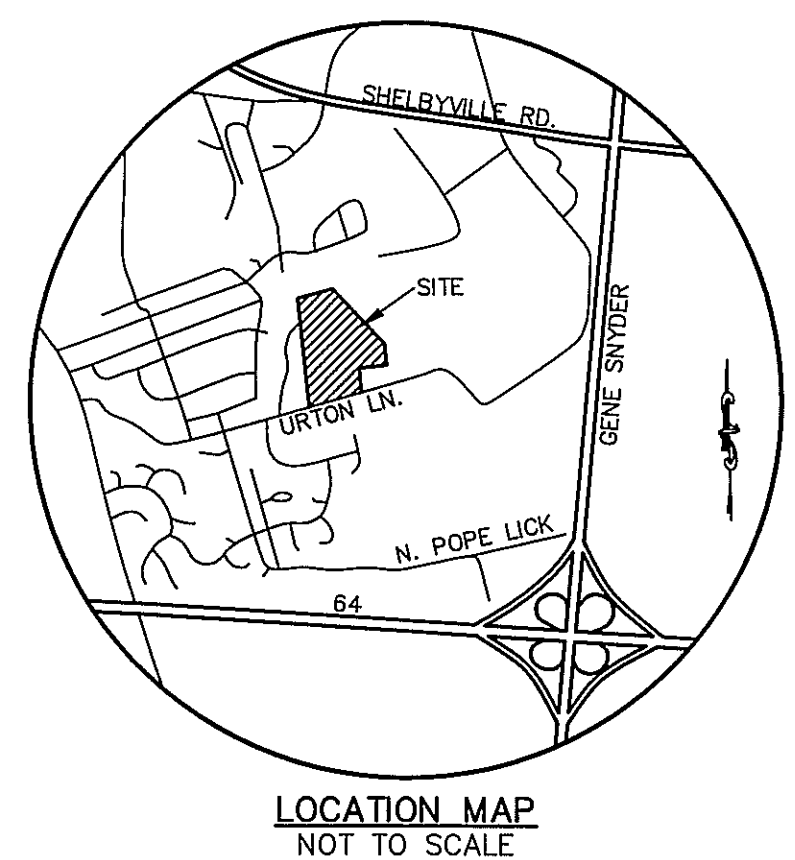


BENCHMARKS
 NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOCAL BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.
 SOURCE BENCHMARK EC41-01 NAVD 1988 ELEV. 685.92
 BEING AN EXISTING LOAD CONTROL MONUMENT ON THE SOUTH RIGHT-OF-WAY OF SHELBYVILLE ROAD, LOCATES 200 FEET WEST FROM THE INTERSECTION OF SHELBYVILLE ROAD AND TOWNE CENTER ROAD.
 BM #1060 NAVD 1988 ELEV. 706.27
 BEING AN EXISTING FLANGE BOLT ON THE NORTH SIDE OF A FIRE HYDRANT LOCATED ON THE SOUTH RIGHT-OF-WAY OF URTON LANE APPROXIMATELY 1500' EAST OF THE INTERSECTION OF URTON LANE AND NORTH POPE LIKE ROAD.

- LEGEND**
- XX PROP. LOT NUMBER
 - EX. LOT NUMBER
 - PROP. LOT LINE
 - EX. STM. SYSTEM
 - EX. SAN. SEWER
 - PROP. SAN. SEWER
 - PROP. STM. SYSTEM
 - EX. BOUNDARY LINE TO BE CONSOLIDATED
 - EX. SECONDARY DRAINAGE WAY BLUELINE/INTERMITTENT
 - 100 YEAR FEMA FLOODPLAIN
 - PROPOSED TREE CANOPY PROTECTION AREA (TCPA)
 - POTENTIAL SINKHOLE
 - SLOPES 20-30%
 - SLOPES 30% (+)
 - AREAS NOT INCLUDED IN CONSERVATION AREA CALC.
 - TCGE
 - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
 - PROPOSED SILT FENCE/LIMITS OF DISTURBANCE



