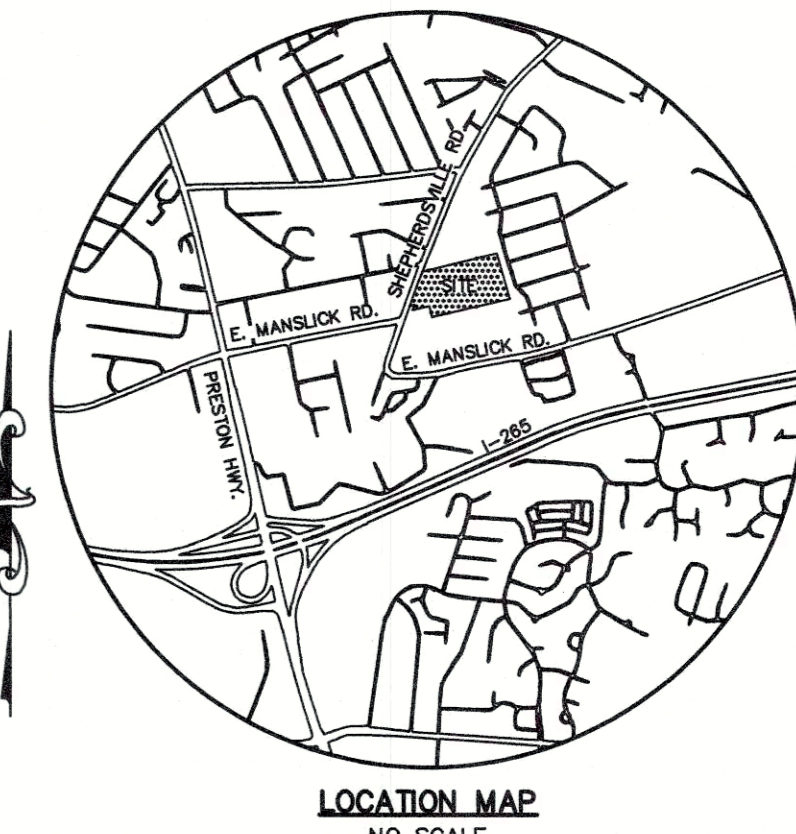
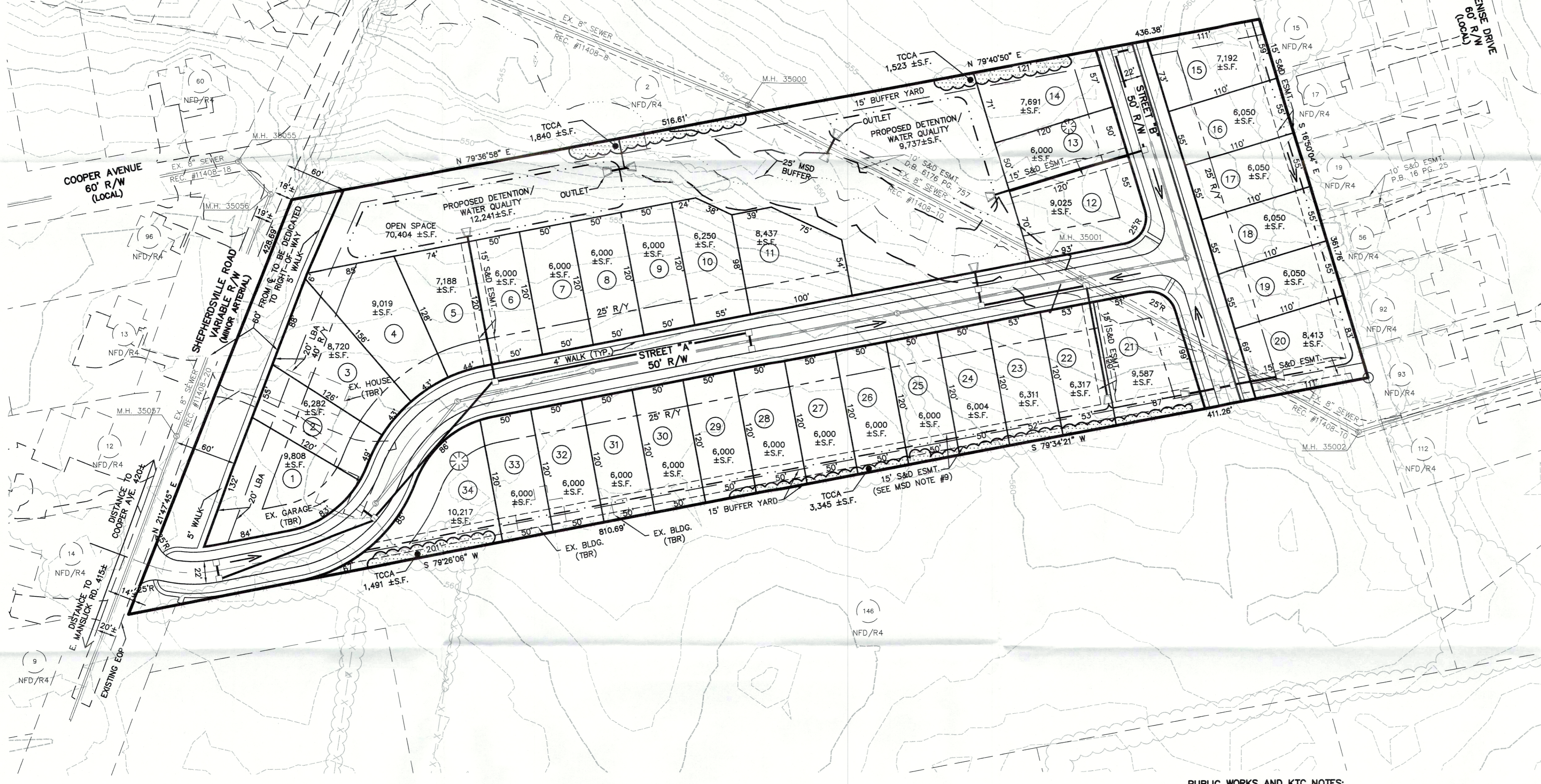


