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. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
6. 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.
7. 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 (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
9. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
10. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 4/30/21 AND NO POTENTIAL KARST FEATURES WERE FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY INDICATED THE AREA TO HAVE AN INTENSE KARST POTENTIAL. THEREFORE IT IS RECOMMENDED THAT A GEOTECHNICAL CONSULTANT REVIEW, PROVIDE AN ANALYSIS AND SERVICES BE RETAINED DURING CONSTRUCTION.
11. STREET TREES SHALL BE PROVIDED IN COMPLIANCE WITH 10.2.8 OF THE LDC
12. DOCUMENTS ASSURING THE PERMANENT PROTECTION, PRESERVATION, AND MAINTENANCE OF THE OPEN SPACE LOTS SHALL BE RECORDED PRIOR TO THE RECORDING OF A RECORD PLAT.
13. ABOVE AND BELOW GROUND OBSTRUCTIONS SHALL NOT BE PERMITTED ON LG&E'S RIGHT-OF-WAY, EASEMENT OR LEASE AREA WITHOUT LG&E'S EXPRESS PRIOR WRITTEN APPROVAL. THIS RESTRICTION SHALL BE CLEARLY NOTED ON THE RECORDED PLAT OF THE DEVELOPMENT.

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 CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT. ACCEPTANCE OF FLOW FROM THIS SUBDIVISION NOT PERMITTED UNTIL: MSD'S COMPLETION OF THE FAIRMONT PUMP STATION PHASE 1 UPGRADES (EXPECTED TO BE COMPLETED NOV. 2021), AND THE COMPLETION AND ACCEPTANCE OF THE JACOBI SALES LATERAL EXTENSION PROJECT. MSD DOES NOT HAVE CAPACITY IN THE SYSTEM THAT FLOWS TO THE OLD BARDSTOWN ROAD PUMP STATION.
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 PATTERN (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 (21111CO 114F).
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.

DETENTION CALCULATIONS

BASIN #1 2.9/12 (0.50-0.30) (4.20) = 0.20 AC-FT
BASIN #2 2.9/12 (0.50-0.30) (8.95) = 0.43 AC-FT

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 REQUIRED BY APPROPRIATE 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.
7. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
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 ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
10. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
11. ALL CUL-DE-SACS AND ROADWAY 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

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING CATCH BASIN & YARD DRAIN W/PIPE
- EXISTING DOUBLE CATCH BASIN W/PIPE
- EXISTING STORM MANHOLE W/PIPE
- EXISTING HEADWALL W/PIPE
- EXISTING TOE OF SLOPE/DITCH
- EXISTING FORCEMAIN
- PROPOSED FENCE
- PROPOSED STORM MANHOLE W/PIPE
- PROPOSED STANDARD HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED DRAINAGE ARROW
- TPF — PROPOSED TREE PROTECTION FENCE
- PROPOSED LIMITS OF DISTURBANCE
- REVISED TREE LINE
- TCCA — PROPOSED TREE CANOPY CREDIT AREA
- PROPOSED CLUSTER MAILBOX
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS TREE

ADJACENT PROPERTY OWNERS:

227. KAMAL E MAMEDOV
9908 TUSCANY RIDGE DR
T.B. 3127 LOT 227
D.B. 11664, PG. 835
NFD/R4

228. DERRICK A WILCHER
9910 TUSCANY RIDGE DR
T.B. 3126 LOT 228
D.B. 11544, PG. 986
NFD/R4

229. CHRISTINA LEA JUSTICE & KATHERINE T. OBRYAN
9912 TUSCANY RIDGE DR
T.B. 3126 LOT 229
D.B. 11569, PG. 756
NFD/R4

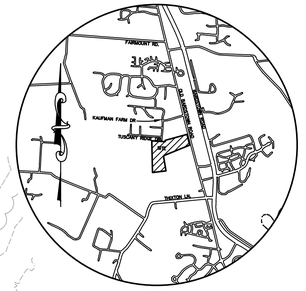
183. TERRY WAYNE SPEARS
9914 TUSCANY RIDGE DR
T.B. 3126 LOT 183
D.B. 11172, PG. 250
NFD/R4

184. RYAN & MARIA ISABEL NICHOLAS
9916 TUSCANY RIDGE DR
T.B. 3126 LOT 184
D.B. 11092, PG. 90
NFD/R4

185. MEGAN KEANE
11203 KAUFMAN FARM DR
T.B. 3126 LOT 185
11151, PG. 700
NFD/R4

BENCHMARK

BERNSTEN TOP SECURITY MONUMENT SET 0.7' BELOW GROUND. TO REACH TRAVEL 1600' SOUTH ALONG BARDSTOWN ROAD FROM THE INTERSECTION OF FAIRMOUNT ROAD AND BARDSTOWN ROAD. THE MONUMENT IS ON THE RIGHT AT HOUSE #9004 BARDSTOWN ROAD. MONUMENT IS 96' SOUTH OF DRIVE TO HOUSE #9004, 36' WEST OF THE CENTERLINE OF BARDSTOWN ROAD AND 3.0' BELOW PAVEMENT. ELEV. 667.79



