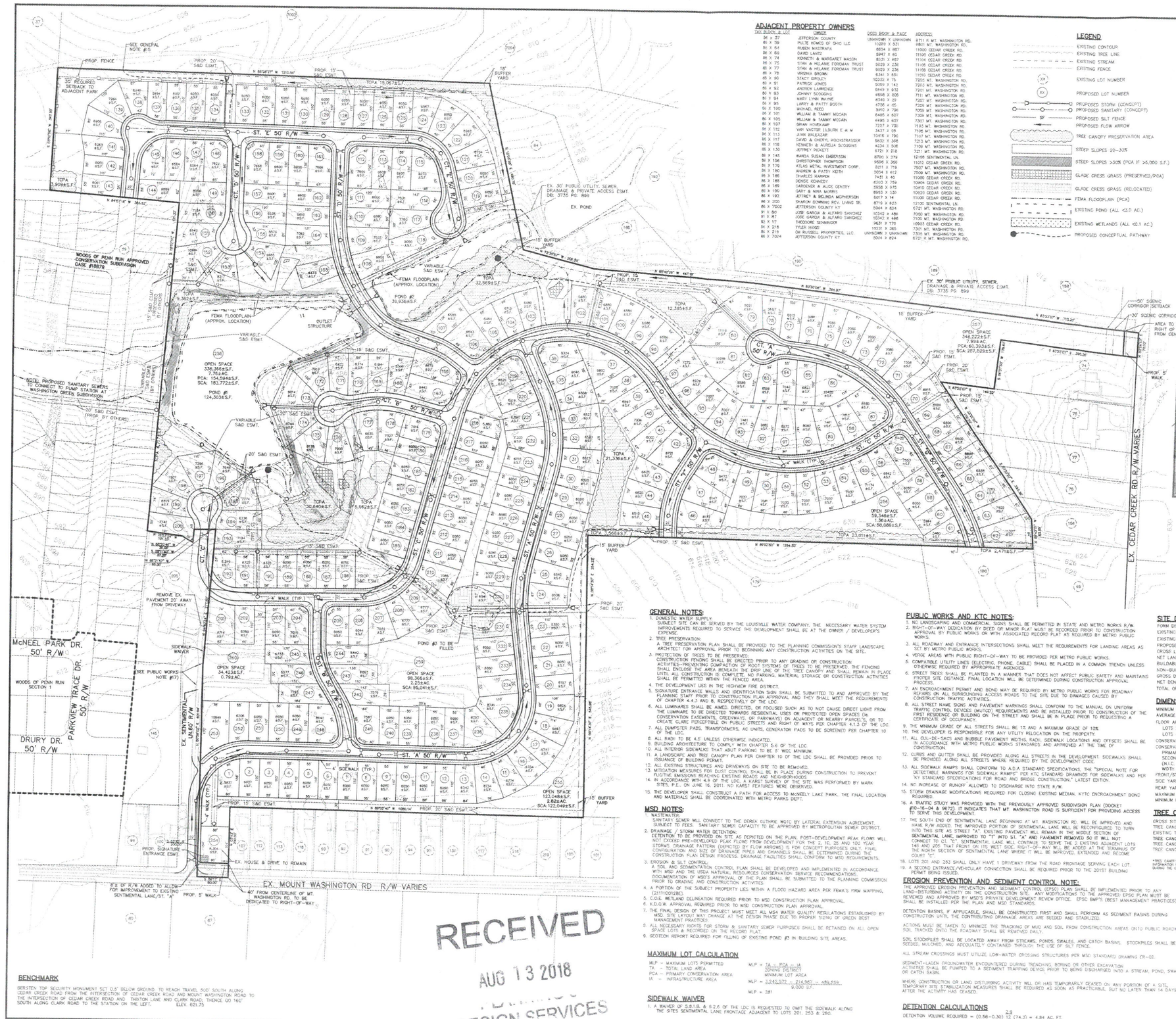


ADJACENT PROPERTY OWNERS

TAX BLOCK & LOT	OWNER	DEED BOOK & PAGE	ADDRESS
86 X 37	JEFFERSON COUNTY	UNKNOWN X UNKNOWN	8711 E MT. WASHINGTON RD.
86 X 59	PULTE HOMES OF OHIO LLC	10289 X 531	8801 MT. WASHINGTON RD.
86 X 64	RUBEN MASTRAFA	8654 X 667	11000 CEDAR CREEK RD.
86 X 69	DAVID LANTZ	6947 X 60	11190 CEDAR CREEK RD.
86 X 74	KENNETH & MARGARET MASON	8533 X 487	11104 CEDAR CREEK RD.
86 X 75	STAN & HELAINE FOREMAN TRUST	9029 X 236	11106 CEDAR CREEK RD.
86 X 77	STAN & HELAINE FOREMAN TRUST	9029 X 236	11108 CEDAR CREEK RD.
86 X 78	VIRGINIA BROWN	6341 X 651	11010 CEDAR CREEK RD.
86 X 90	STACY GRIDLEY	10332 X 75	7205 MT. WASHINGTON RD.
86 X 91	PATRICK JONES	9093 X 142	7213 MT. WASHINGTON RD.
86 X 92	ANDREW LAWRENCE	6949 X 972	7201 MT. WASHINGTON RD.
86 X 93	JOHNNY SCOGGINS	4656 X 505	711 MT. WASHINGTON RD.
86 X 94	MARY LYNN WAYNE	6346 X 29	7207 MT. WASHINGTON RD.
86 X 95	LARRY & PATTY BOOTH	4756 X 65	7209 MT. WASHINGTON RD.
86 X 100	MICHAEL REED	5910 X 796	7009 MT. WASHINGTON RD.
86 X 101	WILLIAM & TAMMY MCCAIN	6496 X 637	7209 MT. WASHINGTON RD.
86 X 105	WILLIAM & TAMMY MCCAIN	6495 X 607	7307 MT. WASHINGTON RD.
86 X 107	SHAH HOUDKAMP	7757 X 730	7103 MT. WASHINGTON RD.
86 X 112	VAN VACTOR LILBURN E. & W	5437 X 95	7105 MT. WASHINGTON RD.
86 X 113	JUAN BALDAZAR	10416 X 790	7107 MT. WASHINGTON RD.
