

RELATED / APPROVED DOCKETS:
STANDARD SUBDIVISION 10-23-03
DETAILED DISTRICT DEVELOPMENT PLAN 9994
MINOR PLAT 11898
LANDSCAPE PLAN L-11960

APPLICABLE MSD STANDARD DRAWINGS
STONE BAG INLET PROTECTION EF-03-01
SILT FENCE EF-04-01

SITE DESCRIPTION:
ACCORDING TO THE JEFFERSON COUNTY SOIL SURVEY, THE SITE
CONSISTS OF CRIDER SILT LOAM AND DICKSON SILT LOAM.

SITE DATA
EXISTING ZONING = R5A
FORM DISTRICT = N
LAND AREA = 2,986 AC
OPEN SPACE = 3,933 SF
FAMILY LOTS = 11
DENSITY = 2.85 UNITS/AC
FRONT YARD = 30'
SIDE YARD = 5'
REAR YARD = 25'

LEGEND:
B/L BUILDING LIMIT
R/Y REQUIRED YARD
--- EXISTING OVERHEAD ELECTRIC
--- EXISTING UTILITY POLE
--- EXISTING WATERLINE
--- EXISTING UNDERGROUND UTILITIES
--- EXISTING STORM DRAINAGE AND STRUCTURE
--- EXISTING SANITARY SEWERS
--- EXISTING 4" PSC
--- EXISTING FENCE
--- DRAINAGE FLOW ARROW
--- EXISTING LIGHT POLE
--- EXISTING TELEPHONE PEDESTAL
--- EXISTING TREE CANOPY (TO BE REMOVED)
--- TREE CANOPY PROTECTION AREA
--- EXISTING TREE CANOPY
--- TREE CANOPY PROTECTION AREA

TREE CANOPY CALCULATION:

CANOPY CLASS
EX. TREE CANOPY
LAND AREA
TREE CANOPY AREA % REQUIRED
PRESERVED TREE CANOPY AREA
PRESERVED TREE CANOPY %
NEW TREE CANOPY AREA NEEDED
TOTAL TREE CANOPY %
ALLOWED REDUCTION OF CANOPY

CLASS C
32,500 S.F.
2,986 ACRES (130,053 S.F.)
20%
27,394 S.F.
21.06%
0.0 S.F.
21.06%
0 S.F. (0%%)

JAMES & DONNA J. WYMAN
9709 WATTERSON TRAIL
LOUISVILLE, KY. 40299
T.B. 493 LOT 33
D.B. 5127, PG. 698
NEIGHBORHOOD FORM DISTRICT
ZONED: R-5

EX. R/W

PRELIMINARY APPROVAL

Condition of Approval:
Tony Kelly
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

THE GERALD J. HENSEL SR. TRUST
9405 WATTERSON TRAIL
LOUISVILLE, KY. 40299
T.B. 45 LOT 106
D.B. 7645, PG. 466
NEIGHBORHOOD FORM DISTRICT
ZONED: R-4

EX. 15' SAN. SEWER
& DRAIN. ESMT.
D.B. 7535 PG. 525

NICHOLAS MASSEY
3903 MULBERRY ROW WAY
LOUISVILLE, KY. 40299
T.B. 3362 LOT 51
D.B. 9403, PG. 878
NEIGHBORHOOD FORM DISTRICT
ZONED: R-4

DAVID BRAY
3905 MULBERRY ROW WAY
LOUISVILLE, KY. 40299
T.B. 3362 LOT 50
D.B. 9224, PG. 265
NEIGHBORHOOD FORM DISTRICT
ZONED: R-4

EX. 15' SAN. SEWER
& DRAIN. ESMT.
P.B. 47 PG. 30

EX. 10' WOODLAND
PROTECTION AREA
P.B. 47 PG. 30

EX. 10' WOODLAND
PROTECTION AREA
P.B. 47 PG. 30

EX. 10' WOODLAND
PROTECTION AREA
P.B. 47 PG. 30

BM
EXISTING SANITARY SEWER MANHOLE
RIM AT THE END OF CUL-DE-SAC
OF JEFFERSON PARK PLACE
EL. = 699.47 (PER GPS 7/18/16)

WATTERSON TRAIL

LOT 1
17,095 sq.ft.

LOT 2
10,838 sq.ft.

LOT 3
9,480 sq.ft.

LOT 4
9,281 sq.ft.

LOT 5
9,303 sq.ft.

LOT 6
12,735 sq.ft.

