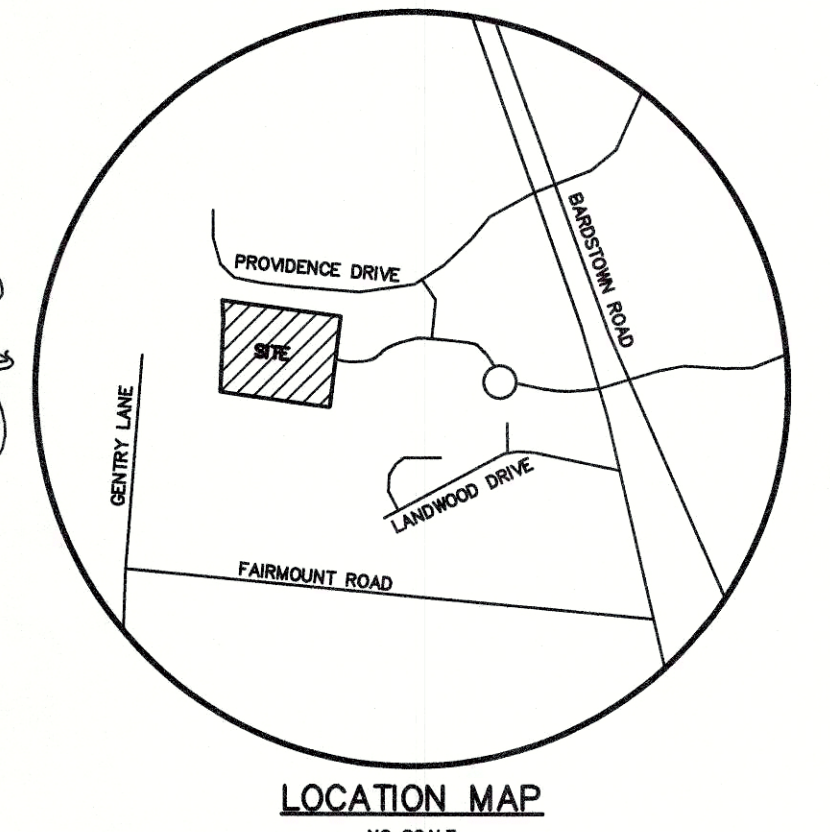


LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING CATCH BASIN & YARD DRAIN W/PIPE
- EXISTING DOUBLE CATCH BASIN W/PIPE
- EXISTING STORM MANHOLE W/PIPE
- EXISTING HEADWALL W/PIPE
- EXISTING TOP OF BANK
- EXISTING TOE OF SLOPE/DITCH
- 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



LOCATION MAP
NO SCALE

SITE DATA:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	RSA
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE-FAMILY RESIDENTIAL
GROSS LAND AREA	12.35± AC.
NET LAND AREA	10.25± AC.
BUILDABLE LOTS	52
NON-BUILDABLE LOTS	1
GROSS DENSITY	4.2 D.U./AC.
NET DENSITY	5.1 D.U./AC.
TOTAL OPEN SPACE PROVIDED	78,723± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	537,906± S.F. / 12.35± AC.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	84,918± S.F. (16%)
TREE CANOPY TO BE PRESERVED	17,755± S.F. (3%)
TREE CANOPY TO BE PLANTED	84,447± S.F. (16%)
TOTAL TREE CANOPY REQUIRED/PROVIDED	102,202 S.F. (19%)

DIMENSIONAL STANDARDS

FRONT/STREET SIDE YARD MINIMUM	20'
SIDE YARD MINIMUM	5'
REAR YARD MINIMUM	25'

DETENTION CALCULATIONS

2.9/12 (0.56-0.25) (12.35) = 0.925 AC-FT
AVERAGE DEPTH=2'

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. 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 FERN CREEK FIRE DISTRICT.
- IF PROPOSED, SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 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 MARK SITES ON 3/3/16 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.

PUBLIC WORKS NOTES:

- 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.
- 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 ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- 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 IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" 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 SANCTUARY LANE. SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET IMPROVEMENTS.
- RIGHT-OF-WAY DEDICATION SHALL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT.

MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION & PRIVATE PUMP STATION. 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, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. 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 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.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111C0114E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- LOWEST FINISHED FLOORS TO BE DETERMINED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ALL NECESSARY RIGHTS FOR STORM & SANITARY SEWER PURPOSES SHALL BE RETAINED ON ALL OPEN SPACE LOTS AND RECORDED ON THE RECORD PLAT.
- OFFSITE DRAINAGE FROM LOTS 4-16 SHALL BE LIMITED TO ONLY THE AREA BEHIND THE PROPOSED HOMES. ALL NEW IMPERVIOUS AREAS SHALL DRAIN TO SANCTUARY LANE.

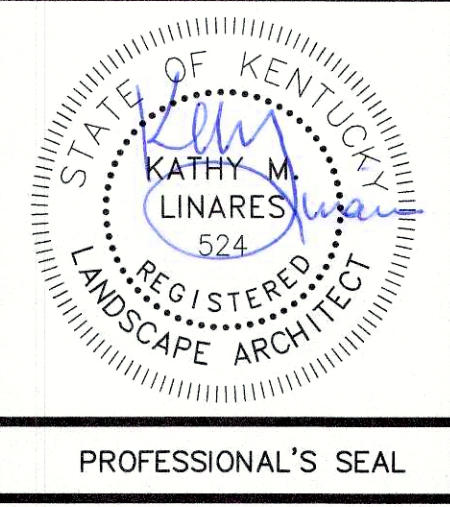
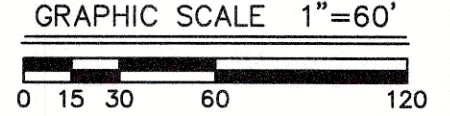
BENCHMARKS
SOURCE BENCHMARK AZ18636-2001 NAVD 88 ELEV. 657.85
FROM THE INTERSECTION OF GENE SNYDER FREEWAY (I-265) AND OLD BARDSTOWN ROAD, TRAVEL SOUTH ALONG OLD BARDSTOWN ROAD TO THE INTERSECTION OF FAIRMOUNT ROAD AND THE STATION ON THE LEFT.
BM #100 ELEV. 699.42
SET R.R. SPIKE IN UTILITY POLE 26.4' EAST FROM THE CENTERLINE OF OLD BARDSTOWN ROAD, APPROXIMATELY 209' SOUTH FROM ITS INTERSECTION WITH LONGHOMER ROAD.

MINDEL SCOTT
SURVEYING & PLANNING | LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd., Louisville, KY 40219
502-485-1509 | MindelScott.com

OWNER/DEVELOPER
OLD BARDSTOWN ROAD, LLC
118 E. MAIN STREET
LOUISVILLE, KY 40202

REVISED DETAILED DISTRICT DEVELOPMENT
AND PRELIMINARY SUBDIVISION PLAN
GLENMARY COVE
8602 OLD BARDSTOWN ROAD
LOUISVILLE, KENTUCKY 40291
TAX BLOCK 657 LOT 9; D.B. 11364 PG. 447

Revisions	2/25/19 PER AGENCY COMMENTS
	3/11/19 PER AGENCY COMMENTS
	3/12/19 UPDATED OWNERSHIP, DEED BOOK & PG.
Vertical Scale:	N/A
Horizontal Scale:	1"=60'
Date:	2/4/19
Job Number:	3412
Sheet:	MAR 12 2019
DESIGN SERVICES:	1



CASE #19DEVPLAN1025
RELATED CASE: #17ZONE1006
MSD SUBD #1185