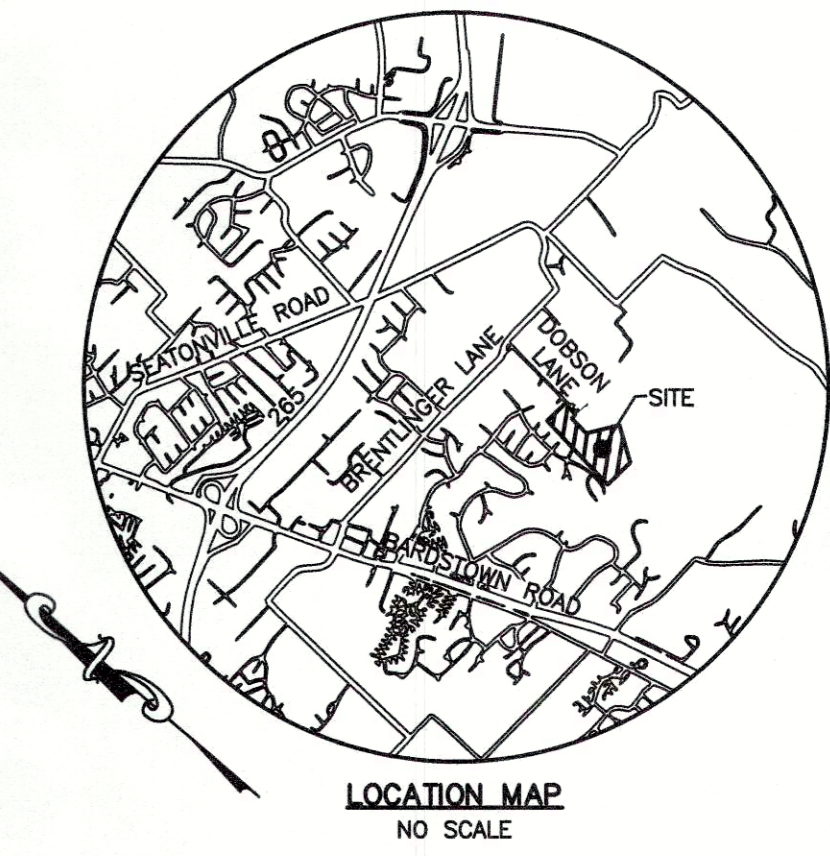
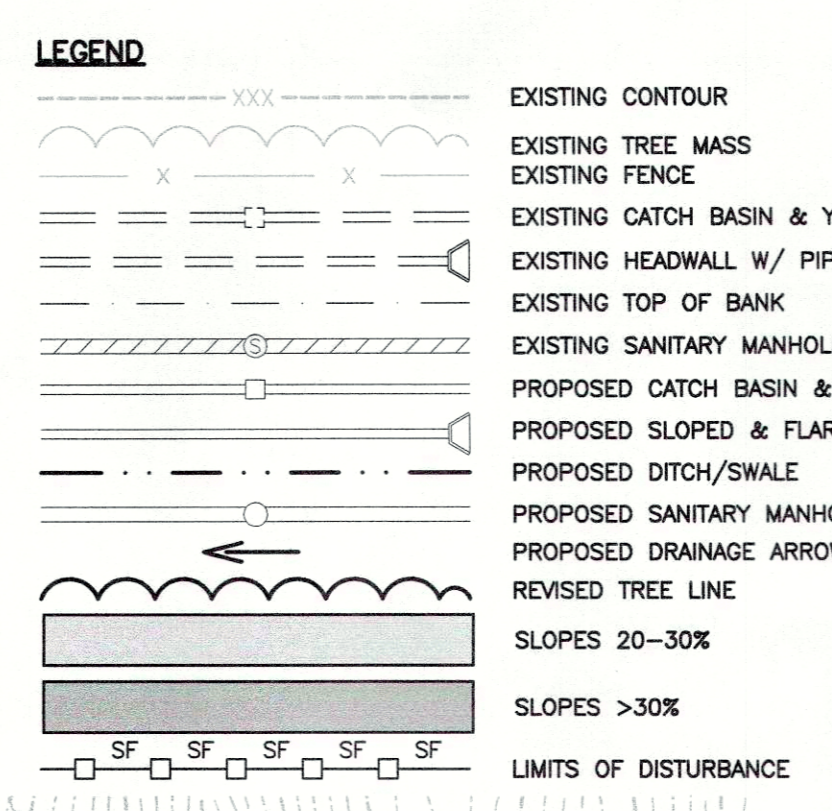