LEGEND

	EXISTING CONTOUR
	EXISTING TREE MASS
	EXISTING FENCE
	EXISTING OVERHEAD UTILITIES
	EXISTING UTILITY POLE
	EXISTING CATCH BASIN & YARD DRAIN
	EXISTING HEADWALL W/ PIPE
	EXISTING SANITARY MANHOLE W/PIPE
	EXISTING PROPERTY SERVICE CONNECTION
	PROPOSED CATCH BASIN & YARD DRAIN
	PROPOSED SLOPED & FLARED HEADWALL
	PROPOSED DITCH/SWALE
	PROPOSED SANITARY MANHOLE W/PIPE
	PROPOSED DRAINAGE ARROW
	REVISED TREE LINE
	POTENTIAL SINKHOLE



OWNERS:
LINDA SUE GOODWIN NEUBECK
 4620 GATOR TRACE AVE. APT. E
 FORT PIERCE, FL 34982

JAMES EDWARD GOODWIN **WILLIAM DANIEL GOODWIN**
 1021 RAVINE TERRACE 8899 CEDAR CREEK RD.
 JACKSONVILLE, FL 32259 LOUISVILLE, KY 40291

SITE DATA:
 FORM DISTRICT: R4
 EXISTING ZONING: R4
 PROPOSED ZONING: R4
 EXISTING LAND USE: SINGLE FAMILY/VACANT
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 GROSS LAND AREA: 3.01 AC
 NET LAND AREA: 7.01± AC
 BUILDABLE LOTS: 34
 NON-BUILDABLE LOTS: 34
 GROSS DENSITY: 3.77 D.U./AC.
 NET DENSITY (MAX ALLOWED 7.26): 4.85 D.U./AC.
 TOTAL OPEN SPACE PROVIDED: 70,404± S.F. (23%)

TREE CANOPY DATA:
 GROSS SITE AREA: 392,357± S.F.
 TREE CANOPY CATEGORY: CLASS C
 EXISTING TREE CANOPY: 45,374± S.F. (12%)
 EXISTING TREE CANOPY TO BE PRESERVED: 6,876± S.F. (18%)
 TREE CANOPY TO BE PLANTED: 71,766± S.F. (18%)
 TOTAL TREE CANOPY REQUIRED: 78,471± S.F. (20%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

DIMENSIONAL STANDARDS
 LOT AREA MINIMUM: 6000 S.F.
 FRONT/STREET SIDE YARD MINIMUM: 25 FT.
 SIDE YARD MINIMUM: 5 FT.
 REAR YARD MINIMUM: 25 FT.
 BUILDING HEIGHT MAXIMUM: 35 FT.

WAIVER REQUEST:
 A WAIVER OF 7.3.30.E OF THE LDC IS REQUESTED TO ALLOW MORE THAN 15% OF A REQUIRED REAR YARD OF A BUILDABLE LOT TO BE OCCUPIED BY A DRAINAGE EASEMENT.

- 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 ERECTED 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 DROPPED 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.
 - 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 OKOLONA FIRE DISTRICT.
 - 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 (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.
 - 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 01/11/19 AND 2 POTENTIAL AREAS OF KARST TOPOGRAPHY WERE FOUND. A REVIEW OF PUBLISHED GEOLOGICAL INFORMATION FROM THE KY GEOLOGICAL SURVEY INDICATED A MEDIUM POTENTIAL FOR SINKHOLES ON THE SUBJECT PROPERTY.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK R. OUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER 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 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 AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ESTABLISHMENT BY MSD. 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.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0111E).
 - 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.
 - RUNOFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF X 1.5
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - SEWER AND DRAINAGE EASEMENT SHALL OVERLAP 15' BUFFER YARD BY 50% (7.5') UNLESS AT CONSTRUCTION IT IS DETERMINED THERE ARE TREES GREATER THAN OR EQUAL TO 4" CALIBER AND THEN THE EASEMENT SHALL NOT OVERLAP, BUT RUN ALONG SIDE THE BUFFER YARD AS REQUIRED BY LDC7.3.30.F.2.

