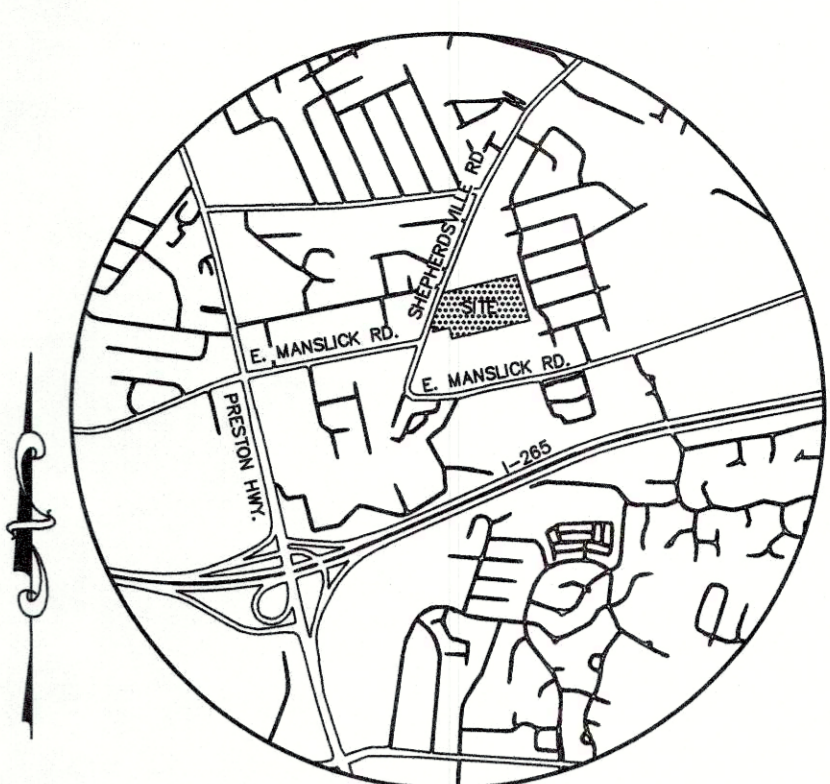
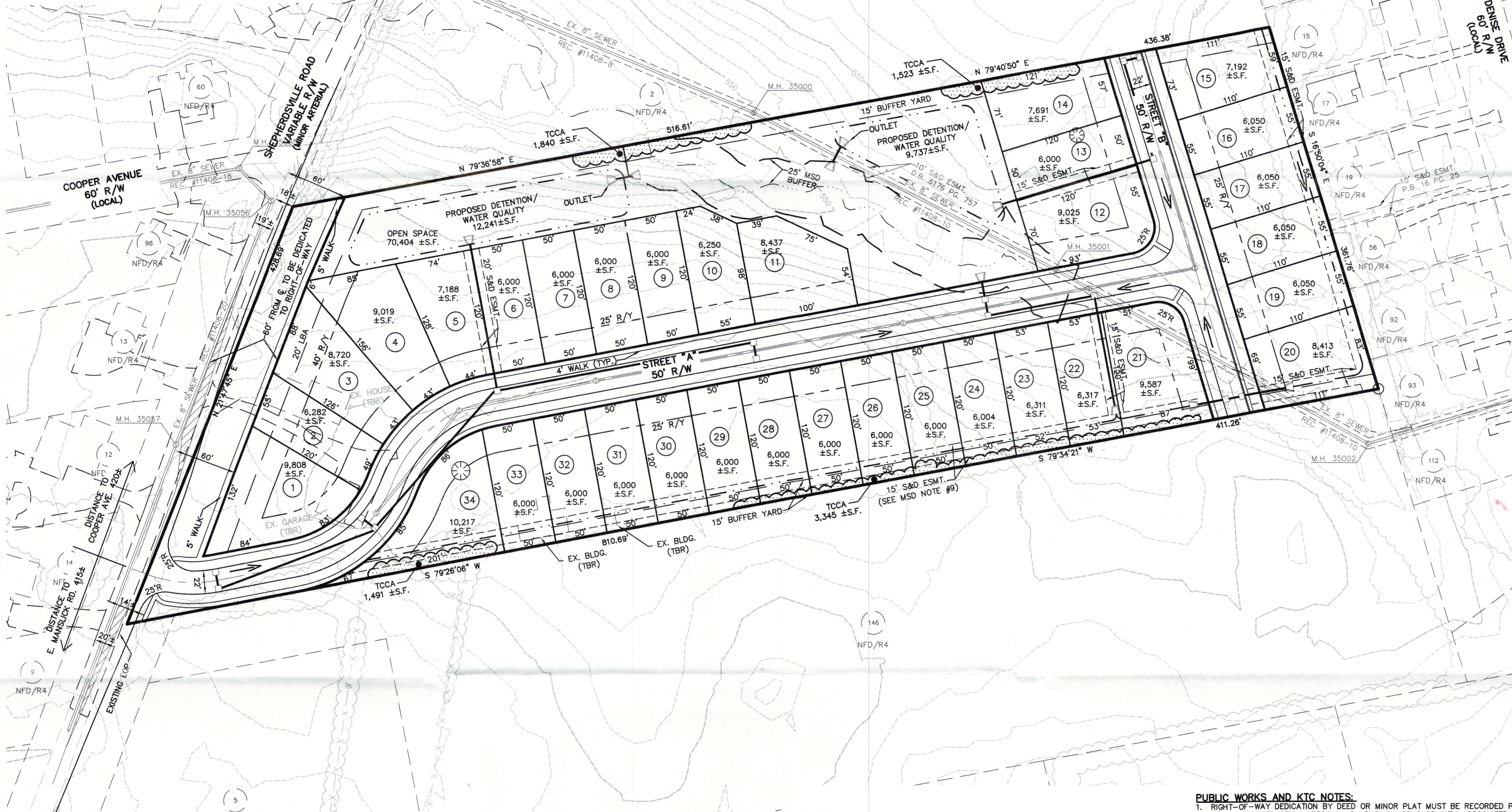


