December 27, 2018

Mr. Brian Wacker
Superior Builders, Inc.
P.O. Box 91483
Louisville, Kentucky 40291
superior109@gmail.com

Subject: Geotechnical Survey Report
Proposed Dobson Lane Subdivision
8000 Dobson Lane
Louisville, Kentucky 40291
ECS Project No. 61-1909

Dear Mr. Wacker:

A new residential subdivision is proposed for construction in Louisville, Jefferson County, Kentucky. The site is located at the south end of Dobson Lane, approximately ¾ mile south of Brentlinger Lane. The approximate site location is shown on the attached Site Vicinity Map. The property generally consisted of a wooded valley along Big Run Creek that generally flowed from north to south across the eastern portion of the property. The higher, flatter, western portion of the property included several existing buildings and lawn areas. Provided drawings and Google Earth data indicated that existing surface elevations ranged from approximately ~EL 540 to ~EL 550 along Big Run Creek, to ~El 670 in the north portion of the hill on the west side of the property, and to ~El 580 in the south portion of the west valley hillside.

The "Preliminary Plan Dobson Lane Subdivision" (Plan) prepared by Mindel Scott, dated 10/19/2018 identified existing 20-30% slopes and >30% slopes on the property. A reduced copy of this drawing is attached. Some 20-30% slopes and >30% slopes shown on the plan could be disturbed by planned home construction and sanitary/storm sewer construction along the west side of the valley. The current Metro Louisville Land Development Code (LDC) 4.7.5 includes requirements for land disturbing activities on slopes greater than 20%. Item B.3 of 4.7.5 states "Land disturbing activities on slopes greater than 20% and less than 30% shall be required to prepare a geotechnical survey report if the staff of the USDA Natural Resources Conservation Service (NRCS) determines such a study is warranted, given the site's soil and geologic characteristics. A geotechnical survey report shall be submitted for land disturbing activities on slopes greater than 30%.

We understand that at present the NRCS is not making the determination of the need for a geotechnical survey report. Accordingly, ECS Southeast, LLP (ECS) was retained to conduct a geotechnical survey report of the site and to determine if additional exploration/testing/analysis would be required to adequately address slope stability concerns. Our evaluation consisted of the following tasks:

- Review the provided Plan
- Review USGS Geologic Quadrangle Map information
- Review USDA NRCS Soil Survey information
- Conduct a visual reconnaissance of selected slope areas
- Evaluate the reviewed information and prepare a report of our findings and recommendations

USGS Geologic Quadrangle Map Review

The "Geologic Maps of the Jeffersontown and Mt. Washington Quadrangles" published by the U. S. Geological Survey and shown on the Kentucky Geologic Map Information Service website indicated that the sloping areas subject to disturbance by the proposed construction along the west side of the Big Run Creek valley are underlain by the following formations:

Above ~EL 630-650	Laurel Dolomite
Below ~EL 630-650	Osgood and Brassfield Formation
Below ~EL 600-610	Drakes Formation

Slope stability problems have been associated with the Osgood Formation due to its tendency to lose strength when exposed. Waldron Shale was mapped in the far northwest portion of the property that is outside the area of concern for slope stability. The mapped extents of the bedrock formations are shown on Figure 1.

Laurel Dolomite

Primary Lithology: Dolomite and shale.
Reported Thickness: 40' – 55'
Karst Potential: Medium.

In the upper 1/3 to 1/2 of unit dolomite is very fine grained, compact, and in even beds generally from just under 1 foot to nearly 2 feet in thickness, largely unfossiliferous. Lower part of unit is fine grained, thick to very thick bedded, porous, massive weathering dolomite which is slightly limy and sparsely fossiliferous. Commonly known as the oil producing "Blue sand" elsewhere in Kentucky. Both types are medium light gray, light olive gray, or greenish gray where fresh, but many outcrops and even roadcuts weather yellowish gray or grayish orange. Shale is pale olive, weathering to greenish gray chips or to yellowish gray or grayish yellow clay; dolomitic; occurs as 2 to 3 foot thick bed 5 to 8 feet above base of formation.

Osgood Formation

Primary Lithology: Shale and dolomite.
Reported Thickness: 12' – 18'
Karst Potential: Non-karst.

Shale is greenish gray, silty, poorly fissile, dolomitic. Weathers to gray flakes or to yellowish gray or grayish yellow clay. Dolomite is yellowish gray with reddish or orange mottling (probably a weathered color), fine grained; occurs at base of unit; resembles lowest dolomite bed of the Laurel Dolomite. Outcrop areas of the shale are excellent sites for farm ponds. Although unit is not resistant to weathering, it is exposed in numerous road cuts and in tributaries of Floyds Fork. Buildings and roads located on the Osgood Formation are subject to foundation failure. Springs are common at the top of the Osgood Formation but are generally small.

