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 / DEVELOPER'S 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—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.

4. THE DEVELOPMENT LIES IN THE HIGHVIEW FIRE DISTRICT.

5. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

6. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF PLANNING COMMISSION.

7. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL REMAIN UNLESS OTHERWISE LABELED. A 2'-3" BERM WITH TREES AND A FOUR BOARD FENCE SHALL BE MAINTAINED ALONG THE DEVELOPMENTS WATTERSON TRAIL FRONTAGE.

8. THE EXACT LOCATION OF FENCING TO DETERMINE BOUNDARY OF DESIGNATED WPA'S TO BE FIELD LOCATED AND IN COMPLIANCE WITH THE BINDING ELEMENTS.

MSD NOTES:

1. WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.

2. DRAINAGE / STORM WATER DETENTION:
DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. A PORTION OF THE STORM DRAINAGE IN PHASE 4 WILL BE DIVERTED TO THE EXISTING DETENTION BASIN OR DETENTION WILL BE PROVIDED IN PHASE 4 OR THE DEVELOPER SHALL PAY REGIONAL FACILITY FEE UPON DETERMINATION OF DOWNSTREAM CAPACITY & MS APPROVAL. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS. 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.

3. 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.

4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING. (21111C0039E F)
5. DIVISION OF WATER APPROVAL REQUIRED FOR WORK ALONG A BLUE LINE STREAM.
6. DEVELOPER TO BE RESPONSIBLE O OBTAIN OFFSITE EASEMENTS TO PROVIDE SANITARY SEWER SERVICE TO PHASE 4.
7. ALL NECESSARY RIGHTS FOR SANITARY SEWERS AND DRAINAGE PURPOSES SHALL BE RESERVED ON THE RECORD PLAT THROUGH AREAS MARKED AS "OPEN SPACE".
8. AN ANALYSIS OF THE EXISTING OFFSITE DRAINAGE SYSTEMS MAY BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

PUBLIC WORKS and KTC NOTES:

1. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
2. VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
3. COMPATIBLE UTILITY SERVICES LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. 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.
5. 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
6. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10% CERTIFICATE OF OCCUPANCY.
7. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
8. ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
9. 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.
10. 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 'KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
11. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR STREETS "A" & BRETT FRAZIER DRIVE SUCH SIGNS SHALL BE TRAFFIC ACTIVITIES. INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
12. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
13. INSTEAD OF PROVIDING A SIDEWALK ALONG WATTERSON TRAIL ACROSS THE SITE FRONTAGE, THE DEVELOPER SHALL CONSTRUCT A SIDEWALK ON THE EAST AND NORTH SIDE OF FEGENBUSH LANE FROM 105 TO 7301 FEGENBUSH LANE. PER AGREEMENT WITH METRO COUNCIL REPRESENTATIVE, JAMES PEDEN.

NOTICE

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

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS: Verbal
BY: Jerry Walker
DATE: 11-13-13
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

METRO LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO.
APPROVAL DATE
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
PLANNING DIRECTOR

PRELIMINARY APPROVAL
Condition of Approval:
Development Review 11/13/13 Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LEGEND
- EXISTING CONTOUR
- EXISTING FENCE
- WOODLAND PROTECTION AREA BOUNDARY
- BUILDING NUMBER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING STORM STRUCTURE W/PIPE
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED FORCE MAIN
- PROPOSED FLOW ARROW
- TREE CANOPY PROTECTION AREA

LOCATION MAP
NO SCALE

TREE CANOPY DATA

GROSS SITE AREA	1,607,557± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	212,812± S.F. (13.2%)
TREE CANOPY TO BE PRESERVED	50,085 S.F. (3.1%)
TREE CANOPY TO BE PLANTED	207,124± S.F. (12.9%)
TOTAL TREE CANOPY REQUIRED	257,209± S.F. (16%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD. DIGITAL LOAD. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

DIMENSIONAL STANDARDS FOR PRD ZONE

FRONT YARD	0'
SIDE YARD	0'
REAR YARD	0'
BUILDING HEIGHT MAXIMUM	35'