LEGEND

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



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

JAMES EDWARD GOODWIN
 1021 RAVINE TERRACE
 JACKSONVILLE, FL 32259

WILLIAM DANIEL GOODWIN
 8899 CEDAR CREEK RD.
 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: 9.01± AC.
 NET LAND AREA: 7.01± AC.
 BUILDABLE LOTS: 34
 NON-BUILDABLE LOTS: 1
 GROSS DENSITY: 3.77 DU./AC.
 NET DENSITY (MAX ALLOWED 7.26): 4.85 DU./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. (2%)
 TREE CANOPY TO BE PLANTED: 71,796± S.F. (18%)
 TOTAL TREE CANOPY REQUIRED: 78,471± S.F. (20%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC 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 7.3.30E 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:
 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 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.
 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 OKOLONA FIRE DISTRICT.
 6. 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.
 7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 8. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
 9. 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 GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY INDICATED A MEDIUM POTENTIAL FOR SINKHOLES ON THE SUBJECT PROPERTY.

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 DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 3. 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.
 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
 5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110011E).
 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 PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 7. RUNOFF VOLUME IMPACT FEE REQUIRED. CALCULATION BASED ON RFF X 1.5
 8. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 9. 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" CALIPER AND THEN THE EASEMENT SHALL NOT OVERLAP, BUT RUN ALONG SIDE THE BUFFER YARD AS REQUIRED BY LDC7.3.30F.2.

