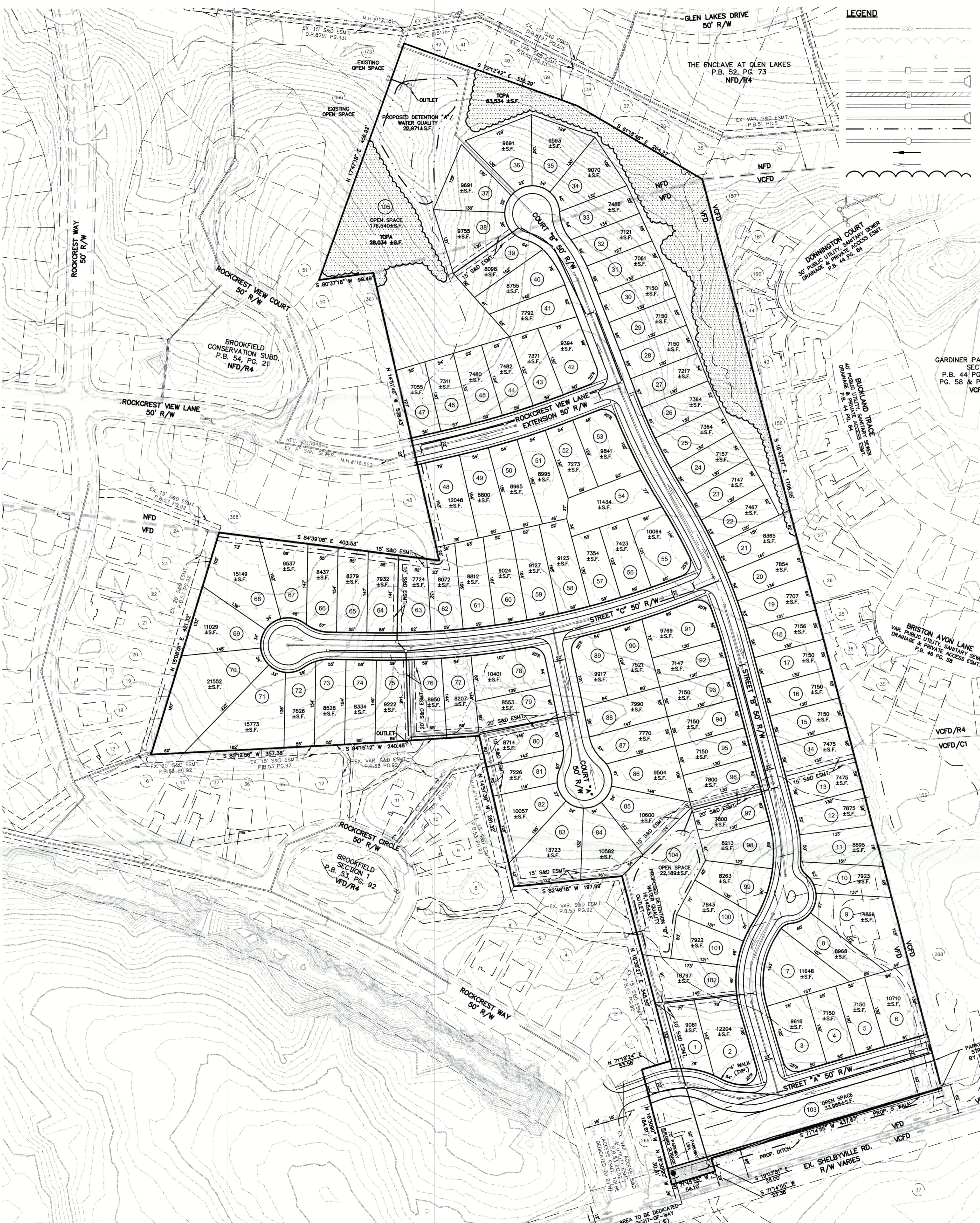
NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOGIC BENCHMARKS.