PHASE	BUILDABLE LOTS	EX. UNITS	PROP. UNITS
1	41	29	12
2	77	9	68
3	35	0	35
4	19	0	19
TOTAL	172	38	134

PRELIMINARY DETENTION ANALYSIS

SOIL TYPE – B (CRIDER)
SLOPE – 2-4%
PRE-DEVELOPED C = 0.23 (EXISTING POND INCLUDED)
POST-DEVELOPED C = 0.68
Δ C = 0.45

DETENTION CALCULATIONS

BASIN #1

ΔC x A(ACRES) x (2.9/12) = DETENTION VOL.
0.45 x 38.1 x (2.9/12) = 4.14 ACRE-FT
PROPOSED DETENTION AREA = 2.0 ACRES
AVERAGE DEPTH = 3'
DETENTION AVAILABLE = 6.0 ACRE-FT
RUNOFF SUMMARY

	2 YR	10 YR	100 YR
EXISTING	33	46	63 (CFS)
DEVELOPED	98	137	186 (CFS)
ALLOWABLE FLOW	33	46	63 (CFS)

BASIN #2

ΔC x A(ACRES) x (2.9/12) = DETENTION VOL.
4 x (0.75-0.35) x (2.9/12) = 0.4 ACRE-FT
PROPOSED DETENTION AREA = 16,800± S.F.
AVERAGE DEPTH = 2'
DETENTION AVAILABLE = 0.8 ACRE-FT

SITE DATA

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-5A
PROPOSED ZONING	PRD
EXISTING LAND USE	MULTI-FAMILY RESIDENTIAL
PROPOSED LAND USE	SINGLE-FAMILY RESIDENTIAL
GROSS LAND AREA	36.90± ACRES
RIGHT-OF-WAY AREA	7.24± ACRES
NET LAND AREA	29.66± ACRES
BUILDABLE LOTS	172
NON-BUILDABLE LOTS	8
GROSS DENSITY	4.66± DU/AC.
NET DENSITY (MAX. 7.26)	5.80± DU/AC.
OPEN SPACE REQUIRED	312,431± SQ.FT. = 7.17± AC.
OPEN SPACE PROVIDED	369,218± SQ.FT. = 8.48± AC.

OPEN SPACE CALCULATION:
1/2 [(# OF LOTS <9000 S.F. X 9000)-(SUM AREA OF LOTS <9000 S.F.)]
1/2 [(172 X 9000) – (923,137)]
1/2 [1,548,000 – 923,137]
1/2 [624,863]
=312,431± S.F.
=7.17± AC. (REQUIRED OPEN SPACE)

LDC WAIVER:

A WAIVER IS REQUESTED OF CHAPTER 6 OF THE LDC TO OMIT THE SIDEWALK REQUIRED ALONG WATTERSON TRAIL ACROSS THE SITES FRONTAGE.

GRAPHIC SCALE 1"=60'
0 15 30 60 120

RECEIVED
NOV 06 2013
PLANNING & DESIGN SERVICES

CASE #13ZONE1015
PREVIOUS CASE # 9-38-01
MSD WM # 7338

13ZONE1015

Mindel, Scott & Associates, Inc.
Planning Engineering Surveying Landscape Architecture
Utility Consulting Property Management
Louisville, Kentucky
Phone: (502) 451-5281 Fax: (502) 451-5400 Email: mail@mindelscott.com

OWNER
CITIZENS UNION BANK
P O BOX 189
SHELBYVILLE, KY. 40066

DETAILED DISTRICT DEVELOPMENT & PRELIMINARY PLAN

SPRING VILLA

6535 VILLA SPRING DRIVE
TAX BLOCK: 0637, LOT: 0004
D.B. 9978, PG. 36

Revisions	
10/7/13	REVISED PLAN
10/9/13	PHASE 4 SEWER
10/16/13	ADDED KSH NOTE 9 AND SECKS
11/06/13	REMOVED PROPOSED HOMES

Horizontal Scale: 1"=60'
Date: 8/30/13
Job Number: 2027-PP1
Sheet 1 OF 1

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