DETENTION CALCULATIONS
 2.9/12 (0.56-0.3) (9.01) = 0.57 AC-FT

MAY 06 2019
 PLANNING & DESIGN SERVICES
 CASE #19ZONE1001
 MSD WM # 11912
 GRAPHIC SCALE 1"=60'
 0 15 30 60 120

ADJACENT PROPERTY OWNERS

TAX BLOCK 793 LOT 17 JAMES & LINDA WILLIAMS 8906 SHEPHERDSVILLE ROAD D.B. 5057 PG. 437	TAX BLOCK 884 LOT 17 ROBERT F. JR. & BARBARA MOTLEY 8706 DENISE DRIVE D.B. 6787 PG. 34
TAX BLOCK 793 LOT 14 ROY S. ELDRIDGE 8904 SHEPHERDSVILLE ROAD D.B. 10316 PG. 642	TAX BLOCK 793 LOT 146 MINORS LANE BAPTIST CHURCH INC. 8901 & 8907 SHEPHERDSVILLE ROAD D.B. 9883 PG. 595
TAX BLOCK 884 LOT 15 ROGER A. WELLS 8704 DENISE DRIVE D.B. 7078 PG. 73	TAX BLOCK 793 LOT 13 JAMES M. WHITE 8808 SHEPHERDSVILLE ROAD D.B. 9782 PG. 214
TAX BLOCK 884 LOT 56 OSCAR L. PITA 8800 DENISE DRIVE D.B. 10436 PG. 569	TAX BLOCK 793 LOT 96 GILBERTO REYES CLEMENTE 8804 SHEPHERDSVILLE ROAD D.B. 11188 PG. 875
TAX BLOCK 793 LOT 2 JOHN LEE ROBERTS 8713 SHEPHERDSVILLE ROAD D.B. 11214 PG. 520	TAX BLOCK 884 LOT 19 ALEXANDER FERNANDEZ 8708 DENISE DRIVE D.B. 10387 PG. 451
TAX BLOCK 793 LOT 12 JOSEPH R. RAYMOND 8900 SHEPHERDSVILLE ROAD D.B. 9328 PG. 234	TAX BLOCK 884 LOT 92 ANITA GOODWIN 8802 DENISE DRIVE D.B. 10454 PG. 86
TAX BLOCK 793 LOT 60 SON LAM TRINH 1599 COOPER AVENUE D.B. 8204 PG. 201	TAX BLOCK 884 LOT 93 HOLLY BARTSCH 8804 DENISE DRIVE D.B. 9791 PG. 964

BENCHMARKS
 NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.

SOURCE BENCHMARK STA010-2001 NAVD 1988 ELEV. 537.81

FROM THE INTERSECTION OF PRESTON HIGHWAY AND EAST MANSLUCK ROAD, TRAVEL EAST ALONG MANSLUCK ROAD APPROXIMATELY 0.2 MILES TO THE ENTRANCE AT CALVARY APOSTOLIC CHURCH AND THE STATION ON THE LEFT. STATION IS 12' NORTH OF THE EDGE OF PAVEMENT OF EAST MANSLUCK ROAD.

- 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.
 - VERGE AREA 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 DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - 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.
 - 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.
 - 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.
 - CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS WHERE THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
 - NO DIRECT ACCESS FROM ANY LOT SHALL BE PERMITTED TO SHEPHERDSVILLE RD.

MINDEL SCOTT
 SURVEYING & PLANNING & LANDSCAPE ARCHITECTURE
 5151 Jefferson Blvd. Louisville, KY 40219
 502-465-1508 • mindelscott.com

DEVELOPER
SUPERIOR BUILDERS, INC.
 P.O. BOX 91483
 LOUISVILLE, KY 40291

GENERAL DISTRICT DEVELOPMENT PLAN & PRELIMINARY SUBDIVISION PLAN
SHEPHERDSVILLE ROAD SUBDIVISION
 8809 SHEPHERDSVILLE ROAD
 LOUISVILLE, KENTUCKY 40219
 TAX BLOCK 793, LOT 3
 D.B. 10127 PG. 915

Revisions	
05/09/19	PER AGENCY COMMENTS
05/09/19	PER AGENCY COMMENTS

Vertical Scale: N/A
 Horizontal Scale: 1"=60'
 Date: 2/18/19
 Job Number: 3388
 Sheet 1 of 1

1920NE1001