SOURCE BENCHMARK BA50-02 NAVD 1988 ELEV. 625.41

FROM THE JUNCTION OF INTERSTATE 265 AND U.S. HWY 60, GO EASTERLY ON U.S. HWY 60 FOR 2.9 MILES TO THE INTERSECTION OF LONG RUN ROAD ON THE LEFT. GO EASTERLY ON LONG RUN ROAD FOR 0.2 MILES TO THE STATION ON THE LEFT. STATION IS 47.8' NORTHEAST OF THE EAST END OF A METAL GAUGE RAIL, 33.6' SOUTH OF THE 5.4' WOOD FENCE, 16.4' EAST SOUTHEAST OF A FIRE HYDRANT AND 16' NORTH OF THE CENTERLINE OF LONG RUN ROAD.

ADJACENT PROPERTY OWNERS

EASTWOOD CHRISTIAN CHURCH 15321 EASTWOOD CTR OFF RD. T.B. 25 LOT: 108 D.B. 5288 PG. 66	MICHAEL & LISA PHILIPS 15321 EASTWOOD CTR OFF RD. T.B. 25 LOT: 38 D.B. 5288 PG. 66	CLAYTON & MYLINDA SASSE 15321 EASTWOOD CTR OFF RD. T.B. 4033 LOT: 18 D.B. 9899 PG. 38
WENDY & ROGER CHARLES 15311 EASTWOOD CTR OFF RD. T.B. 12 LOT: 111 D.B. 9033 PG. 15	KIMBERLY HOOVER 15319 EASTWOOD CTR OFF RD. T.B. 25 LOT: 39 D.B. 9637 PG. 224	WAYNE & BEDELAH EDELIN 213 ROCKCREST WAY T.B. 3940 LOT: 40 D.B. 9875 PG. 474
SHOPS AT GARDNER PARK LLC 15411 SHELBYVILLE RD. T.B. 28 LOT: 288 D.B. 978 PG. 108	MILBURN FAMILY LIVING TRUST TH 15411 SHELBYVILLE RD. T.B. 28 LOT: 288 D.B. 10540 PG. 451	TANG XIAOLONG 15411 SHELBYVILLE RD. T.B. 4033 LOT: 21 D.B. 10540 PG. 451
JEFFREY NELSON 16402 DONNINGTON CT. T.B. 3123 LOT: 43 D.B. 8196 PG. 131	TOBY & MARY HENDERSON 219 ROCKCREST WAY T.B. 3940 LOT: 42 D.B. 10294 PG. 729	BILLY JOE MC WILLIAM 101 ROCKCREST WAY T.B. 4033 LOT: 23 D.B. 9926 PG. 54
CARL & PERRY JOYCE 16404 DONNINGTON CT. T.B. 3123 LOT: 44 D.B. 9038 PG. 473	CHRIS & SHANNON GUNNINGHAM 223 ROCKCREST WAY T.B. 4033 LOT: 2 D.B. 10289 PG. 531	MARCUS SEATON & STEPHANIE KOHL 16301 ROCKCREST CR. T.B. 4033 LOT: 38 D.B. 9878 PG. 220
GARDNER PARK HOMEOWNERS ASSOC. "A" OPEN SPACE T.B. 3123 LOT: 186 D.B. 8263 PG. 262	PULTE HOMES OF OHIO LLC 105 ROCKCREST WAY T.B. 4033 LOT: 33 D.B. 10289 PG. 531	DONALD & APRIL WILLIAMS 219 ROCKCREST WAY T.B. 4033 LOT: 36 D.B. 984 PG. 680
BRENDA & RALPH THACKER 16406 DONNINGTON CT. T.B. 3123 LOT: 180 D.B. 9042 PG. 778	JAMES & BOBBY REEBES JR. 106 ROCKCREST WAY T.B. 4033 LOT: 5 D.B. 7947 PG. 341	MORGAN RODRIG & SCOTT STERER 203 ROCKCREST WAY T.B. 4033 LOT: 5 D.B. 9891 PG. 420
