

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 ERRECTED 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. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 4. THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
- 5. IF PROPOSED, SIGNATURE ENTRANCE WALLS 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 OF THE LDC.
- 6. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (E.G. 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. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- 8. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- 9. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 3/29/21 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
- 10. STREET TREES SHALL BE PROVIDED IN COMPLIANCE WITH 10.2.8 OF THE LDC.
- 11. SUBDIVISION TO BE SERVED BY CLUSTER MAILBOXES. DEVELOPER SHALL COORDINATE WITH USPS IF ANY REVISION TO LOCATION OR NUMBER SHOWN IS REQUIRED.

MSD NOTES:

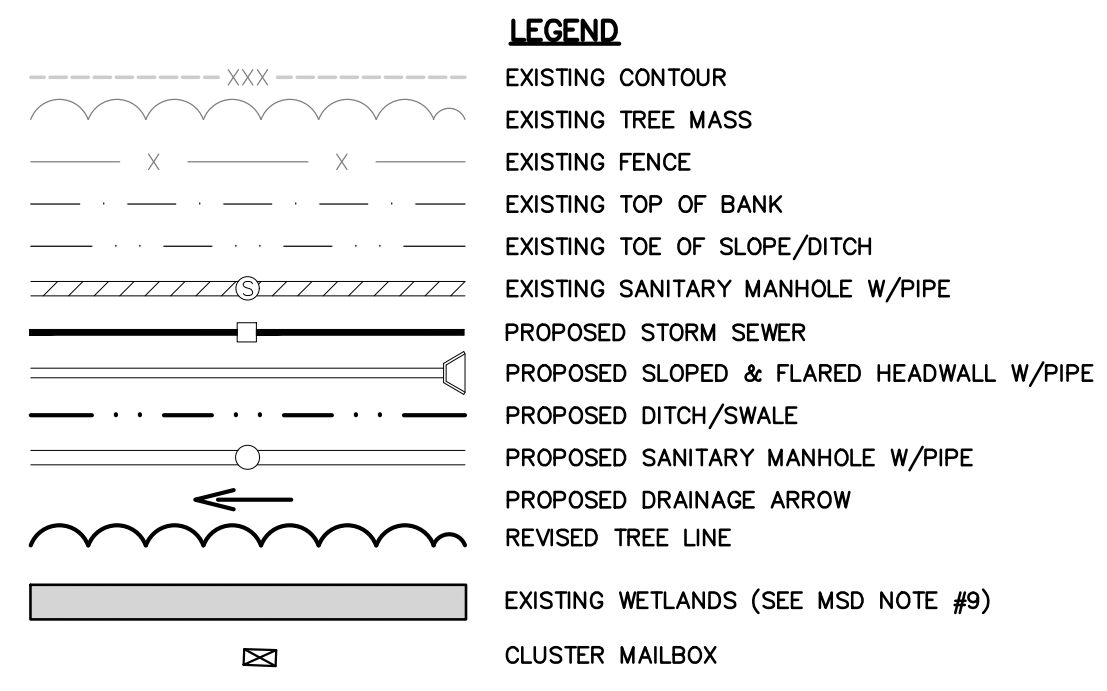
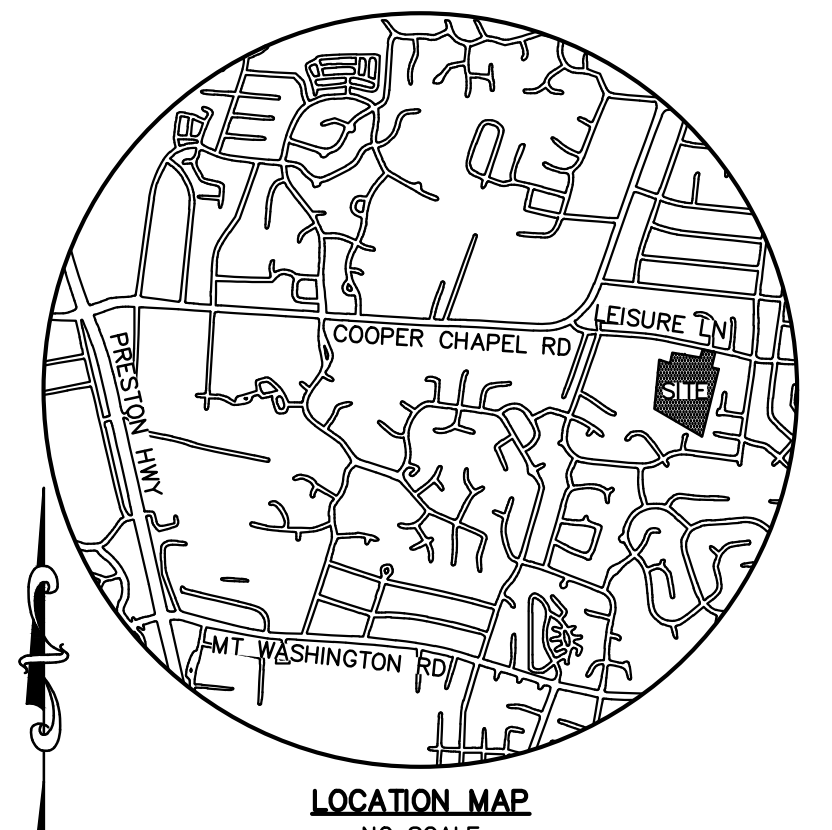
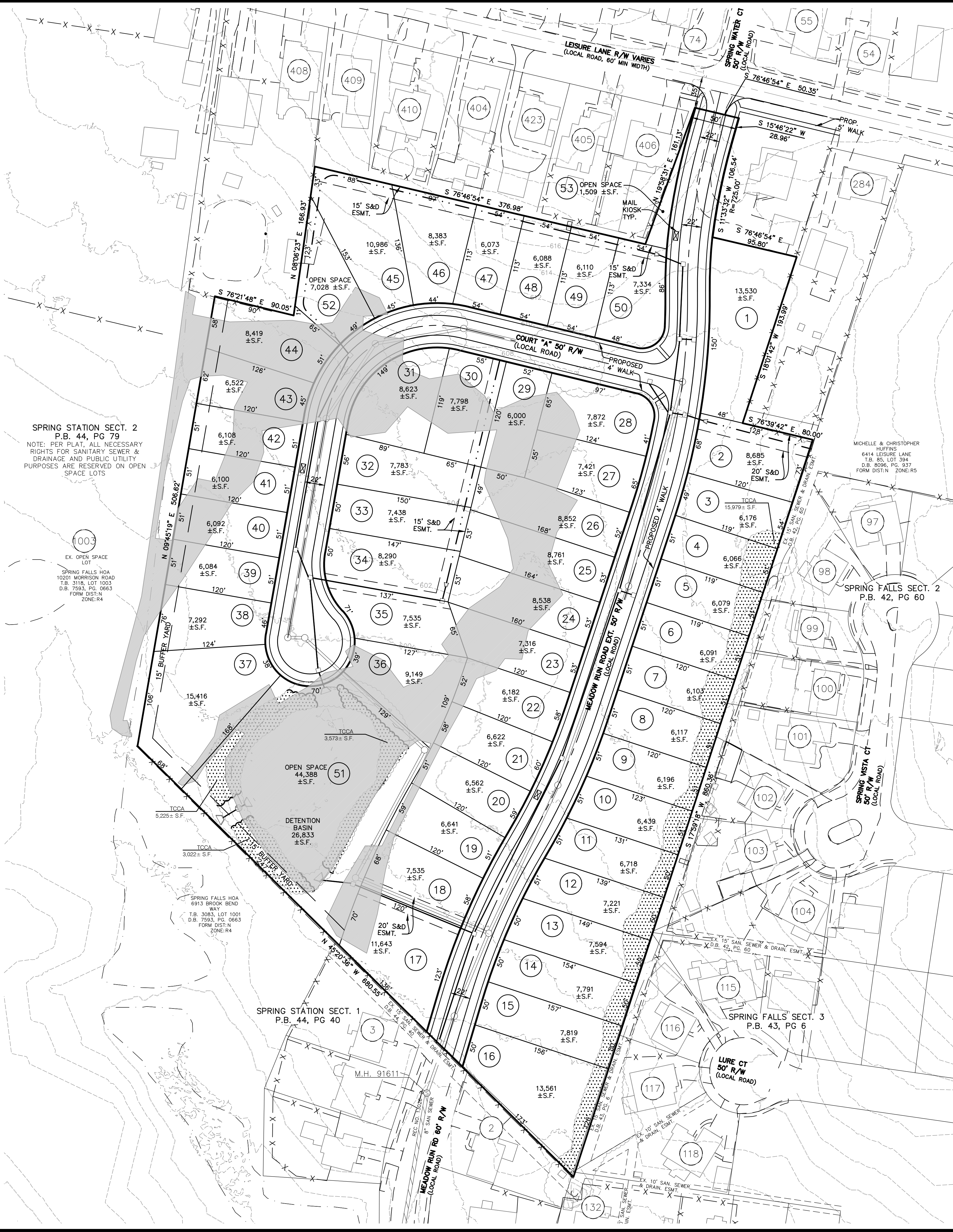
- 1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- 2. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK R GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES, SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- 3. DRAINAGE/STORMWATER 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 OR TO DOWNSTREAM CAPACITY, WHICH IS MORE RESTRICTIVE. DRAINAGE PATTERNS (DEPICTED BY FLOW ARROWS) IS FOR THE 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.
- 4. EROSION AND 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.
- 5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100 112F).
- 6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 7. ALL NECESSARY RIGHTS FOR STORM & SANITARY SEWERS AND PUBLIC UTILITIES SHALL BE RESERVED ON ALL OPEN SPACE LOTS & RECORDED ON THE PLAN.
- 8. GEOTECHNICAL/STRUCTURAL EVALUATION OF THE EXISTING POND MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 9. PER AC06 JURISDICTIONAL DELINEATION, FILE #RL-2026-1050-SEA, THE POND AND WETLAND ON THIS SITE ARE EXCLUDED FROM REGULATION UNDER SECTION 404 OF THE CLEAN WATER ACT.

