

- 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 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.
 - THE DEVELOPMENT LIES IN THE HIGHVIEW FIRE DISTRICT.
 - SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGNS 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 AND 8, RESPECTIVELY 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 PROTECTED OPEN SPACES (IE 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.
 - A CHAPTER 10 LANDSCAPE AND TREE CANOPY PLAN PER SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY OF SECTION 2 WAS PERFORMED BY MARK SITES, P.E. ON JUNE 27, 2014 AND NO KARST TOPOGRAPHY WAS FOUND. A KARST SURVEY OF SECTIONS 2&3 WAS PERFORMED, AGAIN BY MARK SITES, ON MARCH 15, 2015 AND SEVERAL POTENTIAL SINKHOLES WERE FOUND.
 - A GEOTECH REPORT WILL BE PERFORMED TO VERIFY ANY SINKHOLE LOCATIONS AND TO PROPOSE PROPER TREATMENT FOR DEVELOPMENT OF SINKHOLES AND FILLING OF ANY PONDS ON SITE.

- MSD NOTES:**
- 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 / STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. THE CAPACITY OF EXISTING DETENTION BASIN MUST BE VERIFIED USING 24 HR. DESIGN STORM PRIOR TO CONSTRUCTION APPROVAL. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR 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 MAINTENANCE AND APPROVED AT THE TIME OF CONSTRUCTION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0130E).

- PUBLIC WORKS AND KTC NOTES:**
- 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.
 - 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 DESIGN. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
 - AN ENDOCHAMANT 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 CURB-DE-SECS AND BUBBLE PAVEMENT WIDTHS, RADI, 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 RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE MARKINGS FOR SIDEWALK RAMP" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY 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" AND THE EXTENSION OF GOSLING SHOALS WAY. SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.

BEARINGS & DISTANCES

1	S 01°11'14" E	50.00'	
2	S 84°56'4" W	41.98'	R=475.00'
3	S 84°5'35" W	47.56'	R=475.00'
4	S 83°28'25" W	88.88'	R=775.00'
5	S 4°57'12" W	33.79'	R=25.00'
6	S 1°53'25" E	89.08'	
7	S 14°1'52" W	132.39'	R=255.00'
8	S 44°17'23" W	132.39'	R=255.00'
9	S 65°20'40" W	53.39'	R=255.00'
10	S 87°21'14" E	17.31'	

BENCHMARK (1988 NAVD)
DISK IN CONCRETE ON RIGHT APPROXIMATELY 2.7 MILES ALONG THIXTON LANE FROM THE INTERSECTION OF THIXTON LANE AND BARDSTOWN ROAD. ELEV. 655.57

NOTE: AVAILABLE DIGITAL/LOIC DATA DOES NOT REFLECT THE CURRENT SITE CONDITIONS FOR THIS PROPERTY. BASIN CONTOURS, DITCH AND RE-GRADING ALONG THE NORTH WEST SIDE OF THE CURVE OF ENGLISH MEADOWS DRIVE HAVE BEEN INSERTED FROM THE PRIMROSE MEADOWS CONSTRUCTION DRAWINGS TO MORE ACCURATELY REFLECT THE CURRENT CONDITIONS.

ADJACENT PROPERTY OWNERS

BLOCK	LOT	NAME	COMPANY	ADDRESS	CITY, STATE, ZIP
92	72	Kenneth C. Miller		8511 Pine Valley Trail	Louisville, KY 40229
92	99	Kevin & Lisa Goben		700 Gagel Ave.	Louisville, KY 40216
92	105		Ball Homes LLC	3809 Walden Dr.	Lexington, KY 40517
3866	34, 35, 40, 41	John & Mary Smith		1001 Bridge Hill Ct.	Louisville, KY 40245
3866	36	Ryan & Elizabeth Wochomurka		8912 Wooden Horse Dr.	Louisville, KY 40229
3866	37	William Frank Addison II		11701 English Meadow Dr.	Louisville, KY 40229
3866	38		Superior Builders INC	PO BOX 91483	Louisville, KY 40291
3866	39	David Orr		8906 Wooden Horse Dr.	Louisville, KY 40229
3866	42		Superior Builders INC	PO BOX 91483	Louisville, KY 40291
4009	1, 2, 3, 4, 20, 21, 22, 29, 40, 43		Ball Homes LLC	3609 Walden Dr.	Lexington, KY 40517
4024	1001		Premier Land Development	2709 Blackiston Mill Rd.	Clarksville, IN 47129
4024	1000		Premier Land Development	2709 Blackiston Mill Rd.	Clarksville, IN 47129
92	78	Dennis & Joyce McClain		8421 Pine Valley Trail	Louisville, KY 40229

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPCS PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCS 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.

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.