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Brassfield Formation

Primary Lithology: Limestone.
Total Reported Thickness: 0' – 7'
Karst Potential: Non-karst.

Limestone of three types, each generally two feet or less thick, any of which may be missing at a given locality. At top is an orange yellow, medium grained, fossil fragmental limestone; in middle is a medium to dark gray, fine grained, unfossiliferous limestone; at base is a light olive gray, coarse grained, highly fossiliferous limestone. Exposures mostly limited to stream channels and a few road cuts. Mapped with Osgood Formation.

Drakes Formation (3 Members: Saluda Dolomite Member, Bardstown Member, Rowland Member)

Total Reported Thickness: 114' – 140'
Karst Potential: Low.

Saluda Dolomite Member
Primary Lithology: Dolomite, minor limestone and shale.
Total Reported Thickness: 37 – 45'

Dolomite, light greenish to yellowish gray, weathers same or grayish orange to brown; commonly weathers to smooth massive surfaces, which in an overhang may develop honeycomb texture, or on gentle slopes may weather to platy beds less than 0.1 foot thick. Dolomite is calcitic, clayey; clay content increases toward base with corresponding decrease in resistance of unit to weathering; basal one third to one fourth of unit weathers to irregular blocky prisms. Abundant planar laminae, rarely exposed mud cracks, and low amplitude ripple marks present. Limestone, dense, medium to greenish gray, fine grained, laminated, forms marker bed commonly 5 to 10 feet above base, generally less than 0.5 foot thick; generally unfossiliferous. Shale, greenish gray, calcareous, occurs as discontinuous thin bed at top of unit and as local partings above and below limestone bed. Member thickest in northeastern part of area, where sinks are common on upland exposures. Residuum thickest on ridge tops where common range in thickness is from 3 to 7 feet. Springs are common at the base.

Bardstown Member
Primary Lithology: Limestone, mudstone, and shale.
Total Reported Thickness: 32 – 40'

Limestone is olive gray to brownish gray, weathers light gray; abundant to common broken and whole fossils, chiefly brachiopods, in a burrowed lime mud matrix; bedding irregular and rubbly; interbedded with shale. Shale is calcareous, mainly olive gray, weathers yellowish gray; in beds commonly 0.1 to 0.7 foot thick. Shale in basal part of unit is carbonaceous, olive gray to olive black to dusky yellowish brown. Mudstone, common near top of unit, is calcareous, clayey, light olive gray, weathers grayish yellow to yellowish gray; fossiliferous. Contact with underlying unit conformable, placed at base of lowest beds containing abundant fossils; on grassy slopes, contact determined by line of shallow sinkholes in dense thicker limestone beds of underlying unit. Springs are common at the base.

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Rowland Member
Primary Lithology: Limestone, mudstone and shale.
Total Reported Thickness: 45' – 55'

Limestone is dominantly greenish gray to light olive gray and olive gray with common dusky yellowish green splotches; weathers light gray to yellowish gray; grain size in clay to silt range except for rare to common fine to medium fossil fragments and sparse whole fossils; beds persistent, even, 0.2 to 2.0 feet thick; fracture subconchoidal to uneven; some beds dolomitic. Near base of unit limestone is medium dark gray, weathers medium brownish gray; partly dolomitic, partly shaly with shale interbeds; in southernmost exposures basal limestone beds are thinly laminated, contain chert. Mudstone, calcareous, similar in color and grain size to dominant limestone type with which it is locally interbedded. Shale interbeds in basal limestone are carbonaceous, calcareous, brownish to dark gray; elsewhere shale is medium dark gray to olive gray, interbedded and intergraded with dominant limestone type and mudstone. Springs are common at the base and less common in the dense limestone just above the base.

