

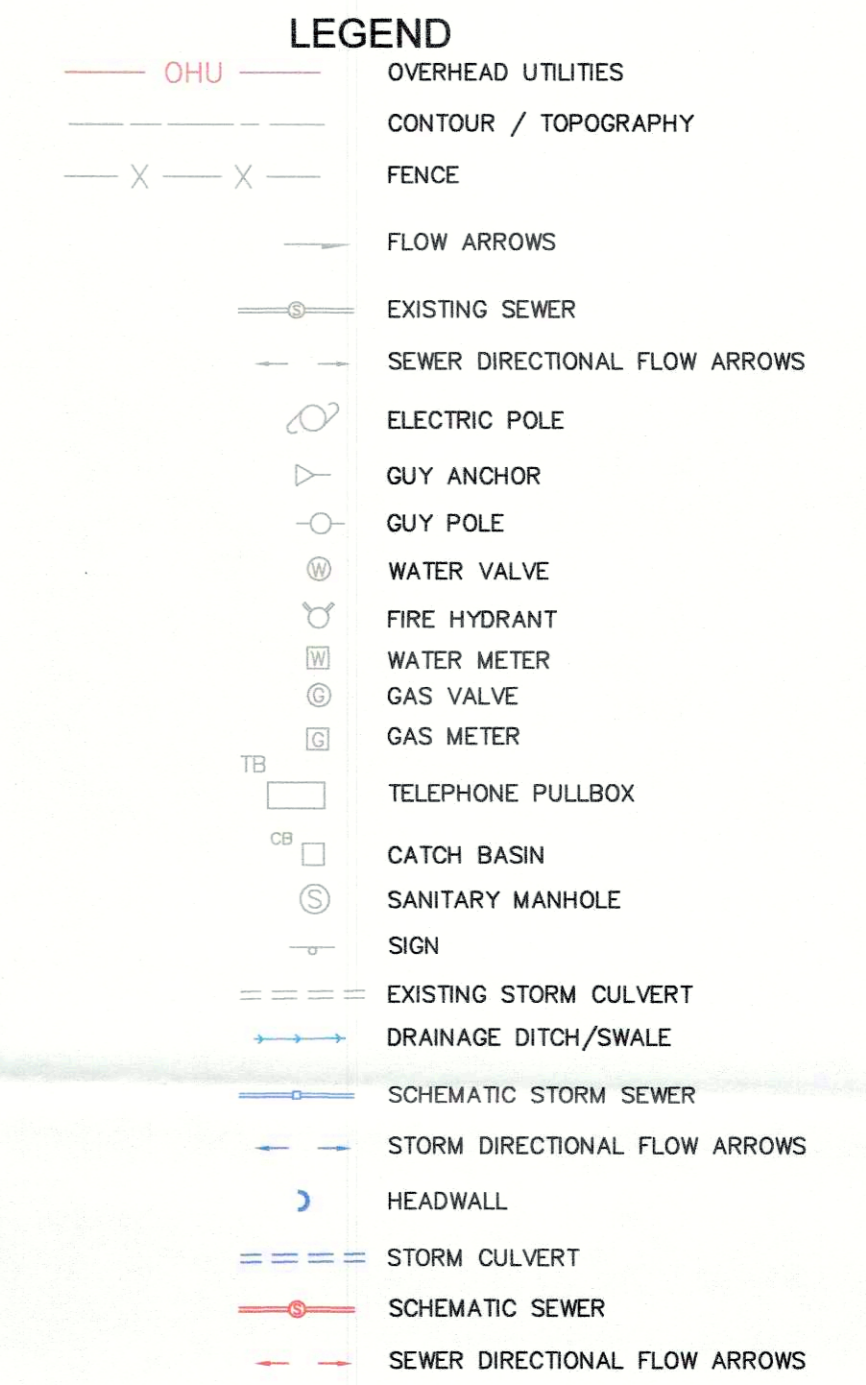
SITE DATA

FORM DISTRICT: C-1 NEIGHBORHOOD
 EXISTING USE: 101 AGRICULTURAL W/DWELLING
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 GROSS SITE AREA: 276,560 SF OR 6.35 ACS
 BUILDABLE LOTS: 41 LOTS
 OPEN SPACE LOTS/PUBLIC ALLEY: (LABELS 42 & 43) 2 LOTS
 GROSS DENSITY: 6.45 DU/AC
 OPEN SPACE AREA/PUBLIC ALLEY: 19,665 SF OR .45 ACS
 INCREASED IMPERVIOUS: 14,783 SF OR .34 ACS