86 X 117	DAVID & CHERYL WOCHSTRAUSER	5832 X 308	7213 MT. WASHINGTON RD.
86 X 118	KENNETH & AURELLA SCOGGINS	4234 X 506	7109 MT. WASHINGTON RD.
86 X 130	JEFFREY PICKETT	6721 X 218	7211 MT. WASHINGTON RD.
86 X 145	WANDA SUSAN EMBERSON	8700 X 379	12108 SENTIMENTAL LN.
86 X 156	CHRISTOPHER THOMPSON	9506 X 356	11012 CEDAR CREEK RD.
86 X 179	ATLAS METAL INVESTMENT CORP.	8211 X 719	7507 MT. WASHINGTON RD.
86 X 180	ANDREW & PATSY KEITH	9054 X 612	7509 MT. WASHINGTON RD.
86 X 186	CHARLES HARRIS	7453 X 40	11000 CEDAR CREEK RD.
86 X 188	DENISE KENNEDY	6203 X 759	10904 CEDAR CREEK RD.
86 X 189	GARDENER & LUCIE GENTRY	5508 X 975	10912 CEDAR CREEK RD.
86 X 190	GARY & NINA MORRIS	8993 X 530	10920 CEDAR CREEK RD.
86 X 192	JETTRICH & BRONDA MCPHERSON	6017 X 14	11000 CEDAR CREEK RD.
86 X 200	SHARON DOWNING REV. LIVING TR.	8716 X 623	12100 SENTIMENTAL LN.
86 X 7000	JEFFERSON COUNTY KY	5004 X 824	6721 MT. WASHINGTON RD.
91 X 80	JOSE GARCIA & ALFARO SANCHEZ	10342 X 486	7000 MT. WASHINGTON RD.
91 X 81	JOSE GARCIA & ALFARO SANCHEZ	10342 X 488	7100 MT. WASHINGTON RD.
92 X 17	THEODORE SENNINGER	9631 X 170	10903 CEDAR CREEK RD.
86 X 218	TYLER WONG	10231 X 365	7301 MT. WASHINGTON RD.
86 X 219	CM RUSSELL PROPERTIES, LLC.	UNKNOWN X UNKNOWN	7315 MT. WASHINGTON RD.
86 X 7004	JEFFERSON COUNTY KY	5004 X 824	6721 E MT. WASHINGTON RD.

