



SITE DATA

FORM DISTRICT	N
EXISTING ZONING	R4
EXISTING LAND USE	VACANT/RESIDENTIAL
GROSS LAND AREA	1,374,248± S.F. (31.54 ± AC.)
NET LAND AREA	1,159,093± S.F. (26.61 ± AC.)
BUILDABLE LOTS	113
NON-BUILDABLE LOTS	5
AVERAGE LOT AREA (MIN. ALLOWED)	5,500 S.F.
ACTUAL AVERAGE LOT AREA	6,408 S.F.
GROSS DENSITY	3.5 (DU./AC.)
NET DENSITY	4.2 (DU./AC.)
CONSERVATION AREA REQUIRED	412,274± S.F. (30%)
CONSERVATION AREA:	
PRIMARY CONSERVATION AREA	37,958± S.F.
SECONDARY CONSERVATION AREA	384,304± S.F.
TOTAL CONSERVATION AREA	422,262± S.F. (30.7%)
OPEN SPACE PROVIDED	436,958± S.F. (31.7%)

MAXIMUM LOT CALCULATION

MLP - MAXIMUM LOTS PERMITTED	
TA - TOTAL LAND AREA	
PCA - PRIMARY CONSERVATION AREA	
IA - INFRASTRUCTURE AREA	
MLP = TA - PCA - IA	
ZONING DISTRICT	
MINIMUM LOT AREA	
MLP = 1,374,248 SF. - 37,958 SF. - 215,155 SF.	
MLP = 124	9000 S.F.

TREE CANOPY DATA

GROSS SITE AREA	1,374,248± S.F.
TREE CANOPY CATEGORY	CLASS C
TREE CANOPY ON SITE	746,954± S.F. (55%)
TREE CANOPY TO BE PRESERVED	188,108± S.F. (13%)
TREE CANOPY TO BE PLANTED	45,514± S.F. (4%)
TOTAL TREE CANOPY REQUIRED	233,622± S.F. (17%)

- 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 DROP 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.
 - THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT.
 - 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.
 - A CHAPTER 10 LANDSCAPE AND TREE CANOPY PLAN PER SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - ALL NECESSARY RIGHTS FOR UTILITY PURPOSES SHALL BE RESERVED ON OPEN SPACE LOTS.

- MSD NOTES:**
- 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.
 - DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED ON EXISTING LAKE IN THE POLO FIELDS GOLF COURSE. MODIFICATIONS WERE MADE TO THE OVERFLOW SPILLWAY TO PROVIDE THE NECESSARY DETENTION BEFORE SOUTHFIELD AT THE POLO FIELDS. UNIT 1 WAS DEVELOPED. VERIFICATION OF DOWNSIDE SYSTEM ADEQUACY MAY BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL. 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.
 - 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.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211110036E).
 - APPROVAL FROM THE CORPS OF ENGINEERS WILL BE REQUIRED.
 - THE CAPACITY OF THE OFFSITE DETENTION SHALL BE REQUIRED PRIOR TO CONSTRUCTION.
 - IF CONSTRUCTION APPROVED PRIOR TO AUG. 1, 2015 THEN WATER QUALITY ANALYSIS SHALL NOT BE REQUIRED.

- EROSION PREVENTION AND SEDIMENT CONTROL:**
- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC 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 SEEDING 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 SEEDING, 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.
- SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE 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.

BEARINGS & DISTANCES

① N 06°28'08" E 6.45'	
② N 02°35'48" E 43.93'	R=325.00'
③ S 88°43'27" W 50.00'	
④ N 58°40'31" W 21.49'	R=315.00'
⑤ N 75°43'20" W 104.19'	R=160.00'
⑥ S 04°43'27" E 70.00'	
⑦ S 81°10'15" W 12.89'	R=90.00'
⑧ S 67°35'18" W 29.64'	R=90.00'
⑨ S 72°47'57" E 36.74'	R=30.00'
⑩ S 27°10'13" E 61.61'	R=225.00'
⑪ S 62°40'20" W 37.63'	R=19.00'

DIMENSIONAL STANDARDS

FRONT STREET SIDE YARDS	MIN. 15', MAX. 25'
SIDE YARDS	MIN. 15'
REAR YARD	3'(0' ATTACHED ONLY)
MAXIMUM BUILDING HEIGHT	25'
FLOOR AREA RATIO:	
65,000 S.F. LOT AREA	1.5
>6,000 S.F. LOT AREA	0.5

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN METRO WORKS R/W.
 - RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO 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 AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
 - 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 1% AND A MAXIMUM GRADE OF 10%.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - 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.
 - CURBS AND CUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
 - ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMP" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
 - THE DRIVEWAY ON LOT 56 SHALL BE FROM ST. "A"/ PITON WAY.