TREE CANOPY CALCULATIONS

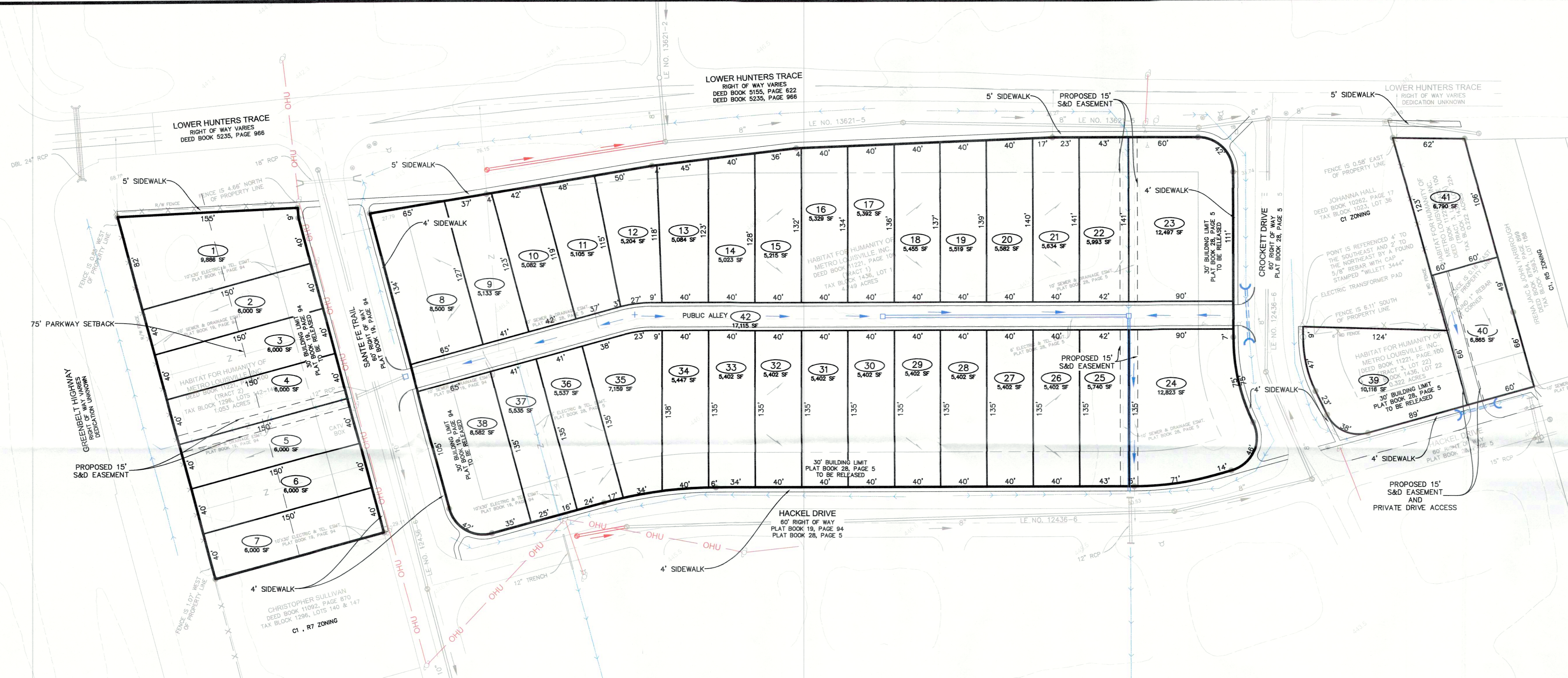
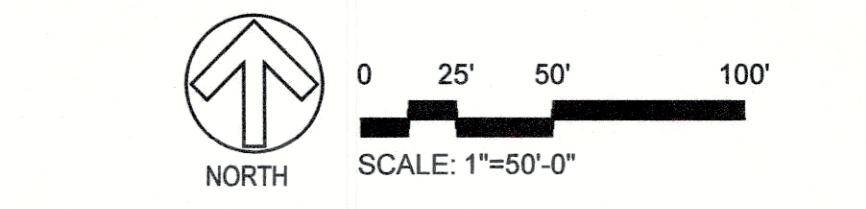
GROSS SITE AREA*: 276,560 SF OR 6.35 ACS
 EXISTING TREE CANOPY: 0 SF (0%)
 TREE CANOPY TO BE PRESERVED: 0 SF (0%)
 TOTAL TREE CANOPY REQUIRED: 55,312 SF (20%)
 TREE CANOPY TO BE PROVIDED: 55,312 SF (20%)

NORTH AND ALL BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83) AS ESTABLISHED BY A GPS BASELINE SET ON MARCH 11, 2019 USING A TRIMBLE R-8 NETWORK ROVER AND UTILIZING THE KYTC CORS NETWORK.