LEGEND

- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING STREAM
- EXISTING FENCE
- XX — EXISTING LOT NUMBER
- XX — PROPOSED LOT NUMBER
- PROPOSED STORM (CONCEPT)
- PROPOSED SANITARY (CONCEPT)
- SF — PROPOSED SILT FENCE
- PROPOSED FLOW ARROW
- TREE CANOPY PRESERVATION AREA
- STEEP SLOPES 20-30%
- STEEP SLOPES >30% (PCA IF >6,000 S.F.)
- GLADE CRESS GRASS (PRESERVED/PCA)
- GLADE CRESS GRASS (RELOCATED)
- FEMA FLOODPLAIN (PCA)
- EXISTING POND (ALL <3.0 AC.)
- EXISTING WETLANDS (ALL <0.1 AC.)
- PROPOSED CONCEPTUAL PATHWAY

LOCATION MAP
NO SCALE

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. THE DEVELOPMENT LIES IN THE HIGHVIEW FIRE DISTRICT.
5. SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 AND 8, RESPECTIVELY OF THE LDC.
6. ALL LUMINARES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARE 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.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 7' WIDE MINIMUM.
11. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
12. ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
13. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
14. IN ACCORDANCE WITH 4.9 OF THE LDC, A KARST SURVEY OF THE SITE WAS PERFORMED BY MARK SITES, P.E., ON JUNE 16, 2011. NO KARST FEATURES WERE OBSERVED.
15. THE DEVELOPER SHALL CONSTRUCT A PATH FOR ACCESS TO NEARBY LAKE PARK. THE FINAL LOCATION AND MATERIALS SHALL BE COORDINATED WITH METRO PARKS DEPT.

MSD NOTES:

1. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE DEREK GUTHRIE WOTC BY LATERAL EXTENSION AGREEMENT. SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE / STORM WATER 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. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR 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.
3. EROSION & 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.
4. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21110C0276J).
5. C.O.E. WETLAND DELINEATION REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
6. K.D.O.W. APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
7. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
8. ALL NECESSARY RIGHTS FOR STORM & SANITARY SEWER PURPOSES SHALL BE RETAINED ON ALL OPEN SPACE LOTS & RECORDED ON THE RECORD PLAT.
9. GEOTECH REPORT REQUIRED FOR FILLING OF EXISTING POND #3 IN BUILDING SITE AREAS.

MAXIMUM LOT CALCULATION

MLP = MAXIMUM LOTS PERMITTED
TA = TOTAL LAND AREA
PCA = PRIMARY CONSERVATION AREA
IA = INFRASTRUCTURE AREA

MLP = TA – PCA – IA / ZONING DISTRICT MINIMUM LOT AREA

MLP = 3,242,572 – 214,987 – 489,899 / 9,000 S.F.

MLP = 281

SIDEWALK WAIVER

1. A WAIVER OF 5.5.1.B. & 5.2.6 OF THE LDC IS REQUESTED TO OMIT THE SIDEWALK ALONG THE SITE'S SENTIMENTAL LANE FRONTAGE ADJACENT TO LOTS 201, 253 & 260.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
2. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. VERSE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. 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.
7. 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.
8. 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.
9. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
10. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
11. ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
12. 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.
13. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS. THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION." LATEST EDITION.
14. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
15. STORM DRAINAGE MODIFICATIONS REQUIRED FOR CLOSING EXISTING MEDIAN. KYTC ENCROACHMENT BOND REQUIRED.
16. A TRAFFIC STUDY WAS PROVIDED WITH THE PREVIOUSLY APPROVED SUBDIVISION PLAN (DOCKET #10-16-04 & 9672). IT INDICATES THAT MT. WASHINGTON ROAD IS SUFFICIENT FOR PROVIDING ACCESS TO SERVE THIS DEVELOPMENT.
17. THE SOUTH END OF SENTIMENTAL LANE (BEGINNING AT MT. WASHINGTON RD. WILL BE IMPROVED AND HAVE R/W ADDED. THE IMPROVED PORTION OF SENTIMENTAL LANE WILL BE RECONFIGURED TO TURN INTO THIS SITE AS STREET "A". EXISTING PAVEMENT WILL REMAIN IN THE MIDDLE SECTION OF SENTIMENTAL LANE, IMPROVED TO "T" INTO ST. "A" AND PAVEMENT REMOVED SO IT WILL NOT CONNECT TO CT. "C". SENTIMENTAL LANE WILL CONTINUE TO SERVE THE 2 EXISTING ADJACENT LOTS THE NORTH SECTION OF SENTIMENTAL LANE WHERE IT WILL BE IMPROVED, EXTENDED AND BECOME COURT "C".
18. LOTS 201 AND 253 SHALL ONLY HAVE 1 DRIVEWAY FROM THE ROAD FRONTAGE SERVING EACH LOT.
19. A SECOND ENTRANCE/VEHICULAR CONNECTION SHALL BE REQUIRED PRIOR TO THE 201ST BUILDING PERMIT BEING ISSUED.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPS (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL BE HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