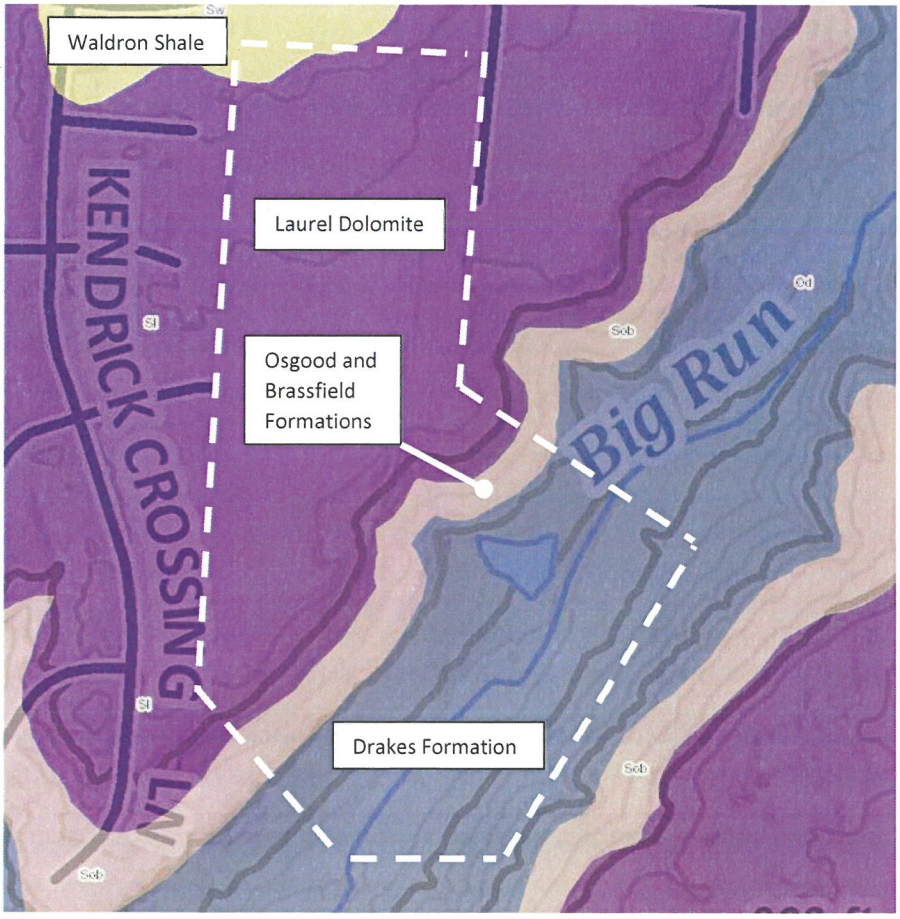

Figure 1: Reported Site Geology

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Soil Conservation Service Soil Survey

The USDA Natural Resources Conservation Service "Web Soil Survey" website indicated the 6 general soil types at the site as shown in Figure 2. Descriptions of these soil types are summarized below.

Figure 2: Reported Soil Data

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Bo Boonewood silt loam, occasionally flooded
Parent material: Mixed fine-silty alluvium over limestone
Typical Profile:
0 to 30 inches: silt loam
30 to 40 inches unweathered bedrock

CrB Crider silt loam, 2 to 6 percent slopes
Parent material – Fine-silty noncalcareous loess over clayey residuum weathered from limestone
Typical Profile
0 to 9 inches: silt loam
9 to 39 inches: silty clay loam
39 to 79 inches: silty clay

FsF Faywood-Shrouts-Beasley complex – 25 to 50 percent slopes
Parent material – Clayey residuum weathered from limestone and shale
Typical Profile
0 to 7 inches: silt loam
7 to 29 inches: silty clay
29 to 39 inches: unweathered bedrock

ShD3 Shrouts silt loam – 12 to 25 percent slopes – severely eroded - very rocky
Parent material – Clayey residuum weathered from calcareous shale and/or siltstone
Typical Profile
0 to 2 inches: silt loam
2 to 35 inches: silty clay
35 to 45 inches: weathered bedrock

UahC Urban land – Udorthents complex, 0 to 12 percent slopes
Parent material – clayey residuum weathered from limestone
Typical Profile – not described

WoC Woolpert silt loam, 6 to 12 percent slopes, rarely flooded
Parent material – Clayey colluvium derived from limestone
Typical Profile
0 to 13 inches: silt loam
13 to 101 inches: silty clay loam

Visual Reconnaissance of Selected Slope Areas

Based on our review of the Plan, several areas shown to be 20-30% slopes and >30% slopes that may be disturbed were identified. See attached Visual Slope Reconnaissance Plan for the approximate locations. A visual reconnaissance of these areas was conducted on December 26, 2018. Photos of the conditions observed at these areas are shown below. In general, similar conditions were observed in most areas. The portion of the site observed (western hillside between Big Run Creek and east half of southern loop of Dobson Lane) primarily was wooded with numerous small to large trees. Some brush, vines, and other low vegetation also was present. Several rock outcrops and springs were observed along the

