

GENERAL NOTES

- ALL EXISTING STRUCTURES AND DRIVEWAYS TO BE REMOVED.
- A SIGNATURE ENTRANCE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION STAFF FOR REVIEW AND APPROVAL PRIOR TO RECORDING THE RECORD PLAN.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
- MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
- A KARST SURVEY WAS PERFORMED ON MARCH 15, 2023 BY KELLI JONES. NO KARST FEATURES WERE FOUND.
- THIS DEVELOPMENT LIES IN THE HIGHVIEW FIRE DISTRICT.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING THE CONSTRUCTION APPROVAL PROCESS.
- EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SWER PSC WITH A MINIMUM 6" SANITARY SEWER. OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER. SANITARY SERE SERVICE TO BE APPROVED BY MSD.
- PLAN MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.

MSD NOTES

- SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. THE SANITARY SEWER PATTERN DEPICTED IS FOR CONCEPTUAL PURPOSE ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- DRAINAGE / STORM WATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS, AND PERMANENT WATER QUALITY FEATURES TO BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS FROM THE DEVELOPED SITE WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 & 50% OF THE 100 YEAR STORMS.
APPROXIMATE DETENTION VOLUME REQUIRED:
 $X = A \text{ CFA} / 12$
 $AC = 0.56 - 0.23 / 2 = 0.445$ $R = 2.8$ INCHES
 $X = (14.44)(0.445)(2.8) / 12 = 1.50$ AC.-FT. (65,340 CU. FT.)
PROVIDED BASIN = 24,000 SQ.FT.
TOTAL = 24,000 SQ.FT. @ APPROX. 3 FT. DEPTH
= 72,000 CU.FT. > 65,340 CU.FT.
- A PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA PER FIRM MAP NO. 21111C0096F DATED 2/26/2021.
- 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.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- AN INDIVIDUAL SANITARY SEWER PROPERTY SERVICE CONNECTION SHALL BE PROVIDED FOR EACH UNIT.

UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE KENTUCKY DIG SAFELY UTILITY PROTECTION CENTER "K.D.S.C." (TOLL FREE PHONE NO. 1-800-752-6007) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE K.D.S.C. CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

EPSC NOTES

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 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. SOILS 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 THROUGHOUT THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE 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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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

EPSC NARRATIVE

- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- CONSTRUCT DITCH CHECKS.
- BEGIN SITE GRADING.
- INSTALL CLEAN WATER DIVERSION.
- CONSTRUCT SANITARY SEWERS.
- CONSTRUCT STORM DRAINAGE & INSTALL ASSOCIATED INLET PROTECTION.
- CONSTRUCT ROADWAYS.
- ESTABLISH VEGETATION.
- REMOVE EPSC MEASURES ONCE DISTURBED AREA IS STABILIZED.

SITE DATA

GROSS AREA: 14.44 ACRES
AREA IN ROW: 2.20 ACRES
NET AREA: 12.24 ACRES
FORM DISTRICT: R4
EXISTING ZONING: R5
PROPOSED ZONING: R4
EXISTING USE: VACANT/RESIDENTIAL
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
BUILDABLE LOTS: 43 LOTS
OPEN SPACE LOTS: 4 LOTS
TOTAL OPEN SPACE: 233,010 SF
GROSS DENSITY: 2.98 DU/AC
NET DENSITY: 3.51 DU/AC

DIMENSIONAL REQUIREMENTS

FRONT YARD*: 15'
SIDE YARD: 5'
REAR YARD: 25'
MAX. BUILDING HEIGHT: 35'
MIN. LOT WIDTH: 50'
MIN. LOT SIZE: 6,000 SF
MAX. DENSITY: 7.26 DU/AC

* 25' FRONT YARDS ARE BEING PROVIDED TO ACCOMMODATE REQUIRED DRIVEWAY LENGTH. STREET SIDE YARDS ARE 15'.

