

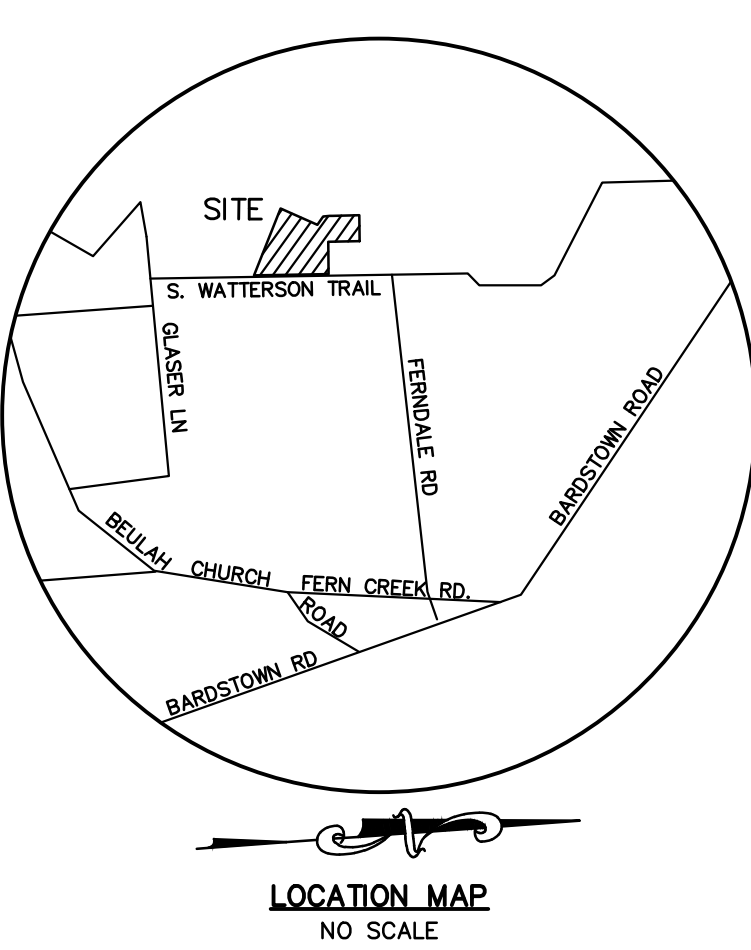
GENERAL NOTES:
1. DOMESTIC WATER SUPPLY:
SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER'S / DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING 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 COMPACTING 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 HIGHWAY 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. 2'-2' BERM WITH TREES AND A FOUR BOARD FENCE SHALL BE MAINTAINED ALONG THE DEVELOPMENTS WATERSON TRAIL FRONTAGE.
8. THE EXISTING LOCATION OF FENCING TO DETERMINE BOUNDARY OF DESIGNATED WETLANDS TO BE FIELD LOCATED AND IN COMPLIANCE WITH THE BINDING ELEMENTS.
9. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES ON 4/14/17 AND NO KARST TOPOGRAPHY WAS FOUND.
10. AREA IDENTIFIED PER LOGIC MAPPING AS POTENTIAL WETLANDS. A WETLANDS DETERMINATION SHALL BE COMPLETED PRIOR TO CONSTRUCTION PLAN APPROVAL.

MSD NOTES:
1. WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE DEREK GUTHRIE WASTEWATER QUALITY TREATMENT CENTER BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT. DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN.
2. DRAINAGE / STORM WATER DETENTION:
POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE. 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:
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, (21111C0096 E)
5. DIVISION OF WATER APPROVAL REQUIRED FOR WORK ALONG A BLUE LINE STREAM.
6. DEVELOPER TO BE RESPONSIBLE TO 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.
9. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
10. SITE IS SUBJECT TO REGIONAL FACILITY FEES X 1.5 FOR INCREASED RUNOFF VOLUME.

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 LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH.
4. UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. 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.
6. 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
7. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10% CERTIFICATE OF OCCUPANCY
8. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
9. 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
10. 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
11. ALL SIDEWALK RAMPS SHALL CONFORM TO ADA STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER KTC STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION "LATEST EDITION"
12. 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.
13. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
14. INSTEAD OF PROVIDING A SIDEWALK ALONG WATERSON TRAIL ACROSS THE SITE FRONTAGE, THE DEVELOPER SHALL CONSTRUCT A SIDEWALK TO FILL THE GAPS ON THE WEST SIDE OF BELLAR CHURCH ROAD, BEGINNING AT DELCOUR WAY, SOUTH TO THE AVALON DEVELOPMENT AND AS PER AGREEMENT WITH METRO COUNCIL REPRESENTATIVE, JAMES PEDEN.