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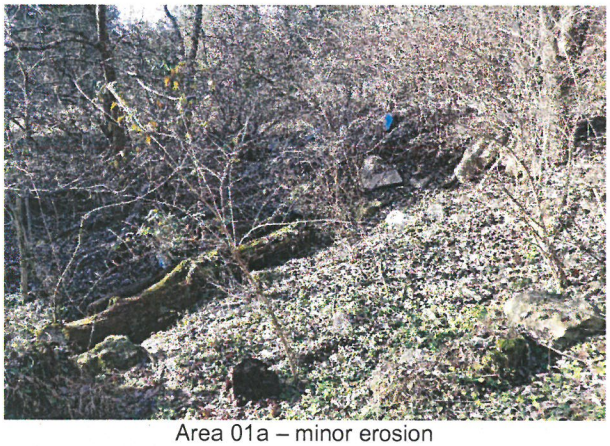
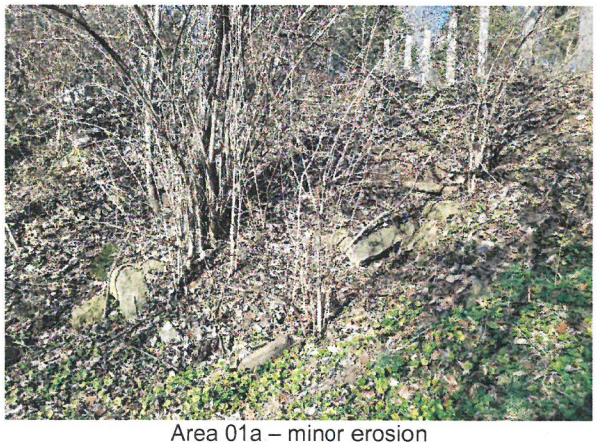
hillside. Isolated indications of minor erosion were observed. No indications of large scale erosion were noted. No visual indications of slope instability were observed. In particular, none of the following were noted: unusual tilting or fallen trees, tension cracks, scarps, displaced soil, or mounds of soil in lower areas.

Area 01

Apparent spring east of Area 01

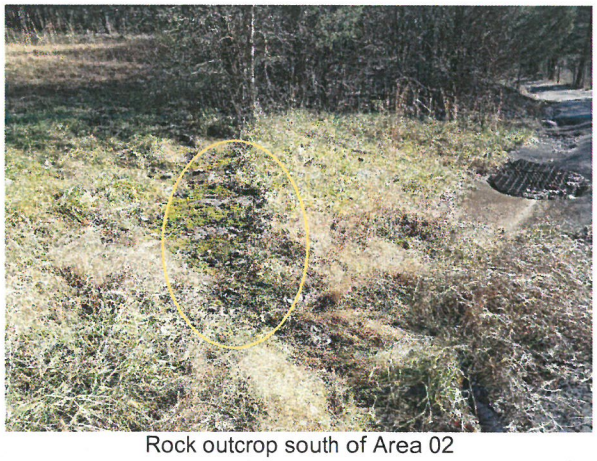


Area 01a – minor erosion



Area 01a – minor erosion

Area 02



Rock outcrop south of Area 02

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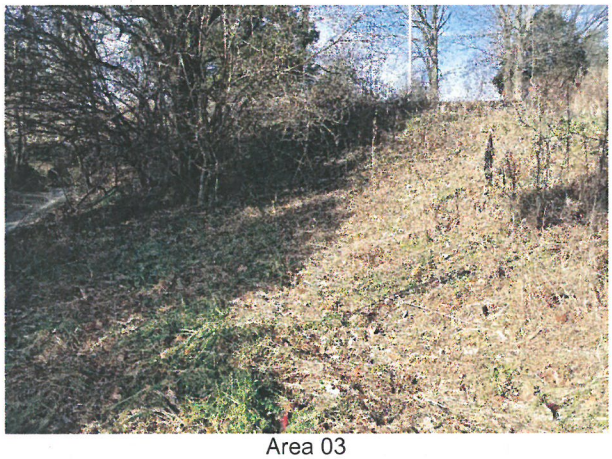
Area 03


Areas 04-05


Area 06


Area 07 – rock outcrop along road


Areas 08 - 09


Area 10

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Narrow gully near Area 10


Area 10a


Area 11


Area 12

Based on our review of the above reference information and on our past experience with construction under similar conditions in Jefferson County, our opinion is that the on-site slopes (excluding small, localized erosion features) in the observed areas were stable at the time of our reconnaissance. Slope stability problems have been associated with the Osgood Formation due to its tendency to lose strength when exposed. However, it appears that the Osgood Formation only is present in the areas lower in elevation than the planned lots and only would be disturbed by the planned sewers. The current, on-site slope stability likely is related to the following factors:

- Relatively thin depths of soil in slope areas
- Cohesive (clayey) soil matrix
- Rocky soil texture
- Limestone bedrock in many areas
- Numerous trees and other vegetation

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In our opinion, additional geotechnical analyses including soil/rock test borings/coring, shear strength testing of soils, etc. is not required, so long as the planned subdivision configuration does not involve disturbance significantly greater that what was indicated on the Plan.

