

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.

INVALID IF NOT RECORDED BEFORE THIS DATE: _____

BY: _____

PLANNING COMMISSION _____

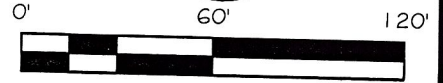
APPROVAL SUBJECT TO ATTACHED CERTIFICATES.

SPECIAL REQUIREMENT(S): _____

DOCKET NUMBER: _____

LEGEND

- SET GRIMES PIN # CAP
- ▲ SET GRIMES MAG NAIL WITH DISK OVER READING IN TREE ROOT
- ✕ FOUND 1/2" PIN
- ◆ FOUND 1.5" PIPE
- WOOD/VINYL FENCE
- FOUND 3/4" PIPE



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE MADE UNDER MY SUPERVISION, AND THAT THE ANGULAR AND LINEAR MEASUREMENTS AS WITNESSED BY MONUMENTS SHOWN HEREON, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF ALL APPLICABLE REGULATIONS.

Daniel T. Grimes
 DANIEL T. GRIMES, PLS #4431
 4-16-2026
 DATE



PURPOSE STATEMENT

THE PURPOSE OF THIS MINOR SUBDIVISION PLAT IS TO CREATE 2 LOTS FROM 1 LOT. BOTH LOTS TO BE REZONED TO R5.

OWNER'S NAME AND ADDRESS

THE ESTATE OF MARGARET L. POUND
 PHYLLIS GRIBBINS # FONDA CAREY, CO-EXEC.
 3615 DELL ROAD
 JEFFERSONTOWN, KY 40298

SITE ADDRESS

10107 WATTERSON TRAIL
 LOUISVILLE, KY 40299

TAX BLOCK AND LOT NUMBER

TAX BLOCK: 0489
 LOT NUMBER: 004

ZONING # FORM DISTRICT

ZONING: R4
 FORM DISTRICT: NEIGHBORHOOD

SOURCE OF TITLE

D.B. 3396, PG. 442

FLOODPLAIN NOTE

THE SITE IS NOT WITHIN A 100-YEAR FLOOD ELEVATION PER FIRM MAP 21111CO063F, EFFECTIVE 02/26/2021

EXISTING HOUSE INFORMATION:

THE EXISTING HOUSE ON LOT 1 TO REMAIN UNDISTURBED.

LOT 1 AND LOT 2 INFORMATION:

LOT 1:
 CURRENT USE: SINGLE FAMILY RESIDENT
 PROPOSED USE: SINGLE FAMILY RESIDENT

LOT 2:
 CURRENT USE: VACANT LAND
 PROPOSED USE: SINGLE FAMILY RESIDENT

FIRE DEPARTMENT INFORMATION:

THE SUBJECT PROPERTY IS LOCATED IN THE JEFFERSONTOWN FIRE DISTRICT.

LOCAL FIRE AUTHORITY HAVING JURISDICTION:

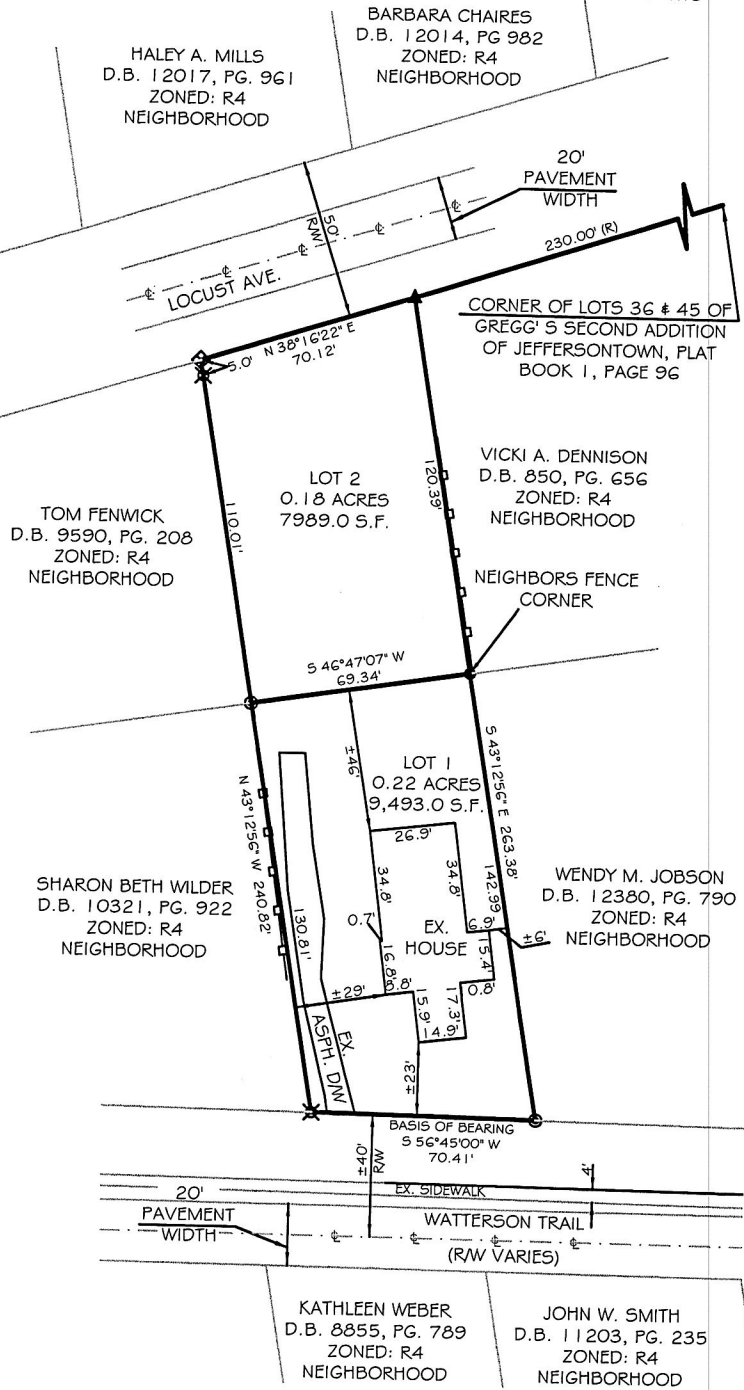
TOM CARROLL (AHJ)
 TCARROLL@JEFFERSONTOWNFIRE.COM