LOT 7
15,278 sq.ft.

LOT 8
11,785 sq.ft.

LOT 9
10,963 sq.ft.

LOT 10
9,176 sq.ft.

LOT 11
10,300 sq.ft.

LOT 12
4,795 sq.ft.

LINE	BEARING	LENGTH
1	N 03°23'25" E	14.41'
2	S 03°23'25" W	14.40'
3	S 12°28'08" W	15.35'
4	N 65°41'31" E	31.81'
5	S 24°18'29" E	40.00'
6	S 02°53'37" E	13.22'

NOTES:

- PURPOSE OF THIS PLAN IS TO CREATE 11 BUILDABLE LOTS AND 1 NON-BUILDABLE LOT.
- APPROVAL OF THE CITY OF JEFFERSONTOWN IS REQUIRED.
- THERE SHALL BE NO FURTHER SUBDIVISION OR RE-SUBDIVISION OF THE LAND INTO GREATER NUMBER OF LOTS THAN SHOWN ON THIS PLAT, UNLESS APPROVED BY THE COMMISSION.
- THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL OBSERVE THE YARD REQUIREMENTS OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED.
- NO TEXT ATTACHED.
- ALL STREETS ARE CURB AND GUTTER.
- NO TEXT ATTACHED.
- THE BUILDING LIMIT LINE SHOWN ON THIS PLAT MAY BE AMENDED AT ANY TIME BY THE LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.
- OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE IN PERPETUITY.
- NO DIRECT ACCESS TO WATTERSON TRAIL FROM LOTS 1 AND 12.
- BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM 1983.
- NO TEXT ATTACHED.
- SANITARY SEWER SERVICE IS PROVIDED BY EXISTING PSC'S, SUBJECT TO FEES AND ANY APPLICABLE CHARGES. WASTEWATER TREATMENT PLANT: MORRIS FORMAN WQTC
- 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.
- STORM DRAINAGE SHALL BE ROUTED TO THE EXISTING CATCH BASIN AND STORM SEWERS AS SHOWN ON THIS PLAN. ON-SITE DETENTION IS NOT PROVIDED SO THE PROPERTY IS SUBJECT TO A REGIONAL FACILITY FEE.
- PLAN DEPICTS DIRECTION OF STORM WATER / SANITARY FLOW.
- 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.
- 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.

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 EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

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 SEED, 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 OR 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.

- THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0063 E & 21111C0080 E), DECEMBER 5, 2006.
- THE RECORDED MINOR PLAT RECORDED IN P.B. 53, PG. 24 SHALL BE AMENDED.
- THE TOPOGRAPHIC SURVEY WAS PROVIDED BY OWNER.
- NO TEXT ATTACHED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE PROPERTY IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE.
- STREET TREES ARE REQUIRED ALONG WATTERSON TRAIL AND SHALL BE PLANTED IN A MANNER THAT DOES NOT IMPEDE SIGHT DISTANCE.
- A MINIMUM OF 20% OF THE EXISTING TREE CANOPY IS TO BE PRESERVED. 0.60 ACRES, OF THE 2.986 ACRES LAND AREA WILL CONTAIN TREE CANOPY.
- ANY RELOCATION OR ADJUSTMENT OF UTILITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- AN ENCROACHMENT PERMIT AND BOND IS REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK WITHIN THE WATTERSON TRAIL RIGHT-OF-WAY.
- MOSQUITO ABATEMENT REQUIRED FOR ALL DRAINAGE DITCHES AND DETENTION BASINS.

RECEIVED
AUG 16 2016
PLANNING &
DESIGN SERVICES

1" = 30'
0' 30' 60' 90'

SUB# 1102
DOCKET#

POD
POWER OF DESIGN
11490 BLUEGRASS PKWY
LOUISVILLE, KY 40223-5229
502-437-5229

OWNER/DEVELOPER
CDL SALLAN PARTNERSHIP
600 E. MAIN ST., STE 103
LOUISVILLE, KY 40202-1077
(502) 640-7844

PROJECT
JEFFERSON PARK SUBDIVISION
3900 & 3901 JEFFERSON PARK PLACE
LOUISVILLE, KY 40299
D.B. 8687, PG. 167
T.B. 3884, LOT 1&7

REVISED DETAILED DISTRICT
JEFFERSON PARK SUBDIVISION
DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION	BY
1	8/16/16	PER AGENCY REVIEW	MEP

DATE
07/11/2016
SHEET NO.
1 OF 1