

LEGEND

---	EXISTING CONTOUR
---	EXISTING TREE MASS
---	EXISTING FENCE
---	EXISTING OVERHEAD UTILITIES
---	EXISTING UTILITY POLE
---	EXISTING CATCH BASIN
---	EXISTING HEADWALL
---	EXISTING SANITARY MANHOLE
---	PROPOSED CATCH BASIN
---	PROPOSED HEADWALL
---	PROPOSED DITCH/SWALE
---	PROPOSED SANITARY MANHOLE
---	PROPOSED SANITARY FLOW ARROW
---	PROPOSED DRAINAGE ARROW
---	REVISED TREE LINE

SITE DATA:

EXISTING ZONING	NEIGHBORHOOD R4
PROPOSED ZONING	R5
EXISTING LAND USE	SINGLE FAMILY
PROPOSED LAND USE	SINGLE FAMILY
GROSS LAND AREA	18.69± AC.
NET LAND AREA	15.45± AC.
BUILDABLE LOTS	80
NON-BUILDABLE LOTS	80
GROSS DENSITY	4.28 D.U./AC.
NET DENSITY	5.18 D.U./AC.
TOTAL OPEN SPACE PROVIDED	79,041± S.F. (9.7%)

DIMENSIONAL STANDARDS

MINIMUM LOT SIZE	6,000± S.F.
FRONT/STREET SETBACK YARDS	25'
ADJACENT TO SHAFFER LN. (COLLECTOR)	40'
SIDE YARD MIN.	5'
REAR YARD MIN.	25'
MINIMUM LOT WIDTH	50'
MAXIMUM BUILDING HEIGHT	35'

TREE CANOPY DATA:

GROSS SITE AREA	814,217± S.F.
EXISTING TREE CANOPY	307,932± S.F. (38%)
EXISTING TREE CANOPY TO BE PRESERVED	42,002± S.F. (5%)
TREE CANOPY TO BE PLANTED	112,699± S.F. (14%)
TOTAL TREE CANOPY REQUIRED	154,701± S.F. (19%)

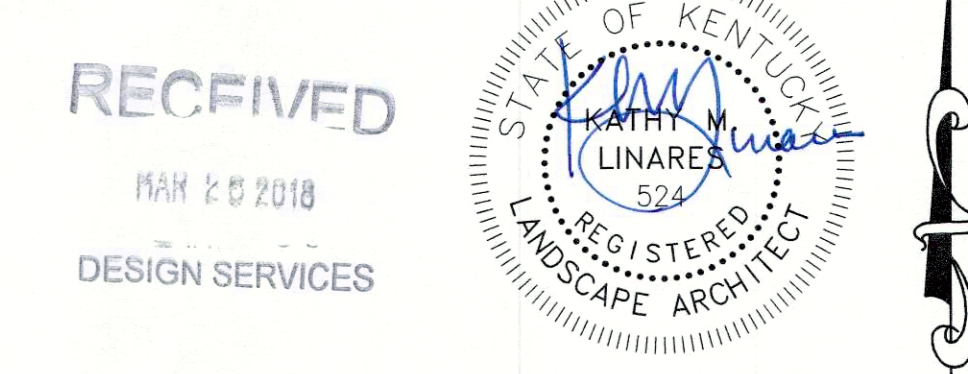
- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING 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 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 (E. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE 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.
 - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES ON 2/26/18 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.
 - THE EXISTING STRUCTURES SHALL BE DOCUMENTED WITH THE KY HERITAGE COUNCIL PRIOR TO ANY DEMOLITION. IF STRUCTURE(S) ARE DETERMINED TO BE ELIGIBLE FOR THE NATIONAL REGISTER, THEN A 30 DAY HOLD ON THE ISSUANCE OF DEMOLITION, IS REQUIRED PER WRECKING ORDINANCE SECTION 150.110.

- PUBLIC WORKS AND KTC NOTES:**
- 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.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - 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.
 - 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.
 - 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.
 - THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - 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.
 - 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.
 - 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 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, "LATEST EDITION."
 - THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR STREET "A" SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
 - NO ACCESS FROM SUBDIVISION LOTS TO TOMPKINS ROAD SHALL BE ALLOWED.
 - CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

- MSD NOTES:**
- CONSTRUCTION PLAN AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK 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, AND 100 YEAR STORMS. 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 (21111C098B).
 - 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.
 - THERE SHALL BE NO STORM WATER INCREASE ONTO ADJACENT LOT 269.

BENCHMARKS
 NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.
 SOURCE BENCHMARK STA016-2001 NAVD 1988 ELEV. 732.54
 AT THE INTERSECTION OF THE GENE SNYDER FREEWAY AND SEATONVILLE ROAD OVERPASS, THE STATION IS SET ON A CONCRETE ABUTMENT JOINT AT THE SOUTHEAST CORNER OF THE BRIDGE ON THE EAST SIDE OF SEATONVILLE ROAD.

DETENTION CALCULATIONS
 2.9/12 (0.56-0.30) (18.69) = 1.17 AC-FT



PROJECT #18ZONE1009
 WM #11746
 GRAPHIC SCALE 1"=60'
 0 15 30 60 120

MINDEL SCOTT
 SURVEYING & PLANNING LANDSCAPE ARCHITECTURE
 ENGINEERING & DESIGN INC. #10219
 502-485-1508 | MindelScott.com

DEVELOPER
 BALL HOMES
 3609 WALDEN AVE.
 LEXINGTON, KY 40517

OWNER
 THE ROBBERSON TRUST
 2840 SUNFISH SCHOOL ROAD
 LOUISVILLE, KY 40210
 T.B. 51, LOT 88
 D.B. 7985, PG. 767

PRELIMINARY SUBDIVISION PLAN
SHAFFER LANE SUBDIVISION
 6707 SHAFFER LANE
 LOUISVILLE, KY 40291
 T.B. 51, LOT 88
 D.B. 7985, PG. 767

Vertical Scale: N/A
 Horizontal Scale: 1"=60'
 Date: 3/5/18
 Job Number: 3505
 Sheet 1 of 1

18 Zone 1009