BENCHMARKS
NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOGIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.
SOURCE BENCHMARK BP35—D3RESET NAVD 1988 ELEV. 669.87
BEING AN EXISTING LOGIC MONUMENT LOCATED ON THE WEST SIDE OF WATERSON TRAIL 250' NORTH OF THE ENTRANCE INTO SPRING VILLA SUBDIVISION AND BEING 7' WEST OF THE EDGE OF PAVEMENT.
BM #2 NAVD 1988 ELEV. 673.10
BEING AN "X" CUT ON THE CONCRETE CURB LOCATED ON THE WEST SIDE OF VILLA SPRING DRIVE APPROXIMATELY 95' SOUTH OF ITS INTERSECTION WITH WATERFERN WAY AND BEING LOCATED IN THE MIDDLE OF THE DRIVEWAY TO 6602 & 6604 VILLA SPRING DRIVE.
BM #4158 NAVD 1988 ELEV. 664.03
BEING AN "X" CUT ON THE CONCRETE CURB LOCATED ON THE NORTHWEST CORNER OF VILLA SPRING DRIVE AND BRETT FRAZIER DRIVE APPROXIMATELY 25' NORTH OF THE CENTERLINE OF VILLA SPRING DRIVE AND 22' WEST OF THE CENTERLINE OF BRETT FRAZIER DRIVE.

LEGEND
EXISTING TREE MASS
EXISTING FENCE
EXISTING WATER METER
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING IRRIGATION VALVE
EXISTING TRANSFORMER
EXISTING ELECTRIC BOX
EXISTING TELEPHONE PEDESTAL
EXISTING TELEVISION PEDESTAL
PROPOSED WOODLAND PROTECTION AREA
PROPOSED LOT NUMBER
EXISTING LOT NUMBER



OVERALL SITE DATA
FORM DISTRICT
EXISTING ZONING
EXISTING LAND USE
PROPOSED LAND USE
GROSS LAND AREA
RIGHT-OF-WAY AREA
NET LAND AREA
BUILDABLE LOTS
NON-BUILDABLE LOTS
GROSS DENSITY
NET DENSITY (MAX. 7.26)
OPEN SPACE REQUIRED
OPEN SPACE PROVIDED
OPEN SPACE CALCULATION:
1/2 ((# OF LOTS <9000 S.F. X 9000)-(SUM AREA OF LOTS <9,000 S.F.))
1/2 ((174 X 9000)-(1,566,000 - 933,816))
1/2 (1,566,000 - 933,816)
= 316,092± S.F.
= 7.26± AC. (REQUIRED OPEN SPACE)
PRELIMINARY DETENTION ANALYSIS
SOIL TYPE = B (CRODER)
SLOPE = 2-4%
PRE-DEVELOPED C = 0.23 (EXISTING POND INCLUDED)
POST-DEVELOPED C = 0.68
C = 0.45
DETENTION CALCULATIONS
BASIN #1
C 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
EXISTING
DEVELOPED
ALLOWABLE FLOW
2 YR 33
10 YR 46
100 YR 63 (CFS)
186 (CFS)
63 (CFS)
BASIN #2
C 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
SIDEWALK WAIVER:
A WAIVER IS REQUESTED OF CHAPTER 8 OF THE LDC TO PROVIDE A SIDEWALK IN A DESIGNATED OFFSITE LOCATION IN LIEU OF THE SIDEWALK REQUIRED ALONG WATERSON TRAIL ACROSS THE SITES FRONTAGE.

NEIGHBORHOOD
PRO
MULTI-FAMILY RESIDENTIAL
SINGLE-FAMILY RESIDENTIAL
36.90± ACRES
7.26± ACRES
29,64± ACRES
174
8
4.72± DU/AC.
5.87± DU/AC.
316,092± SQ.FT. = 7.26± AC.
349,072± SQ.FT. = 8.01± AC.
OPEN SPACE CALCULATION:
1/2 ((# OF LOTS <9000 S.F. X 9000)-(SUM AREA OF LOTS <9,000 S.F.))
1/2 ((174 X 9000)-(1,566,000 - 933,816))
1/2 (1,566,000 - 933,816)
= 316,092± S.F.
= 7.26± AC. (REQUIRED OPEN SPACE)
OVERALL TREE CANOPY DATA
GROSS SITE AREA 1,607,557± S.F.
CLASS 1
EXISTING TREE CANOPY 212,812± S.F. (13.2%)
TREE CANOPY TO BE PRESERVED 56,692 S.F. (3.5%)
TREE CANOPY TO BE PLANTED 248,744± S.F. (15.5%)
TOTAL TREE CANOPY REQUIRED 305,436± S.F. (19%)
*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOGIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.
DIMENSIONAL STANDARDS: SECTIONS 3 & 4
FRONT YARD 15'
SIDE YARD 0'
REAR YARD 0'
BUILDING HEIGHT MAXIMUM 35'
PHASE BUILDABLE LOTS
1 41
2 81
3 32
4 20
TOTAL 174
SECTION 3 SITE DATA
BUILDABLE LOTS 32
NON-BUILDABLE LOTS 3
SECTION 4 SITE DATA
BUILDABLE LOTS 20
NON-BUILDABLE LOTS 2

GRAPHIC SCALE 1"=60'
0 15 30 60 90 120

CASE # 17SUBDIV1006
RELATED CASE # 13ZONE1015,
9-38-01
MSD WM # 7338

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P.O. BOX 91483
LOUISVILLE, KY 40291
MARKETING EXHIBIT
SPRING VILLA
6710 WATERSON TRAIL
LOUISVILLE, KY 40291
TAX BLOCK: 0637 LOTS 004 & 235
D.B. 10346 PG 422
Vertical Scale: 1"=N/A'
Horizontal Scale: 1"=60'
Date: 10/03/17
Job Number: 2027
Sheet
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