

ADJACENT PROPERTY OWNERS

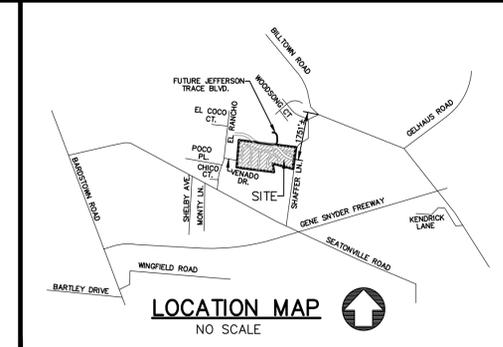
TAX BLOCK & LOT	OWNER	DEED BOOK & PAGE	TAX BLOCK & LOT	OWNER	DEED BOOK & PAGE
51 X 162	OSCAR & FLORINE HUGHES	1890 X 0449	1937 X 16	TERESA FAYE & FREDERICK	5273 X 0159
51 X 607	JOHN P & VICKI BRAY	5444 X 0834	1937 X 17	A SCHMIDT JR	
51 X 389	WILLIAM P & CARLENE GREENWELL	5949 X 0656	1937 X 18	MARY K & DELANA M GIDEONS JR	5360 X 0849
51 X 623	THE KIRCHER COMPANY	7950 X 0543	1937 X 19	KERMIT DWAYNE RITCHIE	6099 X 0203
51 X 388	LEE A & JUNE PREIST	4956 X 0651	1937 X 20	6519 EL RANCHO LAND TRUST HOUSE	7797 X 0075
51 X 443	RICHARD ALLEN & VICKY L PARROT	7342 X 0695	1937 X 21	BUYERS INC TRUSTEE	
51 X 150	MITCHELL WEAVER	6364 X 0785	1937 X 22	RONALD L YANKEY	6176 X 0517
51 X 367 & 640	KAREN S COLE	6620 X 0793	1937 X 23	EGUENE & DENISE J COCKERELL	4988 X 0328
51 X 602 & 564	ALICE M KAYS & WAYNE M POLSON	5870 X 0372	1937 X 24	LEROY & JANET JOHNSTON	4984 X 0036
51 X 535	RUTH NELSON LINN	6976 X 0668	1937 X 25	JBG PROPERTIES LLC	7589 X 0009
51 X 86	BETTY J STEVENSON	7526 X 0232		JEFFREY & DAWN STEPHENSON	7219 X 0855
51 X 84 & 543	LOU TRINITY BAPTIST CHURCH	N/A		CARL F ORTHOEFER	5023 X 0389
1937 X 15	JAMES D & JUDY B ALLEN	5331 X 0231			

LEGEND

- EXISTING INTERMITTENT STREAM
- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING LOT NUMBER
- EXISTING FENCE
- EXISTING SANITARY SEWERS
- EXISTING FIRE HYDRANT
- PROPOSED STORM (CONCEPT)
- PROPOSED SANITARY (CONCEPT)
- PROPOSED DITCH CENTERLINE
- PROPOSED FLOW ARROW
- PROPOSED SILT FENCE
- PROPOSED LOT NUMBER
- DIVERSITY HOUSING LOT IDENTIFICATION SYMBOL
- SEVERELY ERODIBLE SOIL
- EXISTING STRUCTURES TO BE REMOVED

NOTES

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES.
- 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.
- DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN SUBJECT TO MSD FACILITY FEES. POST-DEVELOPED PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2.10 & 100 YEAR STORMS DRAINAGE PATTERN DEPICTED BY 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.
- 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.
- THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE X OF THE 500 YEAR FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111CO 190 D).
- 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 ARTICLE 8 & 10, RESPECTIVELY.
- 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.
- 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 EXISTING STRUCTURES SHALL BE REMOVED.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1%, MAXIMUM GRADE SHALL BE 10%.
- 11 OF THE 111 LOTS WILL BE LEVEL 2 DIVERSITY HOUSING.
- NO LOTS TO HAVE DIRECT ACCESS TO SHAFFER LANE.
- A VERGE SHALL BE PROVIDED WITHIN THE RIGHT-OF-WAY, WITH WIDTH OF VERGE TO BE DETERMINED BY THE DIRECTOR OF WORKS.
- ALL COMPATIBLE UTILITY LINES SHALL BE LOCATED UNDERGROUND UNLESS APPROPRIATE AGENCIES REQUIRE OTHERWISE.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- THERE SHALL BE NO INCREASE IN STORM WATER FLOW VELOCITIES AT THE DEVELOPMENT'S PROPERTY LINE.
- DEPARTMENT OF WATER AND CORPS OF ENGINEERING APPROVAL REQUIRED IF AN ON-LINE DETENTION BASIN IS USED.
- A LANDSCAPE PLAN SHALL BE SUBMITTED AND REVIEWED BY PLANNING AND DESIGN SERVICES FOR STREET TREE AND BUFFERING REQUIREMENTS.
- SHAFFER LANE TO BE WIDENED PER AGREEMENT LETTER DATED NOV. 19, 2004 BETWEEN METRO PUBLIC WORKS AND MCBRIDE AND SON HOMES.
- ALL ROADWAYS, CUL-DE-SACS AND EYEBROWS SHALL BE DESIGNED IN ACCORDANCE WITH METRO STANDARDS.
- DEVELOPER TO VERIFY CAPACITY OF EXISTING CULVERT UNDER VENADO DR.
- DEVELOPER TO VERIFY CAPACITY OF EXISTING CULVERT FOR ADJOINING LOT 564.
- EXTENSION OF STORMWATER BOUNDARIES AGREEMENT REQUIRED BY MSD AS PART OF THE CONSTRUCTION APPROVAL PROCESS.



