

***RESIDUAL LOT**
NOT A PART OF PROPOSED SUBDIVISION
9.75+ ACRES (SEE NOTE #20)

EXTEND PAVEMENT TO MATCH EXISTING DABNEY CARR DRIVE (SEE NOTE #16)

EXTEND PAVEMENT TO MATCH EXISTING ROADWAY (SEE NOTE #16)

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 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 JEFFERSONTOWN 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 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 (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAY PER CHAPTER 4.1.3 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- ALL RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
- ALL SIDEWALKS WITHIN RIGHT-OF-WAY TO BE 5' WIDE MINIMUM.
- 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.
- 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.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- SITE SUBJECT TO MSD PLAN REVIEW FEES.

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND 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.
- 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, RADI, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- CURBS AND UTILITY 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 RAMPAS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH 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 AT THE TIME OF THE BOND RELEASE.
- AN ENCROACHMENT PERMIT AND DAMAGE BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY EXTENSION/CONSTRUCTION AND REPAIRS FOR RIVANNA DRIVE, DABNEY CARR DRIVE AND GUTTENBERG RD; ACCESS ROADS TO THE PROPOSED SUBDIVISION SITE.
- NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
- THE SUBJECT SITE RESIDES IN A KNOWN POTENTIAL KARST TERRAIN. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY OF THE SITE WILL BE CONDUCTED PRIOR TO PLAN APPROVAL.
- A GEOTECHNICAL REPORT WILL BE REQUIRED TO PLACE COMPACTED FILL WITHIN THE EXISTING LAKE FOR THE ROADWAY EMBANKMENTS AND THE REAR OF LOTS 15 & 16.
- LOTS 13, 14, & 15 WILL BE CREATED FROM AN ADDITIONAL TRACT OF LAND (LOT 65, DB 10316 PG 82) ADJACENT TO THE NORTH OF THE PROPOSED SUBDIVISION AND COMPRISING APPROXIMATELY ONE (1) ACRE (SEE HATCH). THE RESIDUAL PORTION OF LOT 65 IS NOT PART OF THE PROPOSED SUBDIVISION.
- DESIGN OF ANY PROTECTIVE HANDRAIL OR HEADER CURB ALONG THE SIDEWALK ADJACENT TO THE PROPOSED POND EDGE WILL BE DETERMINED DURING CONSTRUCTION PLAN REVIEW.
- CITY OF JEFFERSONTOWN REVIEW REQUIRED FOR CONSTRUCTION PLAN APPROVAL.
- A KARST SURVEY WAS CONDUCTED BY MARK SITES, PE ON FEBRUARY 28th, 2015 VIA SITE INSPECTION, GEOLOGICAL MAPS, SOIL MAPS, ETC. (PER LDC 4.9.3). NO KARST FEATURES WERE DETERMINED TO EXIST ON THE SUBJECT SITE.
- LOT 26 WILL REMAIN A NON-BUILDABLE LOT UNLESS IT IS CONSOLIDATED WITH EXISTING LOT 537 TO THE SOUTH.

BENCHMARK
NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOIC BENCHMARKS BY MEANS OF GPS METHODS. SOURCE BENCHMARK GPS86-38 NAVD 1988 ELEV. 738.98'
BENS A LOIC MONUMENT SET 0.70' BELOW GROUND LOCATED NEAR THE INTERSECTION OF THE BILLOWIN ROAD AND MARY DELL LANE. BEING 57' EAST OF THE CENTERLINE OF BILLOWIN ROAD AND 17' SOUTH OF THE CENTERLINE OF MARY DELL LANE.
BM #2 ELEV. 728.70'
BEING AN EXISTING 1/2" REBAR WITH TRAVERSE CAP LOCATED BETWEEN GUTTENBERG ROAD AND DABNEY CARR DRIVE AND BEING 27' EAST AND 94' NORTH FROM THE CENTERLINE OF THE END OF GUTTENBERG ROAD.