DETENTION CALCULATIONS:

DETENTION VOLUME REQUIRED = (0.56–0.30) 12 (74.3) = 4.84 AC. FT.
DETENTION WILL BE PROVIDED IN PONDS 1 & 2 WITH A 1.2' DEPTH

BENCHMARK

BERSTEN TOP SECURITY MONUMENT SET 0.5' BELOW GROUND, TO REACH TRAVEL 500' SOUTH ALONG CEDAR CREEK ROAD FROM THE INTERSECTION OF CEDAR CREEK ROAD AND MOUNT WASHINGTON ROAD TO THE INTERSECTION OF CEDAR CREEK ROAD AND THXTON LANE AND CLARK ROAD, THENCE 00 160' SOUTH ALONG CLARK ROAD TO THE STATION ON THE LEFT. ELEV. 621.73

RECEIVED
AUG 13 2018
DESIGN SERVICES

APPROVED
Louisville Metro Planning Commission
1. Louisville Metro Public Works — date 9/28/16
2. Metropolitan Sewer District — date 1/27/16
3. Louisville Metro Planning & Design Services — date 1/22/2016
4. Louisville Metro Planning Commission — for date 1/28/16
Checked if conditional approval
See back of plan for conditions of approval
Expiration date: 12/10/2017

TRANSPORTATION APPROVAL
Louisville-Jefferson County Metro Government does not review the design of transportation facilities in this plan. The acceptance of responsibility of all engineering calculations remains the sole responsibility of the engineer's design professional. Louisville-Jefferson County Metro Government approval is issued with expectation that all data on that design professional's title block expiration date is correct.
Louisville-Jefferson County Metro Government

RECEIVED
JAN 19 2016
PLANNING & DESIGN SERVICES

GRAPHIC SCALE 1"=100'
0 50 100 200

CASE # 15SUBDIV1011
MSD SUBD # 1131

MSA
Mindel, Scott & Associates, Inc.
Planning • Engineering • Surveying • Landscape Architecture
Phone: (502) 426-5281 Fax: (502) 426-5287

OWNER/DEVELOPER
BALL HOMES, LLC
13301 MAGISTERIAL DR.
LOUISVILLE, KY 40223
(502) 429-6898

CONSERVATION SUBDIVISION PLAN
PARKSIDE AT MT. WASHINGTON RD.
11100, 11103, 11105, & 11107 SENTIMENTAL LN. 7101 MT. WASHINGTON RD.
TAX BLOCK 86 LOTS 106, 140, 160, 199, 200, 201 & 204;
11002 & 11002R CEDAR CREEK RD., LOUISVILLE, KY 40229
DB 9964 PG 531, DB 10388 PG 856 & DB 10262 PG 924

No./Date	Revisions
10/16/17	PER JURIS. COMMENTS & DEPT. REVIEW
12/18/17	PER JURIS. COMMENTS
12/19/17	EXTEND STREETS & WALK TO LOT 189

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 7/13/15
Job Number: 2275

Sheet 1 of 1

15 SUBDIV 1011

18Streets 1018

L:\land projects r2\2275\DWGS\PLATS\RECORD PLATS\2275-RP1.dwg, 8/13/2018 10:30:33 AM, SHARP MX-2615N PCL6aaaaaaaaaaaa.pc3

NOTES:

1.) THERE SHALL BE NO FURTHER SUBDIVISION OR RE-SUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN SHOWN ON THIS PLAT, UNLESS APPROVED BY THE PLANNING COMMISSION.

2.) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL OBSERVE THE YARD REQUIREMENT OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED.

3.) THE DEPTH OF ALL ROADSIDE SWALES, INCLUDING DRIVEWAY ENTRANCES AND CULVERTS UNDER DRIVEWAYS, SHALL BE ** INCHES BELOW FINISHED STREET CENTERLINE ELEVATION UNLESS OTHERWISE NOTED.
** NOT APPLICABLE SINCE ALL STREETS ARE CURB AND GUTTER.