ADJACENT PROPERTY OWNERS

BLOCK	LOT	NAME/COMPANY	MAILING ADDRESS	CITY, STATE, ZIP CODE	DEED BOOK & PAGE	FORM DISTRICT & ZONING
17	32	LONG RUN BAPTIST CHURCH INC	1901 FLAT ROCK RD.	LOUISVILLE, KY. 40245	DB:UNKNOWN PG:UNKNOWN	NFD/R4
17	19	ROBERT & LISA MEYER	PO BOX 43413	LOUISVILLE, KY. 40253	DB:9507 PG:115	NFD/R4
17	16	LONG RUN BAPTIST CHURCH INC	1901 FLAT ROCK RD.	LOUISVILLE, KY. 40245	DB:UNKNOWN PG:UNKNOWN	NFD/R4
17	13	ROBERT & LISA MEYER	PO BOX 43413	LOUISVILLE, KY. 40253	DB: 9507 PG:115	NFD/R4
17	3	LOUISVILLE/JEF COUNTY METRO GOV.	527 W. JEFFERSON ST.	LOUISVILLE, KY. 40202	DB: UNKNOWN PG: UNKNOWN	NFD/R4
17	55	LOUISVILLE/JEF COUNTY METRO GOV.	527 W. JEFFERSON ST.	LOUISVILLE, KY. 40202	DB: UNKNOWN PG: UNKNOWN	NFD/R4
3896	198	TRAMS & TRINA REAVES	2220 SOMERSLY PL.	LOUISVILLE, KY. 40245	DB:9937 PG:747	NFD/R5A
10095	212	THOMAS & SUZANNE CHEANEY	18102 ELLERSLIE DR.	LOUISVILLE, KY. 40245	DB:10095 PG:136	NFD/R5A
3896	213	DENNIS CONNELL	1811 ELLERSLIE DR.	LOUISVILLE, KY. 40245	DB:10197 PG:134	NFD/R5A
3896	225	BLUEGRASS REAL ESTATE DEVELOPMENTS	3445 RICHMOND RD.	LEXINGTON, KY. 40509	DB: UNKNOWN PG: UNKNOWN	NFD/R5A
3896	224	BLUEGRASS REAL ESTATE DEVELOPMENTS	3445 RICHMOND RD.	LEXINGTON, KY. 40509	DB: UNKNOWN PG: UNKNOWN	NFD/R5A
3896	214	WALTER & LYNDA McLELLAN	18019 ELLERSLIE DR.	LOUISVILLE, KY. 40245	DB: 10245 PG:978	NFD/R5A
17	89	BLUEGRASS REAL ESTATE DEVELOPMENTS	3445 RICHMOND RD.	LEXINGTON, KY. 40509	DB: UNKNOWN PG: UNKNOWN	NFD/R4
3896	218	WILLIAM & TAMMERA WALKER	18013 ELLERSLIE DR.	LOUISVILLE, KY. 40245	DB: 10184 PG: 278	NFD/R5A
3896	217	RYAN & SUMNER BUSS	18013 ELLERSLIE DR.	LOUISVILLE, KY. 40245	DB: 10304 PG: 282	NFD/R5A
3896	216	CAROLYN FANE	18015 ELLERSLIE DR.	LOUISVILLE, KY. 40245	DB: 10325 PG: 285	NFD/R5A
3896	215	BLUEGRASS REAL ESTATE DEVELOPMENT	18017 ELLERSLIE DR.	LOUISVILLE, KY. 40245	DB:UNKNOWN PG:UNKNOWN	NFD/R5A
3896	219	COMMONWEALTH DESIGNS INC	3445 RICHMOND RD.	LEXINGTON, KY. 40509	DB: 10253 PG: 391	NFD/R5A
3896	86	BRANDEE RIDGLE	16915 BOWLINE VIEW TRL.	LOUISVILLE, KY. 40245	DB: 9507 PG: 858	NFD/R5