TREE CANOPY CALCULATIONS

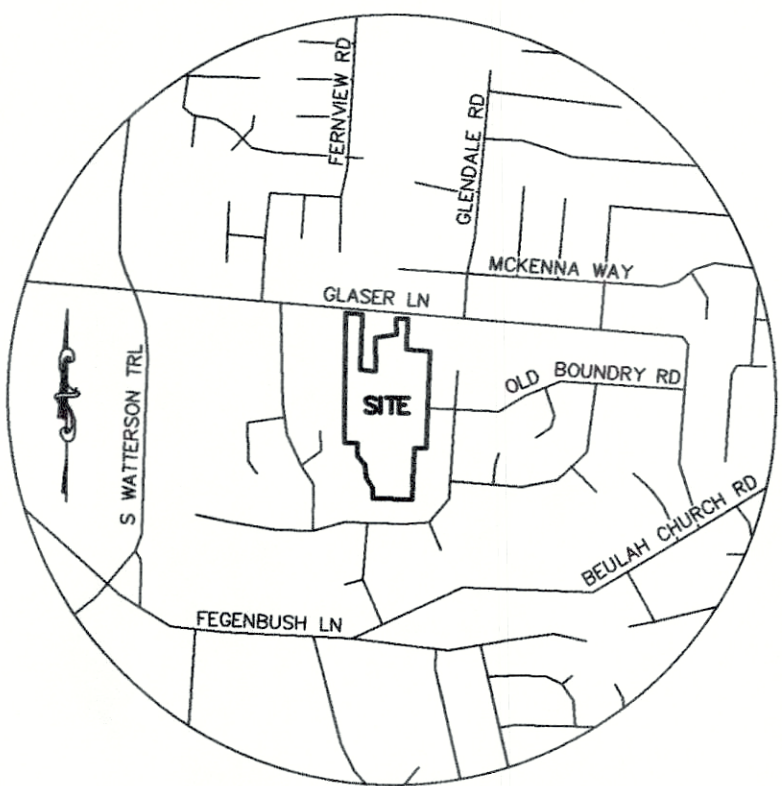
TOTAL SITE AREA: 629,103 SF
EXISTING TREE CANOPY: <50%
EXISTING TREE CANOPY TO REMAIN: 30,258 SF (5%)
REQUIRED TREE CANOPY: 251,641 SF (40%)