PRELIMINARY APPROVAL
 Condition of Approval: _____
 Date: _____
 Louisville & Jefferson County Metropolitan Sewer District

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS
 BY: *E. W. St. Clair*
 DATE: 7/31/19
 LOUISVILLE & JEFFERSON COUNTY
 METRO PUBLIC WORKS

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 GPS86-37RESET NAVD 1988 ELEV. 662.48
 TRAVEL 1,100' NORTH ALONG BARDSTOWN ROAD FROM THE INTERSECTION OF BARDSTOWN ROAD AND BRENTLINGER LANE TO BARTLEY ROAD, THENCE GO 1,700' WEST ALONG BARTLEY ROAD TO THE STATION ON THE RIGHT OPPOSITE HOUSE #8416. STATION IS 14' NORTH OF THE CENTERLINE OF BARTLEY ROAD AND LEVEL WITH PAVEMENT.
WAIVER REQUEST:
 1. A WAIVER OF 4.8.6.C.2 OF THE LDC IS REQUESTED TO ALLOW THE STREAMSIDE AND MIDDLE BUFFER AREAS FOR BIG RUN CREEK TO BE LOCATED ON BUILDABLE LOTS 53, 54, 62 & 63 IN A CONSERVATION EASEMENT.
 2. WAIVER OF 4.8.6.C.2 OF THE LDC TO PERMIT MSD SANITARY SEWER LINE WITHIN THE STREAMSIDE BUFFER ZONE.



SITE DATA:

GROSS SITE AREA	1,688,372± S.F.
EXISTING ZONING	R-4
EXISTING LAND USE	SINGLE-FAMILY RESIDENTIAL/VACANT
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	38.76± AC.
NET LAND AREA	35.45± AC.
BUILDABLE LOTS	90
NON-BUILDABLE LOTS	2
GROSS DENSITY	2.06 D.U./AC.
NET DENSITY	2.26 D.U./AC.

TREE CANOPY DATA:

GROSS SITE AREA	1,688,372± S.F.
CLASS C1 CATEGORY	865,076± S.F. (39%)
EXISTING TREE CANOPY	489,407± S.F. (29%)
EXISTING TREE CANOPY TO BE PRESERVED	253,256± S.F. (15%)

DIMENSIONAL STANDARDS

FRONT/STREET SIDE YARDS	MIN. 30'
SIDE YARDS	5'
REAR YARD	25'
MINIMUM LOT AREA	35'
MAXIMUM BUILDING HEIGHT	45,000 S.F.
LOTS <6,000 S.F. (MAX 25% OR 20 LOTS)	1 LOT PROPOSED
LOTS ≥9,000 S.F. (MIN 20% OR 16 LOTS)	23 LOTS PROPOSED

MAXIMUM BALANCE TRANSFER LOT CALCULATION

MLP - MAXIMUM LOTS PERMITTED
 TA - TOTAL LAND AREA (38.76 AC.)
 SS - STEEP SLOPES AREA/SLOPES >20% (7.31 AC.)
 IA - INFRASTRUCTURE AREA (3.31 AC.)
 MLP = [(TA - SS - IA) 4.84] + SS X 4.84
 MLP = [(38.76 - 7.31 - 3.31) 4.84] + 7.31 X 4.84
 MLP = 153