4.) A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE, WHICH LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA. THIS DETERMINATION WAS MADE AFTER A REVIEW OF FLOOD INSURANCE RATE MAP NO. 21111C0129E DATED DECEMBER 5, 2006.

5.) 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 COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

6.) SUBJECT TO CONDITIONS OF APPROVAL/BINDING ELEMENTS IN **CASE NO. 15SUBDIV1011** IN THE OFFICES OF THE PLANNING COMMISSION.

7.) THIS PROPERTY IS **ZONED R4**, WITH THE FORM DISTRICT OF **NEIGHBORHOOD**.

8.) THE BUILDING LIMIT LINE SHOWN ON THIS PLAT MAY BE AMENDED AT ANY TIME BY THE LOUISVILLE METRO PLANNING COMMISSION IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

9.) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM 1983.

10.) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER **CASE NO. 17LSCAPEXXXX**

11.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTIONS AS RECORDED IN DEED BOOK _____ PAGE _____

12.) ALL NECESSARY RIGHTS FOR SANITARY SEWERS AND DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".

13.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE IN PERPETUITY.

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plat and hereby acknowledges the same to be the plat of:

_____

and does hereby dedicate to public use the _____

_____

shown thereon.

OWNERS: _____

_____

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, _____

a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of _____

was this day presented to me by _____

known to me, who executed the Certificate in my presence and acknowledge it to be _____ free act and deed.

Witness my hand and seal this _____ day of _____ 20____.

My Commission expires: _____ day of _____ 20____.

_____
Notary Public

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC, & TELECOMMUNICATIONS EASEMENTS

The spaces outlined by dashed lines and marked "Gas, Electric and Telecommunication Easement", "Gas Easement" or "Electric and Telecommunication Easement" are hereby reserved and easements for gas, electric and telecommunication utility purposes, which include: (1) the right of ingress and egress to and from the easements across all lots, access areas, ways and other easements; (2) the right to cut down or trim any trees within the easement; (3) the right to trim or cut down any trees outside easement area within 10' of the closest conductor within the easement of a public way; (4) the right to cut down or trim any trees on private property that may be so defective as to present a hazard to the utility lines after reasonable notice to the property owner; (5) the right of any utility company using said easement to remove permanent structures or obstructions within said easement. No permanent structures shall be erected within the easement. Fences, shrubbery and gardens may occupy easement area at property owner's risk. The developer is to remove all trees that may interfere with the original construction of the gas, electric and/or telecommunication lines to serve this subdivision.

(A) All property owners' gas, electric utility service lines shall be underground at locations designated by Louisville Gas and Electric Company (from LG&E's termination point throughout length of service lines to customer's building); and title thereto shall remain in, and the cost of installation and maintenance thereof shall be borne individually by the respective lot owner upon which the said service line is located. Appropriate easements are hereby dedicated and reserved to each property owner together with the right ingress and egress over abutting lots or pro-parties to install, operate and maintain electric service to LG&E's termination points. Gas and Electric service lines, as installed, shall determine the exact location of said easements.

(B) The gas, electric and telecommunication easements shown on this plat shall be maintained and preserved in their present condition and no encroachment therein and no change in the grade or elevation thereof shall be made by any person or lot owner without the consent of the Louisville Gas and Electric Company and the American Telephone and Telegraph Company.

(C) Easements for overhead electric transmission and distribution feeder lines, poles and equipment appropriate in connection therewith are reserved over, across and under all spaces (including park, open and drainage space areas), outlined by dashed lines and designated for underground and overhead facilities. Above ground electric transformers and pedestals may be installed at appropriate points in any electric easement. In consideration of LG&E's bringing service to the property shown on this plat it is granted the right to make further extensions of its lines from all overhead and underground distribution lines.

(D) Above ground telecommunication facilities and pedestals may be installed at appropriate points in any telecommunication easement.

NOTE: Also the right to overhang lots with service wires to serve adjoining lots.