Several measures may be considered to help maintain the stability of the existing and planned slopes during construction of the new subdivision and over the life of the new homes. These measures include:

- Plan grading to minimize changes to existing topography along slopes.
- Minimize disturbance to slopes and vegetation outside new construction areas.
- Avoid significant transverse cuts along or at the toe of existing slopes.
- Avoid significant embankments along or at the crest of existing slopes.
- Maintain the following limits for new embankments without additional geotechnical exploration and analysis:
  - 3:1 (horizontal:vertical) or flatter slopes.
  - Properly strip all vegetation, topsoil, etc. where fill will be placed.
  - Construct embankments with controlled fill compacted to at least 98 percent standard Proctor maximum dry density and within 2 percent of the optimum moisture content.
  - Maximum fill embankment height – 5 feet.
  - Horizontally bench new fill into existing slopes.
- Maintain the following limits for new cuts in soil without additional geotechnical exploration and analysis:
  - 3:1 (horizontal:vertical) or flatter slopes.
  - Maximum cut height – 5 feet.
- Provide adequate erosion and surface water drainage control during construction and over the life of the subdivision.
- Establish permanent vegetative cover as soon as practical.

We appreciate the opportunity to work with you on this project. If you have any questions about this evaluation, or if you need any further assistance, please call us at any time.

Cordially,
ECS Southeast, LLP

Michael C. Ronayne, P.E.
Chief Engineer

STATE OF KENTUCKY
Michael Charles Ronayne
15491
LICENSED
PROFESSIONAL ENGINEER

Jeremy R. Hudson, P.E.
Senior Project Engineer

Attachments: Site Vicinity Map
Preliminary Plan South English Station Property
Visual Slope Reconnaissance Plan

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Site Vicinity Map
Proposed Dobson Lane Subdivision
8000 Dobson Lane
Louisville, Kentucky 40291
ECS Project No. 61-1909

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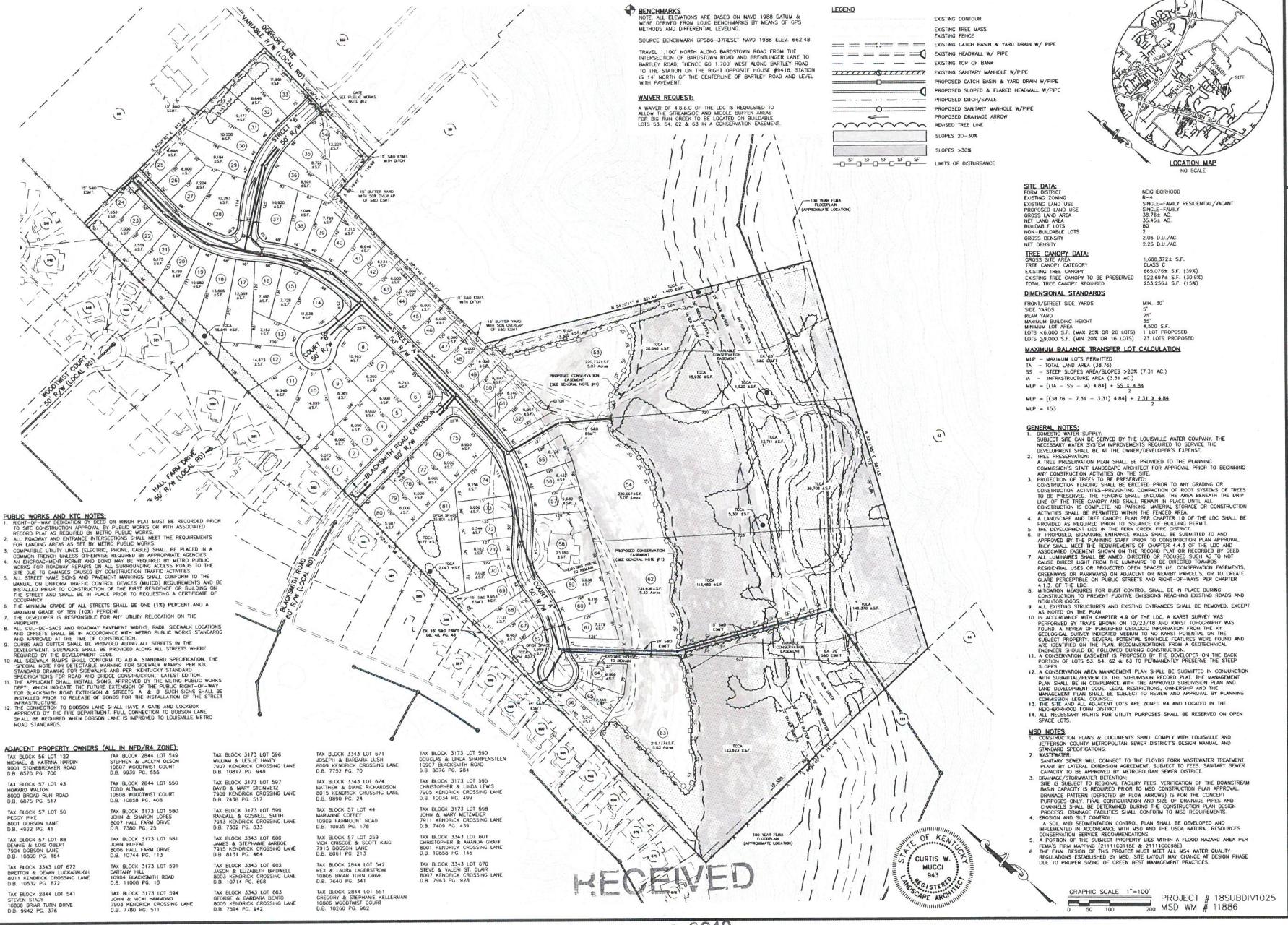