MAXIMUM LOT CALCULATION (SECTION 3)

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 = 268,828 SF. - 0 SF. - 36,730 SF.
9,000 S.F.
MLP = 26

DIMENSIONAL STANDARDS

FRONT YARD STREET SIDE YARDS MIN. 15'; MAX. 25'
SIDE YARDS MIN. 15'
REAR YARD 25'
MINIMUM LOT WIDTH 25'; 40' FOR CORNER LOT
MAXIMUM BUILDING HEIGHT 35'
FLOOR AREA RATIO:
-6,000 S.F. LOT AREA 1.5
-6,000 S.F. LOT AREA 0.5

TREE CANOPY DATA (SECTION 2&3)

GROSS SITE AREA 268,828 ±S.F.
EXISTING TREE CANOPY 168,284 ±S.F. (100%)
TOTAL TREE CANOPY REQUIRED 45,701 ±S.F. (17%)
TREE CANOPY TO BE PRESERVED 84,672 ±S.F. (32%)
TREE CANOPY TO BE PLANTED 0 ±S.F.

MAXIMUM LOT CALCULATION (SECTION 2)

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 = 989,903 SF. - 10,218 SF. - 141,336 SF.
9,000 S.F.
MLP = 93

DETENTION BASIN CALCULATIONS (SECTION 2)

2.9/12 (0.50-0.25) x 36.60 AC = 2.21 AC. FT

SITE DATA (SECTION 2&3)

FORM DISTRICT
EXISTING ZONING
PROPOSED ZONING
EXISTING LAND USE
PROPOSED LAND USE
GROSS LAND AREA
NET LAND AREA
BUILDABLE LOTS
MINIMUM AVERAGE LOT SIZE ALLOWED
AVERAGE BUILDABLE LOT SIZE PROPOSED
NON-BUILDABLE LOTS
GROSS DENSITY
NET DENSITY
OPEN SPACE REQUIRED (30%)
OPEN SPACE PROVIDED (30%)
PRIMARY CONSERVATION AREA
SECONDARY CONSERVATION AREA

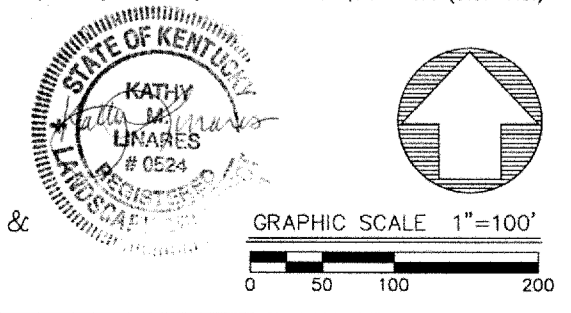
SECTION 3

NEIGHBORHOOD
R-R
R-4
N/A
VACANT
SINGLE FAMILY RESIDENTIAL
268,828 ±S.F. (6.17± AC.)
232,098 ±S.F. (5.33± AC.)
20
79
5,500 S.F.
7,608 ± S.F.
6,937 ± S.F.
3
3.2± DU/AC.
4.1± DU/AC.
80,648 ±S.F. (1.85± AC.)
81,044 ±S.F. (1.86± AC.)
45,701 ±S.F. (1.04 AC.)
81,044 ±S.F. (1.86± AC.)

SECTION 2

NEIGHBORHOOD
R-R
R-4
N/A
VACANT
SINGLE FAMILY RESIDENTIAL
989,903 ±S.F. (22.7± AC.)
848,567 ±S.F. (19.5± AC.)
79
5,500 S.F.
7,608 ± S.F.
6,937 ± S.F.
3
3.4± DU/AC.
4.1± DU/AC.
297,787 ±S.F. (6.8± AC.)
10,218 ±S.F. (0.2± AC.)
287,569 ±S.F. (6.6± AC.)

CASE # 15ZONE1005
PREVIOUS CASES: #9488, 14SUBDIV1014, 14SUBDIV1006 & 10-26-06 MSD WM #1182



Mindel, Scott & Associates, Inc.
Planning - Engineering - Surveying - Landscape Architecture
Utility Consulting - Property Management
4515 Jefferson Road, Louisville, KY 40219
Phone: 603.461.0100 Fax: 603.461.0101 Email: info@msa.com

OWNER (SECTION 3)
BALL HOMES, LLC
2597 NELSON MILLER PKWY., STE. 207
LOUISVILLE, KY. 40223

OWNER (SECTION 2 AND 3)
LISA & KEVIN GOBEN
700 GAGEL AVE
LOUISVILLE, KY. 40216

GENERAL DISTRICT DEVELOPMENT, CONSERVATION SUBD. & REVISED PRELIMINARY PLAN
PRIMROSE MEADOWS - SECTION 2 AND 3
CONSERVATION SUBDIVISION
11700 MARY MORLEY LN., 8812 WOODEN HORSE DR., 11403, 11405 ENGLISH GARDEN WAY & 8901 THIXTON LN.
LOUISVILLE, KY 40229
DB: 92, LOT: 99 & 62, TB: 4009, LOT: 39 & 40, DB: 92, LOT: 105, DB: 10181, PG: 591, DB: 10115, PG: 519, DB: 10081, PG: 636 & 638

RECEIVED
DATE: 4/13/15
JOB NUMBER: 2679
Sheet 1 of 1