AGENCY NOTES:

- Single Family Residential Tree Requirement - Construction of a new single-family or duplex structure on a residential infill lot in any form district shall provide at least one Type 'A' or two Type 'B' trees on the lot. Preservation of existing trees that meet the required tree type shall fulfill this requirement. Street trees do not fulfill this requirement.
- Street trees shall be provided along the residentially zoned frontage of roadways classified as collector or arterial level streets. One street tree shall be planted per 50 feet of frontage, and planting shall meet the requirements of Section 10.2.8 and Chapter 10 Part 4. Street trees planted along any roadway shall be credited toward applicable tree canopy requirements.
- MSD single family, demolition, or small commercial permit required prior to issue of building permit.
- Sanitary sewer service provided by new PSC, subject to fees and any applicable charges.
- Each proposed lot/building must connect to its own sanitary sewer PSC with a minimum six-inch sanitary sewer.
- All construction and sales trailers must be permitted by the Department of Public Health and Wellness in accordance with chapter 115 of Louisville Jefferson County Metro Ordinances.
- Mosquito control in accordance with chapter 96 of Louisville Jefferson County Metro Ordinances.
- Any pool & pool equipment room must be submitted to the Health Department for separate approval.
- Sidewalk or fee in lieu are required may be required with construction of new lot 2 upon construction of that home.
- Upon approval of the zoning change and the recording of the deeds of the new parcels being created by the associated minor plat the owner/developer will need to contact our office to have addresses assigned for the resultant parcels.

FIRE DEPARTMENT NOTES:

- the subject property is located in the Jeffersontown Fire District.
- Local fire authority having jurisdiction: Tom Carroll (AHJ)
 tcarroll@jeffersontownfire.com
- No gates shall be installed which limit or restrict access to a residential area, except as approved by the AHJ of the referenced Fire District.
- Prior to the combustible phase of construction an adequate water supply including accessible hydrants for firefighting purposes must be made available, and no utilities shall be connected to the structure until adequate supply is provided (LMCO 94.81).
- Emergency Radio Systems are required to meet minimum signal strength criteria, to be confirmed via third party testing, prior to issuance of the Certificate of Occupancy in some buildings.
- Requirements for specifications of Fire Department Connections (FDC), threads, size, location, placement of the Knox Box, or Firefighter Safety Building Marking Signage must be obtained from the AHJ of the referenced Fire District.
- Permitted projects shall comply with National Fire Protection Association (NFPA) 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations.



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this Document unless required by law.

Daniel T. Grimes
 DANIEL T. GRIMES, PLS #4431



REVISED: 03/03/2026
 03/10/2026
 04/16/2026
 04/27/2026

REZONING EXHIBIT (CHANGE FROM R4 TO R5)

SITE ADDRESS: 10107 WATTERSON TRAIL
 LOUISVILLE, KY 40299

CLIENT: PHYLLIS GRIBBINS # FONDA CAREY

DEED HOLDER: ESTATE OF MARGARET POUND
 PHYLLIS GRIBBINS # FONDA CAREY,
 CO-EXEC.

RENAISSANCE DESIGN BUILD, INC.



117 S Indiana Avenue
 Sellersburg, IN 47172
 Tel: 812-246-5897
 www.rdbi-inc.com

Project No: 2025-063 Scale: 1"=60' Dwn by: BAS Chk by: DTG Date: 06/23/2025