OWNERS: _____

_____

CERTIFICATE OF RESERVATION OF SANITARY SEWER & DRAINAGE EASEMENTS

An easement for sanitary sewer and drainage purposes is hereby reserved on, over and under the strips of land and spaces as defined and bounded by dashed lines, marked "Sanitary Sewer and Drain Easement", together with the rights of ingress and egress over all lots to and from the easements for construction, operation and maintenance of sewers and drains over said land. No permanent structure of any kind is to be placed on, over or under the land which is subject to said easements. The easements shall be for the benefit of the land in the subdivision and other land which naturally drains therein, and said sewers and drains may be constructed by the Louisville and Jefferson County Metropolitan Sewer District, or any other public agency having legal authority for such construction, or by others subject to approval by the aforesaid Sewer District.

OWNERS: _____

_____

BUILDERS OBLIGATION

The builder of each lot in this subdivision is required to grade the lot so that cross-lot drainage is in conformance with the approved Composite Drainage Plan for the subdivision and drainage from the lot is directed to a public drainage facility in easement or right-of-way.

PROPERTY OWNER'S OBLIGATION

Certain improvements in this subdivision are required by the Metropolitan Subdivision Regulations as specified by an approved construction plan on file in the office of the Director of Works. It is the obligation of every property owner in the subdivision not to damage, alter or destroy those improvements and not to allow any condition or activity on his property that will impair the proper functioning of those improvements. For violation of this provision, the property shall be subject to the imposition of a lien for the amount necessary to remedy the violation which may be enforced in the same manner that mortgages are enforced, and persons responsible shall be subject to fine.

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned sub-divider's bond by the Louisville Metro Planning Commission, the owner of any lot may be required to post a cash bond as a condition of obtaining a building permit pursuant to Section 7.2.70 of the Metropolitan Subdivision Regulations.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY AS DEPICTED HEREON WAS PERFORMED BY MYSELF OR PERSONS UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR AN URBAN SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY, PER 201 KAR 18:150 AND IN EFFECT ON THE DATE XX/XX/XX THAT THIS SURVEY WAS COMPLETED IN THE FIELD.

XXXXXXXXXXXXXXXXXXXX PLS# XXXX DATE
NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL SURVEYOR

JOB NO. 2275

CERTIFICATE OF APPROVAL

Approved this _____ day of _____ 20____

_____ _____
LOUISVILLE METRO PLANNING COMMISSION

Docket No.

℄ CURVE DATA

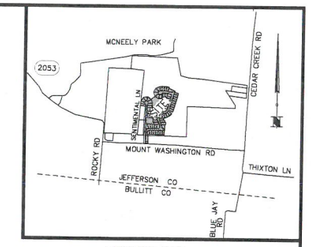
1	2	3	4	5
Δ = 00°00'00"	Δ = 00°00'00"	Δ = 00°00'00"	Δ = 00°00'00"	Δ = 00°00'00"
R = 000.000'	R = 000.000'	R = 000.000'	R = 000.000'	R = 000.000'
T = 000.000'	T = 000.000'	T = 000.000'	T = 000.000'	T = 000.000'
L = 000.000'	L = 000.000'	L = 000.000'	L = 000.000'	L = 000.000'

6	7	8	9
Δ = 00°00'00"	Δ = 00°00'00"	Δ = 00°00'00"	Δ = 00°00'00"
R = 000.000'	R = 000.000'	R = 000.000'	R = 000.000'
T = 000.000'	T = 000.000'	T = 000.000'	T = 000.000'
L = 000.000'	L = 000.000'	L = 000.000'	L = 000.000'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 23°39'31" E	3.22'
L2	S 77°33'54" W	28.03'
L3	S 00°57'20" W	55.00'
L4	S 89°02'40" E	32.28'
L5	S 00°57'20" W	55.00'
L6	S 89°02'40" E	27.22'
L7	N 89°02'40" W	23.38'
L8	N 89°02'40" W	3.50'
L9	S 89°02'40" E	80.00'
L10	N 05°00'07" E	39.27'
L11	N 60°46'07" W	35.85'
L12	S 35°59'17" E	14.48'
L13	S 15°13'48" W	42.59'
L14	N 00°37'20" E	13.62'
L15	N 05°00'07" E	35.84'
L16	S 00°57'20" W	13.62'
L17	S 35°02'37" E	35.73'
L18	S 06°43'51" W	43.96'
L19	S 39°23'49" E	24.70'