LOCATION MAP
NO SCALE

SITE DATA:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-4
PROPOSED ZONING	PRD
EXISTING LAND USE	FARM
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	23.48± AC.
NET LAND AREA	19.06± AC.
BUILDABLE LOTS	119
NON-BUILDABLE LOTS	6
GROSS DENSITY	5.11 D.U./AC.
NET DENSITY (MAX. 7.26)	6.30 D.U./AC.
OPEN SPACE:	
REQUIRED PRD OPEN SPACE	33,824± S.F.
PROPOSED PRD OPEN SPACE	57,528± S.F.
COMMON OPEN SPACE	118,435± S.F.
OPEN SPACE (LESS THAN MINIMUM DIMENSIONS)	3,235± S.F.
TOTAL OPEN SPACE	213,022± S.F.
BUILDABLE LOTS:	
SEMI DETACHED UNITS	69
DETACHED UNITS	50
TOTAL	119

DIMENSIONAL STANDARDS

MINIMUM LOT AREA	3,000 ± S.F.
MINIMUM LOT WIDTH	30'
FRONT/STREET SIDE YARD MINIMUM	15'
SIDE YARD MIN. - BETWEEN ATTACHED UNITS	0'
SIDE YARD MIN. - (EXCEPT FOR ABOVE)	6
REAR YARD MIN. (5' IF ADJACENT TO ALLEY)	25'
MAXIMUM CONTIGUOUS UNITS	2
MAXIMUM BUILDING HEIGHT	35'

OPEN SPACE CHART

LOT	AREA	>6000	LOT	AREA	>6000	LOT	AREA	>6000	LOT	AREA	>6000
1	4200	1800	34	4200	1800	67	5840	160	100	4200	1800
2	4200	1800	35	6630	-630	68	6601	-601	101	4200	1800
3	4200	1800	36	4200	1800	69	7372	-1372	102	4200	1800
4	4200	1800	37	4200	1800	70	6600	-600	103	4200	1800
5	4200	1800	38	4200	1800	71	7646	-1646	104	4200	1800
6	4200	1800	39	4200	1800	72	6599	-599	105	4200	1800
7	4200	1800	40	4200	1800	73	6000	0	106	4200	1800
8	4200	1800	41	4200	1800	74	5708	292	107	4200	1800
9	4200	1800	42	4200	1800	75	7357	-1357	108	4200	1800
10	4200	1800	43	4331	1669	76	6841	-841	109	4200	1800
11	4200	1800	44	4786	1214	77	6288	-288	110	4200	1800
12	5597	403	45	6194	-194	78	7207	-1207	111	4200	1800
13	6429	-429	46	9484	-3484	79	6000	0	112	4200	1800
14	4733	1267	47	7151	-1151	80	6000	0	113	4200	1800
15	4384	1616	48	6881	-881	81	6599	-599	114	4200	1800
16	4200	1800	49	6611	-611	82	6285	-285	115	4200	1800
17	6816	-816	50	7082	-1082	83	5886	114	116	4200	1800
18	4200	1800	51	6523	-523	84	6021	-21	117	4200	1800
19	4201	1799	52	6737	-737	85	8739	-2739	118	4200	1800
20	4200	1800	53	6708	-708	86	8075	-2075	119	4200	1800
21	4200	1800	54	6635	-635	87	6229	-229			
22	4876	1124	55	6561	-561	88	6364	-364			
23	5598	402	56	6487	-487	89	8463	-2463	DIFFERENCE SUBTOTAL		67,649
24	4253	1747	57	6414	-414	90	7813	-1813	/2		
25	4253	1747	58	6340	-340	91	5978	22	OPEN SPACE REQUIRED		33,824
26	4253	1747	59	6266	-266	92	7300	-1300			
27	4253	1747	60	6193	-193	93	6966	-966			
28	5835	165	61	6911	-911	94	7213	-1213			
29	4704	1296	62	6000	0	95	7978	-1978			
30	4200	1800	63	6000	0	96	7273	-1273			
31	4200	1800	64	6000	0	97	4200	1800			
32	4200	1800	65	6000	0	98	4200	1800			
33	4200	1800	66	6000	0	99	4200	1800			

TREE CANOPY DATA:

GROSS SITE AREA	830,254± S.F.
LAND USE	SINGLE FAMILY RESIDENTAL
EXISTING TREE CANOPY	106,591 S.F. (13%)
EXISTING TREE CANOPY TO BE PRESERVED	0 S.F.
TOTAL TREE CANOPY REQUIRED	332,102± S.F. (40%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

WAIVER REQUEST:

A WAVIER OF 7.3.30.E OF THE LDC IS REQUESTED TO ALLOW MORE THAN 15% OF A REAR YARD OF A BUILDING LOT TO BE OCCUPIED BY A DRAINAGE EASEMENT.

GRAPHIC SCALE 1"=80'
0 40 80 160

CASE #21-ZONE-0052
RELATED CASE #21-ZONEPA-0022
MSD WM #12268

STATE OF KENTUCKY
KATHY M. LINARES
524
REGISTERED LANDSCAPE ARCHITECT

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ▶ MindelScott.com

DEVELOPER
FLYNN BROTHERS CONTRACTING, INC.
P.O. BOX 32065
LOUISVILLE, KY 40232

OWNER
QUARTZ ENTERPRISES INC.
11350 MCCORMICK RD.,STE 200
HUNT VALLEY, MD 21031

CHANGE OF ZONING AND PRELIMINARY PLAN
CROSBY FARM SUBDIVISION
9300 OLD BARDSTOWN ROAD
LOUISVILLE, KY 40291
TAX BLOCK 666, LOT 12 & 25
DEED BOOK 11880, PAGE 198

Revisions
06/21/21 PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=80'
Date: 5/3/21
Job Number: 3790

Sheet 1 of 1

M:\3790\CROSBY FARM SUBD\DWG\PLANNING\3790-PRELIM-2021-06-21.dwg, 6/21/2021 11:56:07 AM, rfeist, DWG To PDF.pc3, 1:1

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