

GENERAL NOTES:

- 1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY... 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...

MSD NOTES:

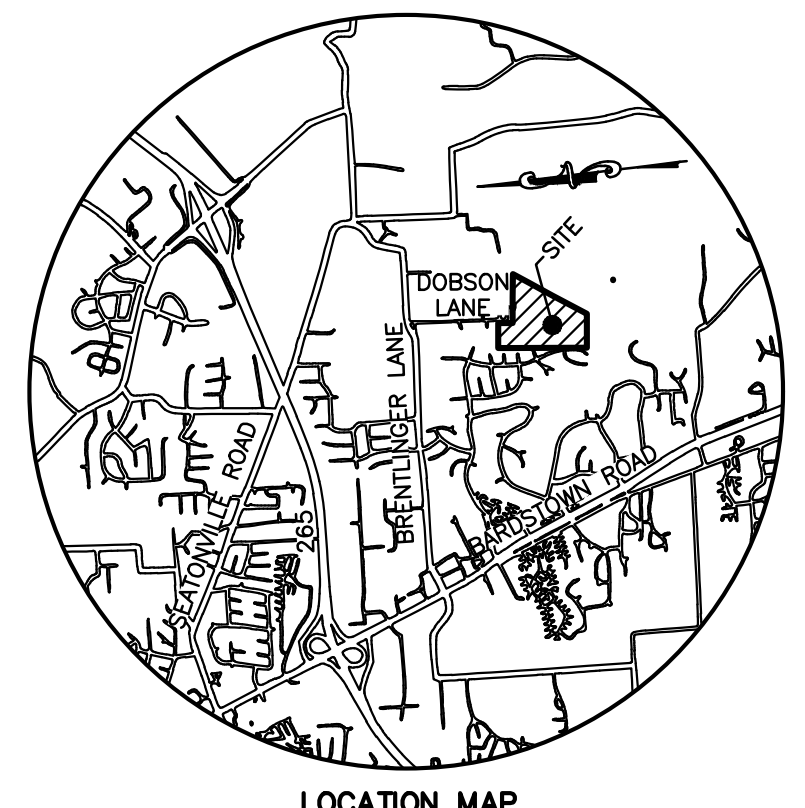
- 1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS. 2. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT...

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...

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

- TAX BLOCK 56 LOT 122 MICHAEL & KATRINA HARDIN 9001 STONEMAKER ROAD D.B. 8570 PG. 706. TAX BLOCK 3173 LOT 580 JOHN & SHARON LOPES 8007 HALL FARM DRIVE D.B. 4922 PG. 41. TAX BLOCK 3173 LOT 581 JOHN BUFFAT 8006 HALL FARM DRIVE D.B. 10744 PG. 113.



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, POTENTIAL KARST/EROSION FEATURE, CLUSTER MAILBOX.

SITE DATA:

Table with 2 columns: Category and Value. Includes FORM DISTRICT (R-4), EXISTING ZONING (SINGLE-FAMILY RESIDENTIAL/VACANT), GROSS LAND AREA (61.42± AC), NET LAND AREA (56.82 ± AC), BUILDABLE LOTS (103), GROSS DENSITY (1.71 D.U./AC), NET DENSITY (1.84 D.U./AC), GROSS SITE AREA (2,675,517± S.F.), EXISTING TREE CANOPY (1,038,257± S.F. (39%)), TOTAL TREE CANOPY REQUIRED (1,070,207± S.F. (40%)).

DEVELOPMENT POTENTIAL TRANSFER (4.7.7.B.1) LOT CALCULATION

MLP - MAXIMUM LOTS PERMITTED
TA - TOTAL LAND AREA (61.41)
SS - STEEP SLOPES AREA/SLOPES >20% (18.70 AC.)
IA - INFRASTRUCTURE AREA (4.51 AC.)
MLP = [(TA - SS - IA) 4.84] + SS X 4.84
MLP = [(61.41 - 18.70 - 4.50) 4.84] + 18.70 X 4.84
MLP = 230

WAIVER REQUEST: A WAIVER OF THE LDC IS REQUESTED TO ALLOW MORE THAN 15% OF A REQUIRED REAR YARD TO BE ENCOMPASSED BY A DRAINAGE EASEMENT.

GRAPHIC SCALE 1"=100'



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DEVELOPER: BALL HOMES, LLC, 13301 MAGISTERAL DR., LOUISVILLE, KY 40223. OWNER: GLENMARY FARMS LLC, 9300 BATES RD., LOUISVILLE, KY 40228.

PRELIMINARY PLAN GLENMARY FARMS. 8000 & 8001 DOBSON LAINE, LOUISVILLE, KENTUCKY 40291. TAX BLOCK 57, LOTS 49, 50 & 79. D.B. 11202, PG. 56, D.B. 11815, PG. 413.

Revisions table with columns for date, description, and initials.

Vertical Scale: N/A, Horizontal Scale: 1"=100', Date: 5/17/21, Job Number: 3557.

MA3557DOBSON LANE SUBDIVISION.DWG\PLANNING\3557-PRBLAN-21-07-28 FILED.dwg, 7/28/2021, 2:19:58 PM, rfecl. DWG to PDF.pc3, 1:1

BENCHMARKS: NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LONIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING. SOURCE BENCHMARK QPS86-37RESET 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 #1416. STATION IS 14' NORTH OF THE CENTERLINE OF BARTLEY ROAD AND LEVEL WITH PAVEMENT.

PROJECT # 21-RSUB-0007, PREVIOUS CASE # 18-SUBDIV-1025, MSD WM # 11886