DETENTION BASIN CALCULATIONS

Basin #1
 2.9/12 (0.5 - 0.20) 18.64 AC. = 1.35 AC. FT.
Basin #2
 2.9/12 (0.5 - 0.20) 13.66 AC. = 0.99 AC. FT.

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.

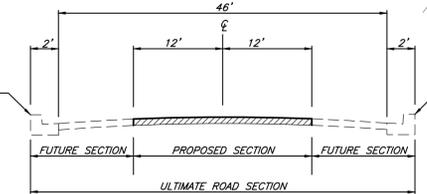
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

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.



BENCHMARK

FROM THE INTERSECTION OF GENE SNYDER FREEWAY AND SEATONVILLE ROAD OVERPASS, THE STATION IS SET IN A CONCRETE ABUTMENT JOINT AT THE SOUTHEAST CORNER OF THE BRIDGE ON THE EAST SIDE OF SEATONVILLE ROAD. ELEV. 733.03

TREE CANOPY DATA

GROSS SITE AREA	1,406,988± S.F.
TREE CANOPY CATEGORY	CLASS C
TREE CANOPY TO BE PRESERVED	0 S.F. (0%)
TREE CANOPY TO BE PLANTED	281,397 S.F. (20%)
TOTAL TREE CANOPY REQUIRED	281,397 S.F. (20%)
110 TYPE A TREES @ 1 3/4" CAL.	79,200 S.F.
(720 S.F. CREDIT EACH)	
215 TYPE A STREET TREES @ 1 3/4" CAL.	193,500 S.F.
(900 S.F. CREDIT EACH 50' O.C.)	
20 TYPE B TREES @ 1 3/4" CAL.	9,072 S.F.
(432 S.F. CREDIT EACH)	
TOTAL TREE CANOPY PROVIDED	281,772 S.F.

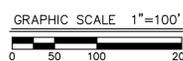
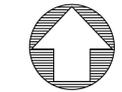
*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOGIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

LOT REQUIREMENTS

- MINIMUM LOT WIDTH = 30 FT.
- MINIMUM FRONT YARD SETBACK = 25 FT.
- (EXCEPT 30' FRONT YARD SETBACK WHERE NOTED ON PLAN)
- MINIMUM REAR YARD SETBACK = 25 FT.
- MINIMUM SIDE YARD SETBACK = 5 FT.

SITE DATA

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
EXISTING LAND USE	R4
PROPOSED LAND USE	SINGLE FAMILY
GROSS LAND AREA	32.30± AC.
NET LAND AREA	24.71± AC.
BUILDABLE LOTS	111
OPEN SPACE LOTS	4
GROSS DENSITY	3.44± DU/AC.
NET DENSITY	4.49± DU/AC.
OPEN SPACE REQUIRED (23 LOTS LESS THAN 6,000 S.F. 1,500 S.F. X 23 = 34,500 S.F. OR 0.79 AC.)	0.79± AC.
OPEN SPACE PROVIDED	3.78± AC.
ADI POINTS REQ. FOR 3.44 DU/AC.	4.5 POINTS
LEVEL 2 DIVERSITY HOUSING LOTS (SEE NOTE #14)	11 LOTS
10% OF UNITS ARE LEVEL 2	3.0 POINTS
DIVERSITY HOUSING	
MIN. 50% OF LEVEL 2 UNITS ARE DETACHED SINGLE FAMILY	3.0 POINTS
TOTAL POINTS PROVIDED	6.0 POINTS
*DIVERSITY HOUSING LOTS	



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 LAND DEVELOPMENT INC.
 3300 ROCKRIDGE PARKWAY
 LOUISVILLE, KY. 40299
 (502) 266-5535

OWNER
WALTER & MARTHA POTTER
 6508 SHAFFER LN.
 LOUISVILLE, KY. 40291
PHILIP & ETHAL HAAG
 CO-TRs
 5316 BILLOW RD.
 LOUISVILLE, KY. 40299

PRELIMINARY PLAN
 AN ADJ SUBDIVISION
GREY OAKS
 6602 & 6508 SHAFFER LANE
 LOUISVILLE, KY 40291
 T.B. 51 LOTS 109 & 136
 D.B. 1966 P.G. 407 D.B. 6470 P.G. 475

Revisions	
1/30/04 PRE TRC COMMENTS	
5/2/04 TRC COMMENTS	
5/2/04 TRC COMMENTS	
5/2/04 TRC COMMENTS	
7/4/05 LOT ADJUSTMENTS	

Vertical Scale: N/A
 Horizontal Scale: 1"=100'
 Date: 8/5/03
 Job Number: 2195