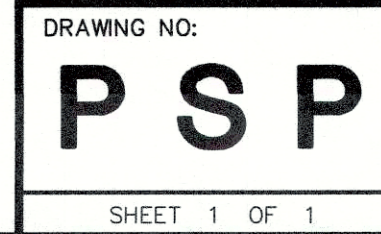
MSD SUB # 937
 CASE # 19-MSUB-0010
 SEWER PLANT: DEREK R. GUTHRIE WQTC
 TAX BLOCKS: 1296 & 1436
 PARCEL ID'S:
 143600010000
 1436022A0000
 143600220000
 129600120000
 129600110000
 129601420000
 129601430000
 129601440000
 129601450000
 129601460000

OWNER:
 HABITAT FOR HUMANITY OF METRO LOUISVILLE, INC.
 1620 BANK ST, LOUISVILLE, KY 40203-1314



- GENERAL NOTES**
- 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.
 - WASTEWATER: SANITARY SEWER IS AVAILABLE BY LATERAL EXTENSION AGREEMENT SUBJECT TO FEES. SANITARY SEWER TIE INS AVAILABLE ON LOWER HUNTERS TRACE, HACKEL DRIVE, SANTA FE TRAIL AND CROCKETT DRIVE. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 - THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
 - THE SUBJECT PROPERTY IS LOCATED IN ZONE X, WHICH IS WITHIN THE 0.2% ANNUAL CHANCE FLOOD, BEING PROTECTED BY A LEVEE AS SHOWN ON THE FLOOD INSURANCE RATE MAPS (FEMA) PANEL NO. 21111C0070E AND 21111C0071E, DATED DECEMBER 5, 2006.
 - THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF PLANNING COMMISSION.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - 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.
 - ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
 - DRAINAGE / STORMWATER 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.
 - RIGHT OF WAY DEDICATION SHALL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT.
 - ALL STREET NAME SIGNS AND PAVEMENT MARKING SHALL CONFORM WITH 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 AT THE TIME OF THE BOND RELEASE/PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
 - ALL RADIUSES, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - THERE SHALL BE NO DIRECT ACCESS FROM ANY LOT TO LOWER HUNTERS OR THE GREENBELT HIGHWAY.
 - LOTS SERVED BY ALLEYS SHALL NOT HAVE CURB CUTS TO THE STREET.
 - SITE IS SUBJECT TO REGIONAL FACILITY FEES. CAPACITY OF THE DOWNSIDE SYSTEM TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

- SWPP 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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.
- 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 FENCING.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. 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 NOT 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 DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
- EROSION PREVENTION PLAN**
- ALL STORM WATER RUNOFF FROM DISTURBED AREAS WILL BE DIRECTED TO DITCH CHECKS OR SILT FENCE PERIMETER CONTROLS UNTIL STORM SEWERS ARE INSTALLED. AFTER STORM SEWER INSTALLATION, ALL STORM INLETS SHALL BE PROTECTED WITH STONE BAGS, SILT SACKS OR OTHER MSD APPROVED INLET CONTROLS. SILT FENCE SHALL BE UTILIZED AS PERIMETER CONTROLS AROUND SENSITIVE AREAS DURING CONSTRUCTION. SMALL WATERSHED AREAS MAY BE PROTECTED WITH SILT FENCE AND/OR DITCH CHECKS BASED ON FINAL GRADING.
- UTILITY NOTE**
- ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (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 "B.U.D." CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED M.S.D. 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.



MAJOR PRELIMINARY SUBDIVISION PLAN

PROJECT TITLE:
SANTA FE CROSSING
 6501 HACKEL DRIVE
 LOUISVILLE, KY 40219

SHEET TITLE:
 MAJOR PRELIMINARY SUBDIVISION PLAN

NO.	REVISION	DATE
1	REVISION PER PDS REVIEW	08/19/19

JOB NO. 3103
 SCALE: 1"=50'
 DATE: 08/19/19
 DRAWING NO. **PSP**
 SHEET 1 OF 1

RECEIVED
 OCT 07 2019
 PLANNING & DESIGN SERVICES