BENCHMARK

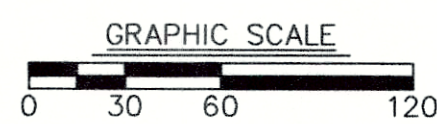
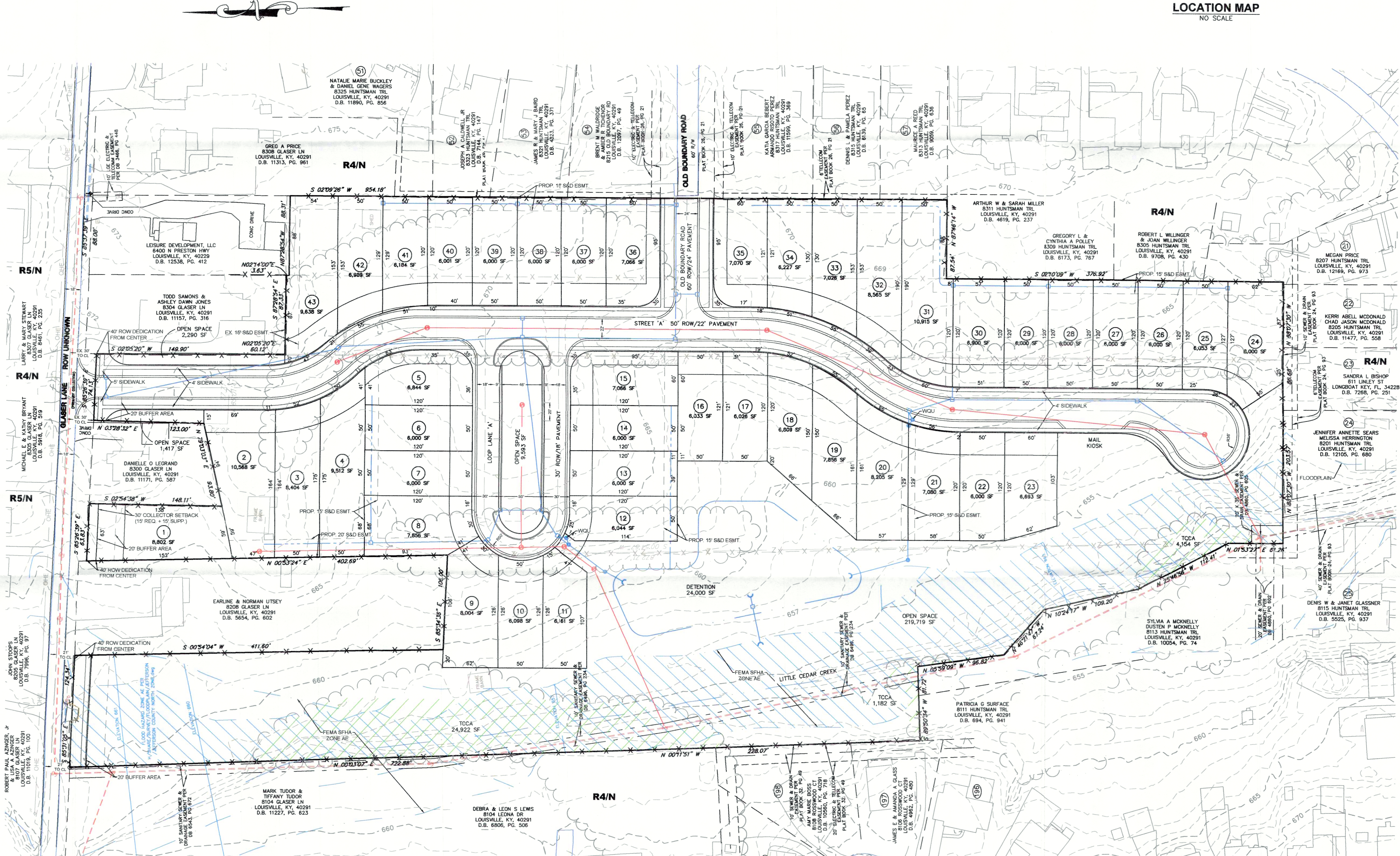
TBM#4336
SQUARE CUT ON SOUTH END OF CONCRETE HEADWALL ON SOUTH SIDE OF GLASER LANE BETWEEN 8306 AND 8308 GLASER LANE (NAVD 1988)
ELEVATION 673.27

LEGEND

- - 652 - - EXISTING 2' CONTOUR
- - 650 - - EXISTING 10' CONTOUR
- - - - SWALE OR DITCH
- - - - EX. SANITARY SEWER
- - - - PROPOSED SANITARY SEWER
- - - - PROPOSED STORM SEWER
- - - - CONVEYANCE ZONE
- - - - TREE PRESERVATION AREA



LOCATION MAP
NO SCALE



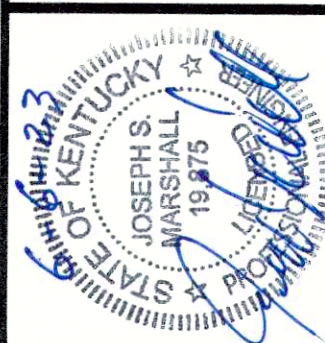
RECEIVED
JUN 07 2023
PLANNING &
DESIGN SERVICES

WM # 12574

CASE # 23-ZONE-0052
RELATED CASE # 23-ZONEPA-0024

TAX BLOCK 646, LOTS 134, 264, 320, & 319

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
608 S. THIRD STREET,
LOUISVILLE, KENTUCKY 40202
(502) 584 - 6271



NO.	REVISION	DATE
1	CHANGE FROM PWD TO PS	04/12/23
2	REVISED PER AGENCY COMMENTS	05/15/23
3	MSD NOTE MODIFICATION	06/17/23

SHEET TITLE: MAJOR PRELIMINARY SUBDIVISION PLAN
& DETAILED DEVELOPMENT PLAN

PROJECT TITLE: FARMGATE CROSSINGS

OWNER/DEVELOPER: LEISURE DEVELOPMENT, LLC
8204, 8212, 8302, & 8306 GLASER LANE, LOUISVILLE, KY 40291
D.B. 12544, PG. 915 & D.B. 12555, PG. 172

JOB NO.	3371
SCALE:	1"=60'
DATE:	02/20/23
DRAWING NO.	DDP
SHEET 1 OF 1	