- 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 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 MIDDLETOWN FIRE DISTRICT.
 - SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN 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 B, 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 (i.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.
 - 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.
 - THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF BUILDABLE LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT APPROVAL OF PLANNING COMMISSION.
 - ACCORDANCE WITH CHAPTER 4.9 OF THE LDC A KARST SURVEY OF THE SITE WAS PERFORMED BY MARK SITES, PC, ON 8-19-14 AND A POTENTIAL SINKHOLE WAS IDENTIFIED JUST NORTH OF URTON WOODS WAY.
 - A WOODLAND PROTECTION AREA SHALL BE PROVIDED ON LOT 104 FROM THE PROPOSED R/W ALONG URTON LANE TO THE PROPOSED FENCE ALONG THE REAR OF LOTS 15-22 AND EXTENDING TO THE EAST PROPERTY LINE OF THE SUBDIVISION AS SHOWN ON PLAN. THE FENCE SHALL MEANDER AS NEEDED TO ALLOW FOR THE PRESERVATION OF EX. TREES.
 - A GEOTECHNICAL REPORT SHALL BE PROVIDED, PRIOR TO CONSTRUCTION PLAN APPROVAL, FOR LAND DISTURBING ACTIVITIES ON SLOPES >30% AND SHALL INCLUDE MITIGATION MEASURES TO INSURE STABILITY & MINIMIZE ENVIRONMENTAL IMPACT DURING CONSTRUCTION. IT SHALL ALSO INCLUDE SOIL EROSION & SEDIMENT CONTROL MEASURES.
 - A WOODLAND PROTECTION AREA (WPA) SHALL BE IMPOSED ON THE FIRST 30' OF LOT 103 PARALLEL TO THE TERRY WETHERBY PROPERTY LINE, WITH THE BALANCE OF LOT 103 TO BE PROTECTED WITH A TREE CANOPY PROTECTION AREA (TCPA) AS SHOWN ON THIS PLAN. WITHIN THE WPA, NO CLEARING SHALL OCCUR EXCEPT INVASIVE SPECIES, DYING OR DEAD TREES, AND THEN ONLY WITH ADVANCE WRITTEN NOTICE TO THE WETHERBY PROPERTY OWNER AND TO THE DPDS STAFF LANDSCAPE ARCHITECT, THE LATER WHOSE ADVANCE APPROVAL SHALL BE REQUIRED IN ORDER TO CLEAR ANY OF SAME. AS TO THE TCPA, CLEARING MAY OCCUR EXCEPT FOR TREES 4" OR GREATER IN CALIPER. ANY TREES THAT SIZE OR LARGER MAY NOT BE CLEARED EXCEPT WITH THE ADVANCE NOTICE AND APPROVAL SET FORTH HEREINABOVE. THE FINAL CONDITION OF APPROVAL RELATING TO THIS PRELIMINARY PLAN NOTE MAY INCLUDE MORE RESTRICTIVE LANGUAGE AS AGREED TO BY THE APPLICANT, THE WETHERBY PROPERTY OWNER AND PLANNING COMMISSION.

- 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 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 GUTTERS SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
 - TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
 - 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 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.

- MSD NOTES:**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO THE 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, BY EXTENDING A BERM FROM EACH SIDE OF THE STREAM TO CONSTRICT THE EXISTING CHANNEL. POST-DEVELOPMENT PEAK RUNOFF RATE WILL BE REDUCED BY 50 PERCENT. 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.
 - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21110049E).
 - 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 MGMT. PRACTICES.
 - AN AS-BUILT SURVEY OF DETENTION WILL BE REQUIRED PRIOR TO BOND RELEASE.
 - FLOODPLAIN DISPLACED BY THIS PROJECT WILL BE COMPENSATED ON SITE 1:1.
 - APPROVAL FROM THE DIVISION OF WATER AND CORPS. OF ENGINEERS WILL BE REQUIRED.
 - AN MSD FLOODPLAIN PERMIT WILL BE REQUIRED.
 - ALL NECESSARY RIGHTS FOR S&D PURPOSES SHALL BE RESERVED ON OPEN SPACE LOTS.