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

MINDEL SCOTT
 ENGINEERING & PLANNING > LANDSCAPE ARCHITECTURE
 513 WEST MAIN STREET, SUITE 100
 LOUISVILLE, KY 40202
 502-485-1508 > WWW.MINDSCOTT.COM

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

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

- ADJACENT PROPERTY OWNERS**
- TAX BLOCK 793 LOT 9
JAMES & LINDA WILLIAMS
8906 SHEPHERDSVILLE ROAD
D.B. 5057 PG. 437
 - TAX BLOCK 793 LOT 14
ROY S. ELDRIDGE
8904 SHEPHERDSVILLE ROAD
D.B. 10316 PG. 642
 - TAX BLOCK 793 LOT 15
ROGER A. WELLS
8704 DENISE DRIVE
D.B. 7078 PG. 73
 - TAX BLOCK 884 LOT 56
OSCAR L. PITA
8800 DENISE DRIVE
D.B. 10436 PG. 569
 - TAX BLOCK 793 LOT 2
JOHN LEE ROBERTS
8713 SHEPHERDSVILLE ROAD
D.B. 11214 PG. 520
 - TAX BLOCK 793 LOT 12
JOSEPH R. RAYMOND
8900 SHEPHERDSVILLE ROAD
D.B. 9328 PG. 234
 - TAX BLOCK 793 LOT 60
SON LAM TRINH
1599 COOPER AVENUE
D.B. 8204 PG. 201
 - TAX BLOCK 884 LOT 17
ROBERT F. JR. & BARBARA MOTLEY
8706 DENISE DRIVE
D.B. 6787 PG. 34
 - TAX BLOCK 793 LOT 146
MINORS LANE BAPTIST CHURCH INC.
8901 & 8907 SHEPHERDSVILLE ROAD
D.B. 9883 PG. 595
 - TAX BLOCK 793 LOT 13
JAMES M. WHITE
8808 SHEPHERDSVILLE ROAD
D.B. 9782 PG. 214
 - TAX BLOCK 793 LOT 98
GILBERTO REYES CLEMENTE
8804 SHEPHERDSVILLE ROAD
D.B. 11188 PG. 875
 - TAX BLOCK 884 LOT 19
ALEXANDER FERNANDEZ
8708 DENISE DRIVE
D.B. 10397 PG. 451
 - TAX BLOCK 884 LOT 92
ANITA GOODWIN
8802 DENISE DRIVE
D.B. 10454 PG. 86
 - TAX BLOCK 884 LOT 93
HOLLY BARTSCH
8804 DENISE DRIVE
D.B. 9791 PG. 94

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

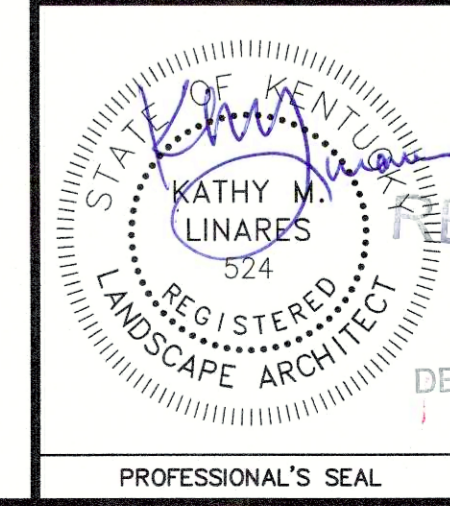
SOURCE BENCHMARK STA010-2001 NAVD 1988 ELEV. 537.81

FROM THE INTERSECTION OF PRESTON HIGHWAY AND EAST MANSLUICK ROAD, TRAVEL EAST ALONG MANSLUICK 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 MANSLUICK 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 LIGHTS SHALL BE PLACED 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 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.
 - 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 STANDARDS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
 - CURES AND GRIP SHALL BE PROVIDED ALONG ALL STREETS IN 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.

CASE #19ZONE1001
 MSD WM # 11912
 GRAPHIC SCALE 1"=60'
 0 15 30 60 120



Vertical Scale: N/A
 Horizontal Scale: 1"=60'
 Date: 2/18/19
 Job Number: 3388
 SHEET 1
 PLANING & DESIGN SERVICES