BENCHMARKS

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOJIC 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 #9416. STATION IS 14' NORTH OF THE CENTERLINE OF BARTLEY ROAD AND LEVEL WITH PAVEMENT.

WAIVER REQUEST:

A WAIVER OF 4.8.6.G 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.

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
- EXISTING HEADWALL W/ PIPE
- EXISTING TOP OF BANK
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED DRAINAGE ARROW
- REVISED TREE LINE
- SLOPES 20-30%
- SLOPES >30%
- LIMITS OF DISTURBANCE

SITE DATA:

FORM DISTRICT	NEIGHBORHOOD
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	80
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.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	665,076± S.F. (39%)
EXISTING TREE CANOPY TO BE PRESERVED	522,697± S.F. (30.9%)
TOTAL TREE CANOPY REQUIRED	253,256± S.F. (15%)

DIMENSIONAL STANDARDS

FRONT/STREET SIDE YARDS	MIN. 30'
SIDE YARDS	5'
REAR YARD	25'
MAXIMUM BUILDING HEIGHT	35'
MINIMUM LOT AREA	4,500 S.F.
LOTS <8,000 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)
SS = STEEP SLOPES AREA/SLOPES >20% (7.31 AC.)
IA = INFRASTRUCTURE AREA (3.31 AC.)

$MLP = [(TA - SS - IA) \ 4.84] + \frac{SS \times 4.84}{2}$

$MLP = [(38.76 - 7.31 - 3.31) \ 4.84] + \frac{7.31 \times 4.84}{2}$

MLP = 153

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/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 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.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
6. 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.
7. 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 (IE. 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.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
9. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
10. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 10/23/18 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.
11. A CONSERVATION EASEMENT IS PROPOSED BY THE DEVELOPER ON THE BACK PORTION OF LOTS 53, 54, 62 & 63 TO PERMANENTLY PRESERVE THE STEEP SLOPES.
12. 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.
13. THE SITE AND ALL ADJACENT LOTS ARE ZONED R4 AND LOCATED IN THE NEIGHBORHOOD FORM DISTRICT.
14. ALL NECESSARY RIGHTS FOR UTILITY PURPOSES SHALL BE RESERVED ON OPEN SPACE LOTS.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
   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.
3. DRAINAGE/STORMWATER DETENTION:
   SITE IS SUBJECT TO REGIONAL FACILITY FEES. VERIFICATION OF THE DOWNSTREAM 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.
4. EROSION AND 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.
5. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0115E & 21111C0036E).
6. 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:

1. 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.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. 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.
5. 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.
6. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
7. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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 57 LOT 43
HOWARD WALTON
8000 BROAD RUN ROAD
D.B. 6870 PG. 517