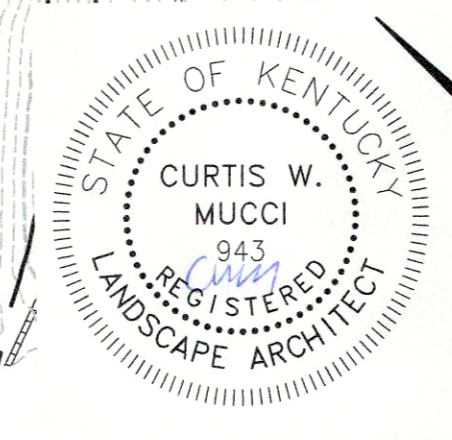
- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING 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 TRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - THE DEVELOPMENT LIES IN THE FEEN CREEK FIRE DISTRICT AND ASSOCIATED EASEMENT SHOWN ON THE RECORD PLAT OR RECORDED BY DEED.
 - IF PROPOSED, SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL. THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC AND ASSOCIATED EASEMENT SHOWN ON THE RECORD PLAT OR RECORDED BY DEED.
 - 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 PROJECTED OPEN SPACES (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.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
 - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 10/22/18 AND KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY INDICATED MEDIUM TO NO KARST POTENTIAL ON THE SUBJECT PROPERTY. SEVERAL POTENTIAL SINKHOLE FEATURES WERE FOUND AND ARE IDENTIFIED ON THE PLAN. RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEER SHOULD BE FOLLOWED DURING CONSTRUCTION.
 - A CONSERVATION EASEMENT IS PROPOSED BY THE DEVELOPER ON THE BACK PORTION OF LOTS 53, 54, 62 & 63 TO PERMANENTLY PRESERVE THE STEEP SLOPES.
 - A CONSERVATION AREA MANAGEMENT PLAN SHALL BE SUBMITTED IN CONJUNCTION WITH SUBMITTAL/REVIEW OF THE SUBDIVISION RECORD PLAT. THE MANAGEMENT PLAN SHALL BE IN COMPLIANCE WITH THE APPROVED SUBDIVISION PLAN AND LAND DEVELOPMENT CODE. LEGAL RESTRICTIONS, OWNERSHIP AND THE MANAGEMENT PLAN SHALL BE SUBJECT TO REVIEW AND APPROVAL BY PLANNING COMMISSION LEGAL COUNSEL.
 - THE SITE AND ALL ADJACENT LOTS ARE ZONED R4 AND LOCATED IN THE NEIGHBORHOOD FORM DISTRICT.
 - ALL NECESSARY RIGHTS FOR UTILITY PURPOSES SHALL BE RESERVED ON OPEN SPACE LOTS.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - STANDARDS: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER DETENTION: SITE IS SUBJECT TO REGIONAL FACILITY FEES. VERIFICATION OF THE DOWNSIDE BASIN CAPACITY IS REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE 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.
 - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0115E & 21111C0098E). 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 MANAGEMENT PRACTICES.

- PUBLIC WORKS AND KTC NOTES:**
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE 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.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - 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 ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
 - CURES 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 RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY 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 BLACKSMITH ROAD EXTENSION & STREETS "A" & "B" SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
 - THE CONNECTION TO DOBSON LANE SHALL HAVE A GATE AND LOCKBOX APPROVED BY THE FIRE DEPARTMENT. FULL CONNECTION TO DOBSON LANE SHALL BE REQUIRED WHEN DOBSON LANE IS IMPROVED TO LOUISVILLE METRO ROAD STANDARDS.

ADJACENT PROPERTY OWNERS (ALL IN NFD/R4 ZONE):