FRANCES E FOREMAN REVOCABLE TRUST 16506 BRISTON AVON LN. T.B. 3290 LOT: 25 D.B. 10588 PG. 97	JAMES & CHARLENE WATSON 16506 ROCKCREST VIEW LN. T.B. 4033 LOT: 45 D.B. 10071 PG. 51	PETER & LORE VOWELS 16506 ROCKCREST VIEW CT. T.B. 4033 LOT: 50 D.B. 10710 PG. 418
JOHN & ROBIN GREENWELL 16504 BRISTON AVON LN. T.B. 3290 LOT: 27 D.B. 10424 PG. 689	ASHLEY WARBURTON 16506 ROCKCREST VIEW CT. T.B. 4033 LOT: 8 D.B. 9908 PG. 918	SAYO & JESSICA KHOSROWSHAHI 309 ROCKCREST VIEW CT. T.B. 4033 LOT: 11 D.B. 10052 PG. 136
JOYCE CRUM 16502 BRISTON AVON LN. T.B. 3290 LOT: 35 D.B. 9991 PG. 148	MICHAEL & KRISTINE PARSON 16307 ROCKCREST CR. T.B. 4033 LOT: 10 D.B. 9834 PG. 711	BROOKFIELD DEVELOPMENT LLC 207 ROCKCREST VIEW CT. T.B. 4033 LOT: 36 D.B. 9937 PG. 660
GARDNER PARK HOMEOWNERS ASSOC. 16520 BRISTON AVON LN. T.B. 3290 LOT: 153 D.B. 9566 PG. 358	PETER PENNINGA JR. 16307 ROCKCREST CR. T.B. 4033 LOT: 11 D.B. 9937 PG. 660	BROOKFIELD DEVELOPMENT LLC 206 ROCKCREST WAY T.B. 4033 LOT: 10 D.B. 9834 PG. 711
PATROCK & DEUK FORST 16500 GLEN LAKES DR. T.B. 3758 LOT: 26 D.B. 10136 PG. 656	DOANIS & KELLIE DEWEESSE 16303 ROCKCREST CR. T.B. 4033 LOT: 11 D.B. 9999 PG. 369	BROOKFIELD DEVELOPMENT LLC 205 ROCKCREST WAY T.B. 4033 LOT: 10 D.B. 9937 PG. 660
THEODORE & JAMES SCHINDLER 16506 BRISTON AVON LN. T.B. 3290 LOT: 36 D.B. 9999 PG. 369	JEFFREY & RITA RUNNER 16514 GLEN LAKES DR. T.B. 3840 LOT: 35 D.B. 9562 PG. 569	MICHAEL & HANNAH WYAR 16512 GLEN LAKES DR. T.B. 3840 LOT: 36 D.B. 10154 PG. 185
MARK & JESSICA MORTENSON 16514 GLEN LAKES DR. T.B. 3840 LOT: 35 D.B. 9562 PG. 569	WILLIAM ROBINSON 209 ROCKCREST WAY T.B. 4033 LOT: 37 D.B. 9893 PG. 227	BROOKFIELD DEVELOPMENT LLC 207 ROCKCREST VIEW CT. T.B. 4033 LOT: 36 D.B. 9937 PG. 660
JAMIE & LONNIE BAKER 16512 GLEN LAKES DR. T.B. 3840 LOT: 36 D.B. 10154 PG. 185	BRIVAN & DENISE MONTGOSH 16510 GLEN LAKES DR. T.B. 3840 LOT: 37 D.B. 10038 PG. 192	BROOKFIELD DEVELOPMENT LLC 206 ROCKCREST WAY T.B. 4033 LOT: 10 D.B. 9937 PG. 660