TAX BLOCK 57 LOT 50
PEGGY PIKE
8001 DOBSON LANE
D.B. 4922 PG. 41

TAX BLOCK 57 LOT 88
DENNIS & LOIS OBERT
7904 DOBSON LANE
D.B. 10800 PG. 164

TAX BLOCK 3343 LOT 672
BRETON & DEVAN LUCKABAUGH
8011 KENDRICK CROSSING LANE
D.B. 10532 PG. 872

TAX BLOCK 2844 LOT 541
STEVEN STACY
10808 BRIAR TURN DRIVE
D.B. 9942 PG. 376

TAX BLOCK 2844 LOT 549
STEPHEN & JACLYN OLSON
10807 WOODTWIST COURT
D.B. 9939 PG. 555

TAX BLOCK 2844 LOT 550
TODD ALTMAN
10808 WOODTWIST COURT
D.B. 10858 PG. 408

TAX BLOCK 3173 LOT 580
JOHN & SHARON LOPES
8007 HALL FARM DRIVE
D.B. 7382 PG. 25

TAX BLOCK 3173 LOT 581
JOHN BUFFA
8006 HALL FARM DRIVE
D.B. 10744 PG. 113

TAX BLOCK 3173 LOT 591
DARTANY HILL
10904 BLACKSMITH ROAD
D.B. 11008 PG. 18

TAX BLOCK 3173 LOT 594
JOHN & VICKI HAMMOND
7903 KENDRICK CROSSING LANE
D.B. 7780 PG. 511

TAX BLOCK 3173 LOT 596
WILLIAM & LESLIE HAVEY
7907 KENDRICK CROSSING LANE
D.B. 10817 PG. 948

TAX BLOCK 3173 LOT 597
DAVID & MARY STEINMETZ
7909 KENDRICK CROSSING LANE
D.B. 7436 PG. 517

TAX BLOCK 3173 LOT 599
RANDALL & GOSNELL SMITH
7913 KENDRICK CROSSING LANE
D.B. 7382 PG. 833

TAX BLOCK 3343 LOT 600
JAMES & STEPHANIE JARBOE
7915 KENDRICK CROSSING LANE
D.B. 8131 PG. 464

TAX BLOCK 3343 LOT 602
JASON & ELIZABETH BROWDELL
8003 KENDRICK CROSSING LANE
D.B. 10714 PG. 698

TAX BLOCK 3343 LOT 603
GEORGE & BARBARA BEARD
8005 KENDRICK CROSSING LANE
D.B. 7584 PG. 942

TAX BLOCK 3343 LOT 671
JOSEPH & BARBARA LUSH
8009 KENDRICK CROSSING LANE
D.B. 7752 PG. 70

TAX BLOCK 3343 LOT 674
MATTHEW & DIANE RICHARDSON
8015 KENDRICK CROSSING LANE
D.B. 9890 PG. 24

TAX BLOCK 57 LOT 44
MARIANNE COFFEY
10909 FAIRMOUNT ROAD
D.B. 10935 PG. 178

TAX BLOCK 57 LOT 259
VICK CROSCOE & SCOTT KING
7915 DOBSON LANE
D.B. 8061 PG. 213

TAX BLOCK 2844 LOT 542
REX & LAURA LAGERSTROM
10805 BRIAR TURN DRIVE
D.B. 7640 PG. 341

TAX BLOCK 2844 LOT 551
GREGORY & STEPHANIE KELLERMAN
10805 WOODTWIST COURT
D.B. 10260 PG. 962

TAX BLOCK 3173 LOT 590
DOUGLAS & LINDA SWARPENSTEEN
10907 BLACKSMITH ROAD
D.B. 8076 PG. 284

TAX BLOCK 3173 LOT 595
CHRISTOPHER & LINDA LEWIS
7905 KENDRICK CROSSING LANE
D.B. 10054 PG. 499

TAX BLOCK 3173 LOT 598
JOHN & MARY METZMEIER
7911 KENDRICK CROSSING LANE
D.B. 7409 PG. 439

TAX BLOCK 3343 LOT 601
CHRISTOPHER & AMAHIA 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