TAX BLOCK 56 LOT 122 MICHAEL & KATRINA HARDIN 9001 STONEBREAKER ROAD D.B. 8570 PG. 706	TAX BLOCK 2844 LOT 549 STEPHEN & JACLYN OLSON 10807 HALL FARM DRIVE D.B. 9939 PG. 555	TAX BLOCK 3173 LOT 596 WILLIAM & LESLIE HAYVEY 8009 KENDRICK CROSSING LANE D.B. 10817 PG. 948	TAX BLOCK 3343 LOT 671 JOSEPH & BARBARA LUSH 10907 BLACKSMITH ROAD D.B. 7752 PG. 70	TAX BLOCK 3173 LOT 590 DOUGLAS & LINDA SHARPENSTEEN 10907 BLACKSMITH ROAD D.B. 8076 PG. 284
TAX BLOCK 57 LOT 43 TODD WILTON 8000 BROAD RUN ROAD D.B. 6875 PG. 517	TAX BLOCK 2844 LOT 550 TODD WILTON 10808 WOODTWIST COURT D.B. 10858 PG. 408	TAX BLOCK 3173 LOT 597 DAVID & MARY STEINMETZ 7909 KENDRICK CROSSING LANE D.B. 7438 PG. 517	TAX BLOCK 3173 LOT 674 MATTHEW & DIANE RICHARDSON 8015 KENDRICK CROSSING LANE D.B. 9890 PG. 24	TAX BLOCK 3173 LOT 595 CHRISTOPHER & LINDA LEWIS 7905 KENDRICK CROSSING LANE D.B. 10034 PG. 499
TAX BLOCK 57 LOT 50 PEGGY PIKE 8001 DOBSON LANE D.B. 8922 PG. 4	TAX BLOCK 3173 LOT 580 JOHN & SHARON LOPES 8007 HALL FARM DRIVE D.B. 7382 PG. 833	TAX BLOCK 57 LOT 44 MARIANNE COFFEY 10909 FARMGROVE ROAD D.B. 10935 PG. 178	TAX BLOCK 3173 LOT 598 JOHN & MARY METZMEIER 7911 KENDRICK CROSSING LANE D.B. 7409 PG. 439	TAX BLOCK 3173 LOT 598 JOHN & MARY METZMEIER 7911 KENDRICK CROSSING LANE D.B. 7409 PG. 439
TAX BLOCK 57 LOT 88 DENNIS LOIS OBERT 7904 DOBSON LANE D.B. 10800 PG. 164	TAX BLOCK 3173 LOT 581 JOHN BUFFAT 8008 HALL FARM DRIVE D.B. 10744 PG. 113	TAX BLOCK 57 LOT 259 VICK CHRISCOE & SCOTT KING 7915 DOBSON LANE D.B. 8081 PG. 213	TAX BLOCK 3343 LOT 601 CHRISTOPHER & AMANDA GRAFF 8001 KENDRICK CROSSING LANE D.B. 10858 PG. 146	TAX BLOCK 3343 LOT 670 STEVE & VALERI ST. CLAIR 8007 KENDRICK CROSSING LANE D.B. 7963 PG. 928
TAX BLOCK 3343 LOT 672 BRETTON & DEVAN LUCKABAUGH 8011 KENDRICK CROSSING LANE D.B. 10532 PG. 872	TAX BLOCK 3173 LOT 591 DARTANY HILL 10804 BLACKSMITH ROAD D.B. 11008 PG. 18	TAX BLOCK 2844 LOT 542 REX & LAURA LAGERSTROM 10806 BRIAR TURN DRIVE D.B. 7640 PG. 341	TAX BLOCK 3343 LOT 603 JASON & ELIZABETH BRIDWELL 8003 KENDRICK CROSSING LANE D.B. 10714 PG. 698	TAX BLOCK 3343 LOT 551 GREGORY & STEPHANIE KELLERMAN 10806 WOODTWIST COURT D.B. 10260 PG. 962
TAX BLOCK 2844 LOT 541 STEVE STACY 10808 BRIAR TURN DRIVE D.B. 9942 PG. 376	TAX BLOCK 3173 LOT 594 JOHN & VICKI HAMMOND 7903 KENDRICK CROSSING LANE D.B. 7780 PG. 511	TAX BLOCK 3343 LOT 603 GEORGE & BARBARA BEARD 8005 KENDRICK CROSSING LANE D.B. 7594 PG. 942		



MINDEL SCOTT
 ENGINEERING & SURVEYING > PLANNING > LANDSCAPE ARCHITECTURE
 5151 Jefferson Blvd. Louisville, KY 40219
 502-485-1508 > MindelScott.com

OWNER/DEVELOPER
GLENMARY FARMS LLC
 P.O. BOX 91483
 LOUISVILLE, KY 40291

PRELIMINARY PLAN
DOBSON LANE
SUBDIVISION

8000 DOBSON LANE, LOUISVILLE, KENTUCKY 40291
 TAX BLOCK 57, LOTS 49 & 79
 DEED BOOK 11202, PAGE 56

Revisions	11/19/18 PER AGENCY COMMENTS
	12/20/18 PER AGENCY COMMENTS
	12/27/18 PER AGENCY COMMENTS

Vertical Scale: N/A
 Horizontal Scale: 1"=100'
 Date: 10/29/18
 Job Number: 3557
 Sheet
 1
 of 1

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