SITE DATA:

FORM DISTRICT	R-4
EXISTING ZONING	R-4
PROPOSED ZONING	R-4
EXISTING LAND USE	SINGLE FAMILY/AGRICULTURAL
PROPOSED LAND USE	SINGLE FAMILY
GROSS LAND AREA	30.78± AC.
NET LAND AREA	26.03± AC.
BUILDABLE LOTS	102
NON-BUILDABLE LOTS	3
GROSS DENSITY	3.31 DU./AC.
NET DENSITY	3.92 DU./AC.
OPEN SPACE REQUIRED	201,090± S.F. (15%)
TOTAL OPEN SPACE PROVIDED	232,714± S.F. (17%)

DEVELOPER: BALL HOMES, 3609 WALDEN AVE., LEXINGTON, KY 40517

DETTENTION CALCULATIONS

BASIN A:
2.9/12 (0.5-0.23) (11.3) = 0.74 AC-FT

BASIN B:
2.9/12 (0.5-0.23) (20) = 1.30 AC-FT

- GENERAL NOTES:**
1. 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'S RISK AND EXPENSE.
 2. 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.
 3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. PREVENTIVE 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.
 4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 5. THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT.
 6. 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.
 7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO INDICATE OF SINKHOLES ON THE SUBJECT PROPERTY.
 8. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
 9. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK A. SITES ON XXXX AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGICAL INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
 10. DEVELOPER AGREES TO UPDATE THE KY HISTORIC RESOURCES INVENTORY FORM. THE FORM SHALL BE SUBMITTED TO THE KENTUCKY HERITAGE COUNCIL AND THE URBAN DESIGN/HISTORIC PRESERVATION STAFF PRIOR TO GROUND DISTURBANCE AND DEMOLITION. ARCHAEOLOGICAL DISCOVERIES SUCH AS ARTIFACTS, FEATURES AND OTHER ARCHAEOLOGICAL DEPOSITS SHOULD BE REPORTED TO THE LANDMARKS COMMISSION.
 11. PRIOR TO GROUND DISTURBANCE OF THE SITE, ANY HISTORIC RESOURCES THAT ARE APPROVED FOR DEMOLITION SHALL BE DOCUMENTED BY THE DEVELOPER BY PREPARING AN INDIVIDUAL HISTORIC SURVEY FORM WHICH INCLUDES PHOTOGRAPHS OF ALL ELEVATION AND SIGNIFICANT ARCHITECTURAL FEATURES. THE DOCUMENTATION SHALL BE SUBMITTED TO THE KENTUCKY HERITAGE COUNCIL AND THE URBAN DESIGN/HISTORIC PRESERVATION STAFF UPON COMPLETION.

- MSD NOTES:**
1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 2. 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 THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER 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.
 3. 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
 4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110C SE).
 5. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 6. ALL NECESSARY RIGHTS FOR S&D PURPOSES SHALL BE RESERVED ON OPEN SPACE LOTS.
 7. EXISTING DRAINAGE DITCH IN ADJACENT SUBDIVISION TO BE PAVED PRIOR TO INSTALLATION OF PROPOSED DETENTION BASIN ALONG ADJACENT LOTS 3-6.
 8. THE EXISTING OFFSITE DITCH, ACROSS BROOKFIELD LOTS 3-6 SHALL BE IMPROVED TO MEET MSD SPECIFICATIONS TO PROVIDE POSITIVE DRAINAGE ADEQUATE TO HANDLE THE SITES DETENTION BASIN FLOW. AN EFFORT SHALL BE MADE TO CONTACT THE PROPERTY OWNERS PRIOR TO STARTING THE DITCH IMPROVEMENTS. DEVELOPER MAY REQUEST THESE IMPROVEMENTS TO BE HANDLED UNDER A SEPARATE BOND SO IT MAY BE RELEASED ONCE THE IMPROVEMENTS ARE MADE.

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 9/18/17
Job Number: 2090-001H
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PROJECT #17ZONE1032
MSD SUB #1096

Mindel, Scott & Associates, Inc.
Planning - Engineering - Surveying - Landscape Architecture
Utility Consulting - Property Management
1515 Jefferson Boulevard, Louisville, KY 40219
Phone: (502) 485-1508 - Fax: (502) 485-1608 - Email: ms@aia.com

NSA

DEVELOPER: BALL HOMES, 3609 WALDEN AVE., LEXINGTON, KY 40517

OWNERS: PINNACLE PROPERTIES OF LOU., P.O. BOX 43957, LOUISVILLE, KY 40225
WILLIAM R. BRYANT LIVING TRUST, 414 FLAT ROCK RD., LOUISVILLE, KY 40245

PRELIMINARY SUBDIVISION PLAN
BRYANT FARM SUBDIVISION
16317, 16401, 16401 R SHELBYVILLE ROAD
& 16500 GLEN LAKES DRIVE
LOUISVILLE, KENTUCKY 40245
T.B. 25, LOTS 77, 36, 163 & T.B. 3940 LOT 44
D.B. 9059, P.G. 595 & D.B. 8804, P.G. 361

Vertical Scale: N/A
Horizontal Scale: 1"=100'
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17 ZONE 1032