STATE OF KENTUCKY
CURTIS W. MUCCI
943
REGISTERED LANDSCAPE ARCHITECT

GRAPHIC SCALE 1"=100'
0 50 100 200

PROJECT # 18SUBDIV1025
MSD WM # 11886

RECEIVED
DEC 28 2018
PLANNING & DESIGN SERVICES

RECEIVED
2019 JAN 08

M:\18SUBDIV\DOBSON LANE SUBDIV\SIGNOFF\PLANNING\18SUBDIV_PREPLAN_2018-12-18.dwg, 12/18/2018 4:10:42 PM, DWG To PDF.pc3

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

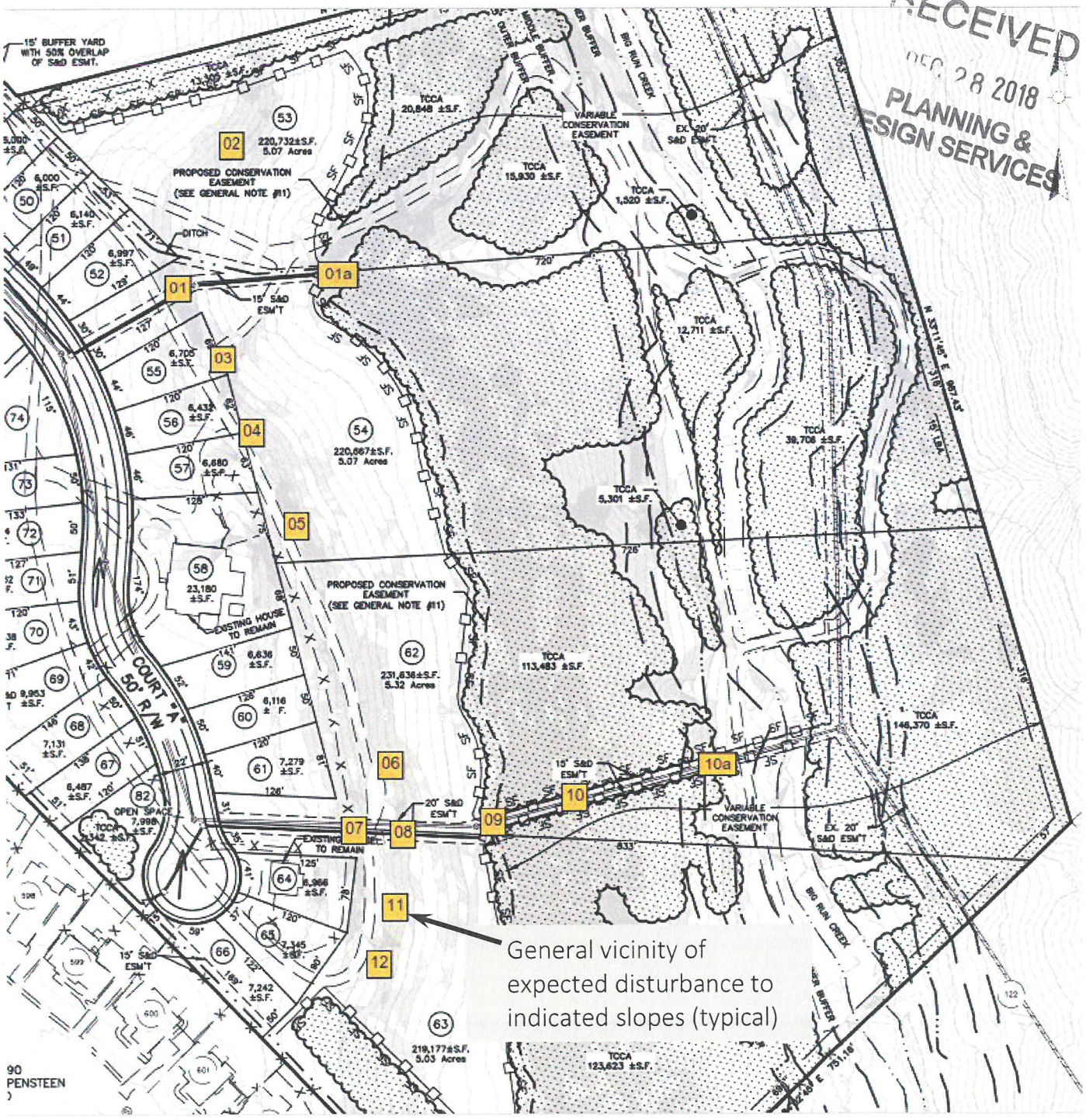
OWNER/DEVELOPER
GLENMARY FARMS LLC
PO BOX 91483
LOUISVILLE, KY 40291

PRELIMINARY PLAN
DOBSON LANE SUBDIVISION
8000 DOBSON LANE, LOUISVILLE, KENTUCKY 40291
LOT X BLOCK 57, LOTS 49 & 79
DEED BOOK 11202, PAGE 56

Revisions	
11/26/18	MSD AGENCY COMMENTS
12/20/18	PDS AGENCY COMMENTS

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

Sheet 1 of 1



Visual Site Reconnaissance Plan
Proposed Dobson Lane Subdivision
8000 Dobson Lane
Louisville, Kentucky 40291
ECS Project No. 61-1909

ECS Southeast, LLP
1762 Watterson Trail
Louisville, Kentucky 40299
(502) 493-7100