MAXIMUM LOT CALCULATION

MLP = MAXIMUM LOTS PERMITTED
 TA = TOTAL LAND AREA
 PCA = PRIMARY CONSERVATION AREA
 IA = INFRASTRUCTURE AREA

MLP = $\frac{TA - PCA - IA}{ZONING DISTRICT MINIMUM LOT AREA}$

MLP = $\frac{1,322,457 \text{ SF} - 25,776 \text{ SF} - 197,382 \text{ SF}}{9,000 \text{ SF}}$

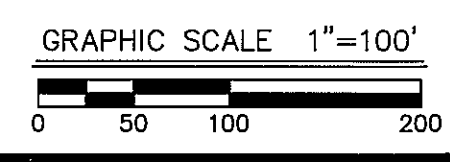
MLP = 124

WAIVER REQUEST (IF APPLICABLE)

A WAIVER OF 5.9.2.1.10. OF THE LDC IS REQUESTED TO NOT PROVIDE AT STUB TO THE EAST/OSCHNER FARM PROPERTY.

SIDEWALK FEE-IN-LIEU REQUEST

A FEE IN LIEU SHALL BE PAID TO OMIT THE SIDEWALK REQUIRED ALONG THE SITES URTON LANE FRONTAGE.



CASE #14SUBDIV1008
 MSD SUB#1099
 RELATED CASE #10-26-03

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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 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 SEEDED, 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.

TREE CANOPY DATA		SITE DATA	
GROSS SITE AREA	1,322,457± S.F.	FORM DISTRICT	CAMPUS
TREE CANOPY CATEGORY	CLASS C	EXISTING SITE ZONING	R-4
EXISTING TREE CANOPY	1,322,457± S.F. (100%)	ADJACENT ZONING	R-4
TOTAL TREE CANOPY REQUIRED	198,369± S.F. (15%)	EXISTING LAND USE	VACANT
TOTAL TREE CANOPY PROVIDED	256,281± S.F. (19%)	PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
		GROSS LAND AREA	1,322,457± S.F. (30.36 AC.)
		NET LAND AREA	1,125,075± S.F. (25.82 AC.)
		BUILDABLE LOTS	99
		MINIMUM AVERAGE LOT SIZE ALLOWED	5,500 S.F.
		AVERAGE BUILDABLE LOT SIZE PROPOSED	7,124± S.F.
		NON-BUILDABLE LOTS	6
		GROSS DENSITY	3.26± DU/AC.
		NET DENSITY	3.83± DU/AC.
		CONSERVATION SPACE REQUIRED	396,737± SF. (30%)
		CONSERVATION SPACE PROVIDED	398,075± SF. (30.1%)
		SCA	372,299± SF.
		PCA	25,776± SF.
		AREAS <30' IN WIDTH OR <6,000 SF.	6,145± SF.
		TOTAL OPEN SPACE PROVIDED	404,220± SF. (30.5%)

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 Utility Consulting · Property Management
 1515 Jefferson Boulevard, Louisville, KY 40219
 Phone: (502) 465-1588 · Fax: (502) 465-1586 · Website: mindelmsa.com

MSA

DEVELOPER
 BALL HOMES, LLC
 2527 NELSON MILLER PKWY
 SUITE 207
 LOUISVILLE, KY. 40223

OWNERS
 WILLIAM & BARBARA DEHART
 2931 REIDLING DR.
 LOUISVILLE, KY. 40206

PRELIMINARY CONSERVATION SUBDIVISION PLAN
URTON WOODS-SECTION 2
CONSERVATION SUBDIVISION

12801 & REAR OF 12901 URTON LANE LOUISVILLE, KY 40243
 TAX BLOCK: 32 LOT:38 & REAR OF 136
 DB. 10168 PG. 820 & DB. 10097 PG. 318

RECEIVED
 NOV 13 2014
 PLANNING & DESIGN SERVICES

10/13/14	Per Agency & Client Review
10/27/14	Per Agency & Client Review
11/13/14	LOT 23 REVISED, LOT 103 WPA

Vertical Scale: N/A
 Horizontal Scale: 1"=100'
 Date: 8/25/14
 Job Number: 3204

Sheet
1
 of 1