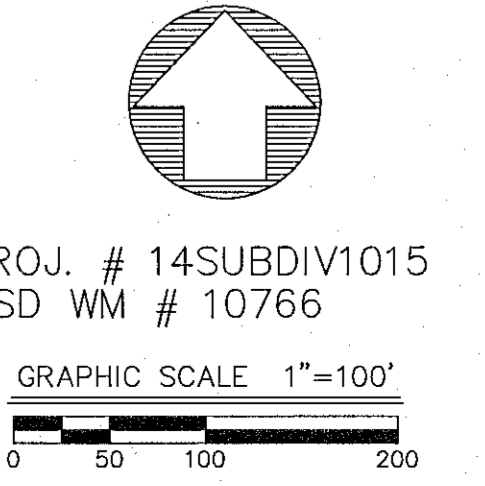
EROSION PREVENTION AND SEDIMENT CONTROL NOTE:
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW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

MSD NOTES:
1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE JEFFERSONTOWN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS. 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: 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.
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING. (21111C0080E)
5. CODE AND DIVISION OF WATER PERMITS MAY BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS SET BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

TREE CANOPY CALCULATION:
GROSS SITE AREA 633,452± S.F. (14.5 A.C.)
TREE CANOPY CATEGORY CLASS C (0%-40%)
EXISTING TREE CANOPY* 79,386± S.F. (1.8%)
TREE CANOPY TO BE PRESERVED 8,613± S.F. (1.2%)
TOTAL TREE CANOPY REQUIRED 126,690± S.F. (2.9%)
TREE CANOPY TO BE PLANTED 126,690± S.F. (2.9%)
*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 DIMENSIONAL STANDARDS
FRONT YARD MIN. 30'
STREET SIDE YARD SETBACK MIN. 30'
SIDE YARD MIN. 5'
REAR YARD MIN. 25'
MAXIMUM BUILDING HEIGHT 35'
LOT AREA MIN. 9000 S.F.
LOT WIDTH MIN. 60'

SITE DATA
FORM DISTRICT NEIGHBORHOOD R-4
EXISTING ZONING VACANT
PROPOSED LAND USE SINGLE-FAMILY RESIDENTIAL
GROSS LAND AREA 12.57± ACRES
NET LAND AREA 12.57± ACRES
BUILDABLE LOTS 19
NON-BUILDABLE LOTS 3
GROSS DENSITY 1.31 (DU./AC.)
NET DENSITY 1.51 (DU./AC.)
OPEN SPACE REQUIRED N/A
OPEN SPACE PROVIDED 120,880± S.F. (2.78 AC.)

RECEIVED
MAR 09 2015
PLANNING & DESIGN SERVICES



Mindel, Scott & Associates, Inc.
Planning, Surveying, Landscape Architecture
1515 Lexington Ave., Suite 1500, Nashville, TN 37203
Phone: (615) 485-1500 Fax: (615) 485-1501 Email: mindel@msa-na.com

DEVELOPER
PHILLIP LEIGH CO.
4518 PORTICO CT.
LOUISVILLE, KY, 40299

OWNER
PHILLIP W LEIGH & MARTHA R. LEIGH
4518 PORTICO CT.
LOUISVILLE, KY, 40299

PRELIMINARY SUBDIVISION PLAN
MONTICELLO MANORS SECTION 2
9607 GUTTENBERG RD.
LOUISVILLE, KY 40299
TAX BLOCK: 45. LOTS: 789 & 65
D.B.: 7595 PG. 792 & 10316 X 82

REVISIONS	DATE	DESCRIPTION
12/29/14	PER AGENCIES FIRST ROUND COMMENTS	
2/18/15	Revised/Corrected Boundary	
2/27/15	Revised per Agency comments	
3/6/15	Revised per Agency comments	

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 12/01/14
Job Number: 3231
Sheet: 1

PROJ. # 14SUBDIV1015
MSD WM # 10766

14SUBDIV1015