PUBLIC WORKS NOTES:

- 1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN METRO WORKS RIGHT-OF-WAY.
- 2. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- 3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE SPECIFIED BY THE APPLICABLE AGENCIES.
- 4. 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.
- 5. 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.
- 6. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY. DRAWING FOR SIDEWALKS AND KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- 7. ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP PER KTC STANDARD DRAWING FOR SIDEWALKS AND KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- 8. GEOTECHNICAL/STRUCTURAL EVALUATION OF THE EXISTING POND MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 9. GARAGE DOORS SHOULD BE SETBACK 25' FROM THE NEAREST EDGE OF THE SIDEWALK.

ADJACENT PROPERTY OWNERS:

- BRIAN BAILEY & KATHERINE BARNA**
6301 LURE CT
T.B. 2952, LOT 116
D.B. 11025 0949
FORM DIST: N ZONE:R5
- ERIK CRUZ & MELISSA CALZILLA**
6300 LURE CT
T.B. 2952, LOT 117
D.B. 11068 0500
FORM DIST: N ZONE:R5
- DAVID & MARTHA WILLIAMS**
6302 LURE CT
T.B. 2952, LOT 118
D.B. 10419 0163
FORM DIST: N ZONE: R5
- MICHAEL CHESHER**
7001 BROOK BEND WAY
T.B. 2952, LOT 132
D.B. 7052 0440
FORM DIST: N ZONE: R5
- CHRISTOPHER HOPEWELL**
6407 LEISURE LN
T.B. 2809, LOT 54
D.B. 10252 0636
FORM DIST: N ZONE: R5
- LARRY ROSA**
9723 SPRINGWATER CT
T.B. 2809, LOT 55
D.B. 11920 371
FORM DIST: N ZONE: R5
- IZET & ASMINA BEROVIC**
6311 LEISURE LN
T.B. 2809, LOT 74
D.B. 9559 0153
FORM DIST: N ZONE: R5
- FRANKLIN & GERALDINE RODRIGUEZ**
6316 LEISURE LN
T.B. 85, LOT 406
D.B. 7039 0746
FORM DIST: N ZONE:R4
- NORMAN & HEIDEMARIE WINSLOW**
6312 LEISURE LN
T.B. 85, LOT 423
D.B. 7072 0413
FORM DIST: N ZONE:R4
- ROY & MARGARET WOOD**
6310 LEISURE LN
T.B. 85, LOT 404
D.B. 7289 0802
FORM DIST: N ZONE:R4
- ALTO ASSET COMPANY 2 LLC**
11101 MEADOW RUN RD
T.B. 3083, LOT 2
D.B. 11661, PG. 938
FORM DIST: N ZONE:R4
- HEATH & AUBREY HARMON**
11100 MEADOW RUN RD
T.B. 3083, LOT 3
D.B. 11924, PG. 244
FORM DIST: N ZONE:R4
- BRENDA & WILLIAM MCCLURE**
7000 SPRING VISTA CT
T.B. 2910, LOT 97
D.B. 10419 0163
FORM DIST: N ZONE:R5
- VIRGINIA DEREKSEN**
7002 SPRING VISTA CT
T.B. 2910, LOT 98
D.B. 9125 0649
FORM DIST: N ZONE:R5
- BRANDI RATTERMAN**
7004 SPRING VISTA CT
T.B. 2910, LOT 99
D.B. 10571 0312
FORM DIST: N ZONE:R5
- TIFFANY RICHARDSON**
7006 SPRING VISTA CT
T.B. 2910, LOT 100
D.B. 10728 0862
FORM DIST: N ZONE:R5
- BRIAN & TONYA ARNOLD**
7008 SPRING VISTA CT
T.B. 2910, LOT 101
D.B. 9819 0574
FORM DIST: N ZONE:R5
- JUSTIN DILLMAN & CHELSEA BARNETT**
7010 SPRING VISTA CT
T.B. 2910, LOT 102
D.B. 10852 532
FORM DIST: N ZONE:R5
- DAVID SCHMIDT**
7012 SPRING VISTA CT
T.B. 2910, LOT 103
D.B. 9124 0346
FORM DIST: N ZONE:R5
- PEROVIC & JESSICA MCMILLIN**
7014 SPRING VISTA CT
T.B. 2910, LOT 104
D.B. 9528 0671
FORM DIST: N ZONE: R5
- MEGAN & LINDSAY ROGERS**
6303 LURE CT
T.B. 2952, LOT 115
D.B. 11687 941
FORM DIST: N ZONE: R5
- SARAH NAUFEL**
6308 LEISURE LN
T.B. 85, LOT 410
D.B. 11344 112
FORM DIST: N ZONE:R4
- LANCE & STEPHANIE HODGES**
6306 LEISURE LN
T.B. 85, LOT 409
D.B. 7367 0501
FORM DIST: N ZONE:R4
- THOMAS SCUFFLE**
6304 LEISURE LN
T.B. 85, LOT 408
D.B. 11835 495
FORM DIST: N ZONE:R4



BENCHMARKS
NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOGIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELINGS.
SOURCE BENCHMARK STA055-2004 NAVD 1988 ELEV. 633.59
FROM THE GENE SNYDER AND SMYRNA ROAD TRAVEL SOUTH 0.5 MILES TO SMYRNA ROAD AND COOPER CHAPEL ROAD. STATION IS APPROXIMATELY 200' FROM EAST OF THE INTERSECTION AND 17.4' NORTH OF THE CENTERLINE OF COOPER CHAPEL ROAD.