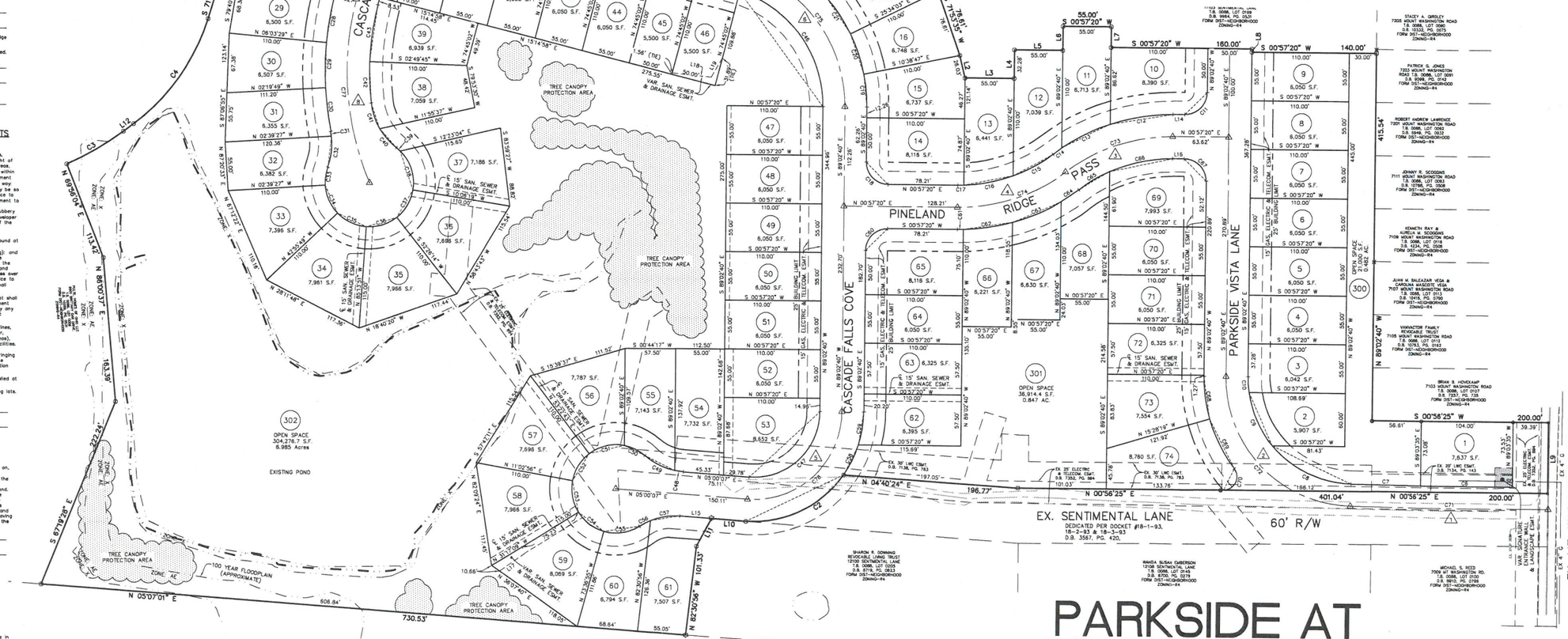
CURVE TABLE			
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	S 29°56'22" W	30.00'	185.00'
C2	N 33°20'27" W	155.09'	125.00'
C3	S 29°44'28" E	72.97'	335.00'
C4	S 53°59'45" E	145.25'	235.00'
C5	S 26°32'21" W	29.99'	325.00'
C6	N 01°11'09" E	104.00'	7036.77'
C7	N 01°55'57" E	79.35'	7036.77'
C8	S 25°25'25" W	98.26'	120.00'
C9	N 66°31'45" E	65.90'	120.00'
C10	S 86°42'39" W	17.78'	120.00'
C11	S 44°02'40" E	35.36'	25.00'
C12	N 08°17'34" W	72.32'	225.00'
C13	N 25°22'46" W	61.37'	225.00'
C14	N 34°51'04" W	12.83'	225.00'
C15	S 28°06'09" E	51.02'	175.00'
C16	S 10°29'40" E	56.12'	175.00'
C17	S 00°09'23" E	8.79'	175.00'
C18	S 45°57'20" W	35.36'	25.00'
C19	N 85°09'17" E	37.40'	185.00'
C20	N 71°53'35" E	48.04'	185.00'
C21	N 56°58'19" E	48.04'	185.00'
C22	N 42°33'03" E	48.04'	185.00'
C23	N 20°16'09" E	32.37'	185.00'
C24	S 19°34'19" W	48.99'	325.00'
C25	S 25°48'26" W	44.18'	375.00'
C26	S 63°50'23" W	33.07'	25.00'
C27	N 75°11'12" W	5.33'	350.00'
C28	N 79°48'56" W	50.77'	350.00'
C29	N 88°08'10" W	51.20'	350.00'
C30	S 83°36'22" W	49.81'	350.00'
C31	S 81°33'56" W	5.38'	75.00'
C32	N 82°40'04" W	35.47'	75.00'
C33	N 80°49'27" W	20.51'	50.00'
C34	S 67°17'22" W	34.43'	50.00'
C35	S 25°55'10" W	36.08'	50.00'
C36	S 16°23'46" E	36.11'	50.00'
C37	S 58°43'43" E	36.11'	50.00'
C38	N 72°28'23" E	46.38'	50.00'
C39	N 41°35'07" E	5.68'	50.00'
C40	N 49°19'53" E	28.63'	75.00'