3896	87	DENISE WASSAT	16917 BOWLINE VIEW TRL.	LOUISVILLE, KY. 40245	DB: 10082 PG: 177	NFD/R5
3896	88	NICHOLAS ANDERSON	16919 BOWLINE VIEW TRL.	LOUISVILLE, KY. 40245	DB: 9468 PG: 16	NFD/R5
3896	91	JONATHAN & NICOLE DUICK	2100 CARABINER WAY	LOUISVILLE, KY. 40245	DB: 9959 PG: 332	NFD/R5
3896	91	CHARLES & STACEE OLDER	2101 CARABINER WAY	LOUISVILLE, KY. 40245	DB: 9894 PG: 633	NFD/R5
3896	1003-B	FLAT ROCK RIDGE HOMEOWNERS	3609 WALDEN DR.	LEXINGTON, KY. 40517	DB: 9760 PG: 284	NFD/R5
3896	106	SARGENT STEVEN F & LORI	17008 PITON WAY	LOUISVILLE, KY. 40245	DB: 9275 PG: 225	NFD/R5
3896	107	JASON & TERESA KWART	17010 PITON WAY	LOUISVILLE, KY. 40245	DB: 9733 PG: 752	NFD/R5
3896	108	BEVERLY ISING	17007 PITON WAY	LOUISVILLE, KY. 40245	DB: 9097 PG: 8	NFD/R5
3896	112	GEORGE & LINDA RECKENTWALD	1728 BELAY WAY	LOUISVILLE, KY. 40245	DB: 9138 PG: 434	NFD/R5
3896	113	JAMES & ANGELA SALING	1726 BELAY WAY	LOUISVILLE, KY. 40245	DB: 10091 PG: 478	NFD/R5
3896	114	WILLIAM & JENNY WHITLOCK	1724 BELAY WAY	LOUISVILLE, KY. 40245	DB: 10078 PG: 838	NFD/R5
3896	115	ROBERT LUCKETT	1722 BELAY WAY	LOUISVILLE, KY. 40245	DB: 8352 PG: 901	NFD/R5
3896	116	SONDRA CATES	1720 BELAY WAY	LOUISVILLE, KY. 40245	DB: 9154 PG: 732	NFD/R5
3896	117	FURTADO & LENA WILSON	1718 BELAY WAY	LOUISVILLE, KY. 40245	DB: 9204 PG:148	NFD/R5
3896	118	GABRIEL TINSLEY	1716 BELAY WAY	LOUISVILLE, KY. 40245	DB: 9103 PG: 672	NFD/R5
3896	119	THOMAS & KRISTIN CONKLIN	1714 BELAY WAY	LOUISVILLE, KY. 40245	DB: 9251 PG: 318	NFD/R5
3896	120	NICHOLAS & LAURA WARD	1712 BELAY WAY	LOUISVILLE, KY. 40245	DB: 9126 PG: 675	NFD/R5
3896	1004	FLAT ROCK RIDGE HOMEOWNERS	3609 WALDEN DR.	LEXINGTON, KY. 40517	DB: 9760 PG: 284	NFD/R5

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MSA

DEVELOPER
 BALL HOMES
 10035 FOREST GREEN BLVD.
 LOUISVILLE, KY 40229

OWNER/DEVELOPER
 BLUEGRASS REAL ESTATE DEVELOPMENT INC.
 3445 RICHMOND ROAD
 LEXINGTON, KY 40509

OWNER
 EG PROPERTIES
 PO BOX 309
 FRANKFORT, KY 40602

REVISIONS

NO.	DATE	DESCRIPTION
1	4/27/15	PER AGENCY COMMENTS

Vertical Scale: N/A
 Horizontal Scale: 1"=100'
 Date: 3/30/15
 Job Number: 2508-108
 Sheet: 1
 of 1