SITE DATA:

FORM DISTRICT	R4
EXISTING ZONING	R5
PROPOSED ZONING	R5
EXISTING LAND USE	SINGLE-FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	12.26± AC
NET LAND AREA	10.08± AC
BUILDABLE LOTS	50
NON-BUILDABLE LOTS	3
GROSS DENSITY	4.1 D.U./AC
NET DENSITY	5.0 D.U./AC
OPEN SPACE PROVIDED	52,925± S.F.

DIMENSIONAL STANDARDS

MINIMUM LOT SIZE	6,000± S.F.
MINIMUM LOT WIDTH	50'
FRONT/STREET SIDE YARDS	5' (SEE PUBLIC WORKS NOTE #9)
SIDE YARD	5'
REAR YARD MIN.	25'
MAXIMUM BUILDING HEIGHT	35'

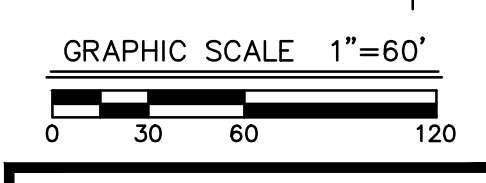
TREE CANOPY DATA:

GROSS SITE AREA	534,206± S.F.
LAND USE	SINGLE-FAMILY
EXISTING TREE CANOPY	40,846± S.F. (7%)
EXISTING TREE CANOPY TO BE PRESERVED	27,799± S.F. (5%)
TOTAL TREE CANOPY REQUIRED/PROVIDED	213,682± S.F. (40%)
TREE CANOPY TO BE PLANTED	185,983± S.F.

TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.
*IF DRUPLINE IS PLOTTED/FIELD LOCATED THE AREA OF CANOPY TO BE PLANTED MAY BE REDUCED BY THE EXISTING CANOPY TO BE PRESERVED PER 10.1.5.A.2 OF THE LDC.

WAIVER REQUEST
A WAIVER OF 70% OF THE LDC IS REQUESTED TO ALLOW MORE THAN 15% OF A REQUIRED REAR YARD OF A BUILDING LOT TO BE OCCUPIED BY A DRAINAGE EASEMENT

DETENTION CALCULATIONS
2.9/12 ("56"-".73") ("12.7") = 0.79 AC-FT



MINDEL SCOTT
ENGINEERING ► SURVEYING ► PLANNING ► LANDSCAPE ARCHITECTURE
5151 JEFFERSON BLVD. LOUISVILLE, KY 40219
502-465-1508 ► mindel@scott.com

DEVELOPER
MAYER REALTORS
10122 TAYLORSVILLE ROAD
LOUISVILLE, KY 40299

OWNER
REVOCABLE LIVING TRUST
OF CLEO F TINGLE
11604 CHINOOK CT
LOUISVILLE, KY 40299

REZONING & PRELIMINARY PLAN
LEISURE LANE SUBDIVISION
6406 LEISURE LANE
LOUISVILLE, KY 40229
TAX BLOCK 85, LOT 32
DEED BOOK 8822, PAGE 0523

Revisions	05/07/21 PER PDS COMMENTS & ADD (1) LOT
	05/14/21 PER AGENCY COMMENTS
	09/07/21 PER AGENCY COMMENTS
	09/29/21 BOUNDARY CORRECTED, PW NOTE #8

Vertical Scale: N/A
Horizontal Scale: 1"=60'

Date: 04/19/2021
Job Number: 3773

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of 1

PROJECT # 21-ZONE-0044
RELATED CASE # 21-ZONEPA-0027
21-MPLAT-0124
MSD WM # 12269