CURVE TABLE			
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C41	N 72°07'44" E	30.54'	75.00'
C42	N 88°21'57" E	46.69'	300.00'
C43	S 80°57'39" E	64.91'	300.00'
C44	S 29°45'02" E	35.36'	25.00'
C45	S 16°27'33" W	5.70'	135.00'
C46	S 54°18'45" W	161.14'	135.00'
C47	N 42°01'18" W	109.74'	75.00'
C48	N 08°46'41" E	9.88'	75.00'
C49	N 27°12'47" E	37.36'	75.00'
C50	N 28°46'05" E	26.05'	50.00'
C51	N 12°28'44" W	40.90'	50.00'
C52	N 37°47'11" W	36.11'	50.00'
C53	S 79°32'54" W	36.11'	50.00'
C54	S 37°32'58" W	36.11'	50.00'
C55	S 07°44'30" E	40.88'	50.00'
C56	S 26°24'51" E	14.26'	75.00'
C57	S 07°58'45" E	33.69'	75.00'
C58	S 62°57'03" E	37.96'	125.00'
C59	S 80°21'50" E	37.73'	125.00'
C60	S 44°02'40" E	35.36'	25.00'
C61	S 00°05'27" W	8.79'	225.00'
C62	S 07°52'44" E	55.68'	225.00'
C63	S 22°38'57" E	60.02'	225.00'
C64	S 33°23'59" E	24.22'	225.00'
C65	S 29°48'03" E	40.74'	175.00'
C66	S 11°04'51" E	72.99'	175.00'
C67	S 45°57'20" W	35.36'	25.00'
C68	S 82°44'31" W	48.57'	170.00'
C69	S 63°31'33" W	82.93'	170.00'
C70	S 62°58'20" E	26.84'	15.00'
C71	N 01°20'51" E	223.82'	7061.77'
C72	N 46°36'20" E	202.72'	145.00'
C73	N 17°45'52" W	128.38'	200.00'
C74	N 17°45'52" W	128.38'	200.00'
C75	N 53°06'09" E	198.36'	160.00'
C76	N 22°13'00" E	84.91'	350.00'
C77	S 86°16'17" W	207.80'	325.00'
C78	N 42°01'18" W	146.33'	100.00'



LOCATION MAP
NO SCALE

GRAPHIC SCALE 1"=60'
0 15 30 60 120


CASCADE FALLS TRAIL
CASCADE FALLS CIRCLE
PINELAND RIDGE
PARKSIDE VISTA LANE
CASCADE FALLS COVE
EX. SENTIMENTAL LANE
60' R/W
EX. MT. WASHINGTON ROAD
TREE CANOPY PROTECTION AREA
OPEN SPACE 304,276.7 S.F. 6.985 Acres
EXISTING POND
OPEN SPACE 36,914.4 S.F. 0.847 AC.
100 YEAR FLOODPLAIN (APPROXIMATE)
ZONE AE
ZONE X
730.53'
506.84'
N 05°07'01" E
N 04°40'24" E
196.77'
401.04'
N 00°56'25" E
200.00'
415.54'
385.00'
409.30'
358.30'
275.55'
344.95'
232.79'
N 89°02'40" W
N 89°02'40" E
S 00°57'20" W
N 00°57'20" E
180.00'
140.00'
55.00'
63.62'
128.21'
78.21'
115.69'
S 00°56'25" W
104.00'
73.06'
39.39'
73.35'
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166.12'
101.03'
197.05'
13.76'
42.78'
83.53'
121.92'
81.43'
108.59'
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