

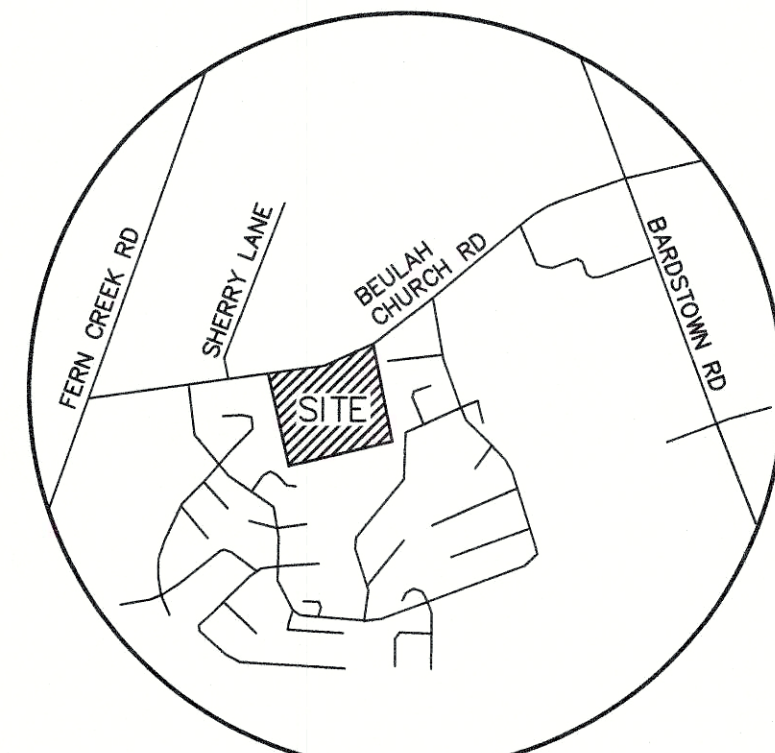
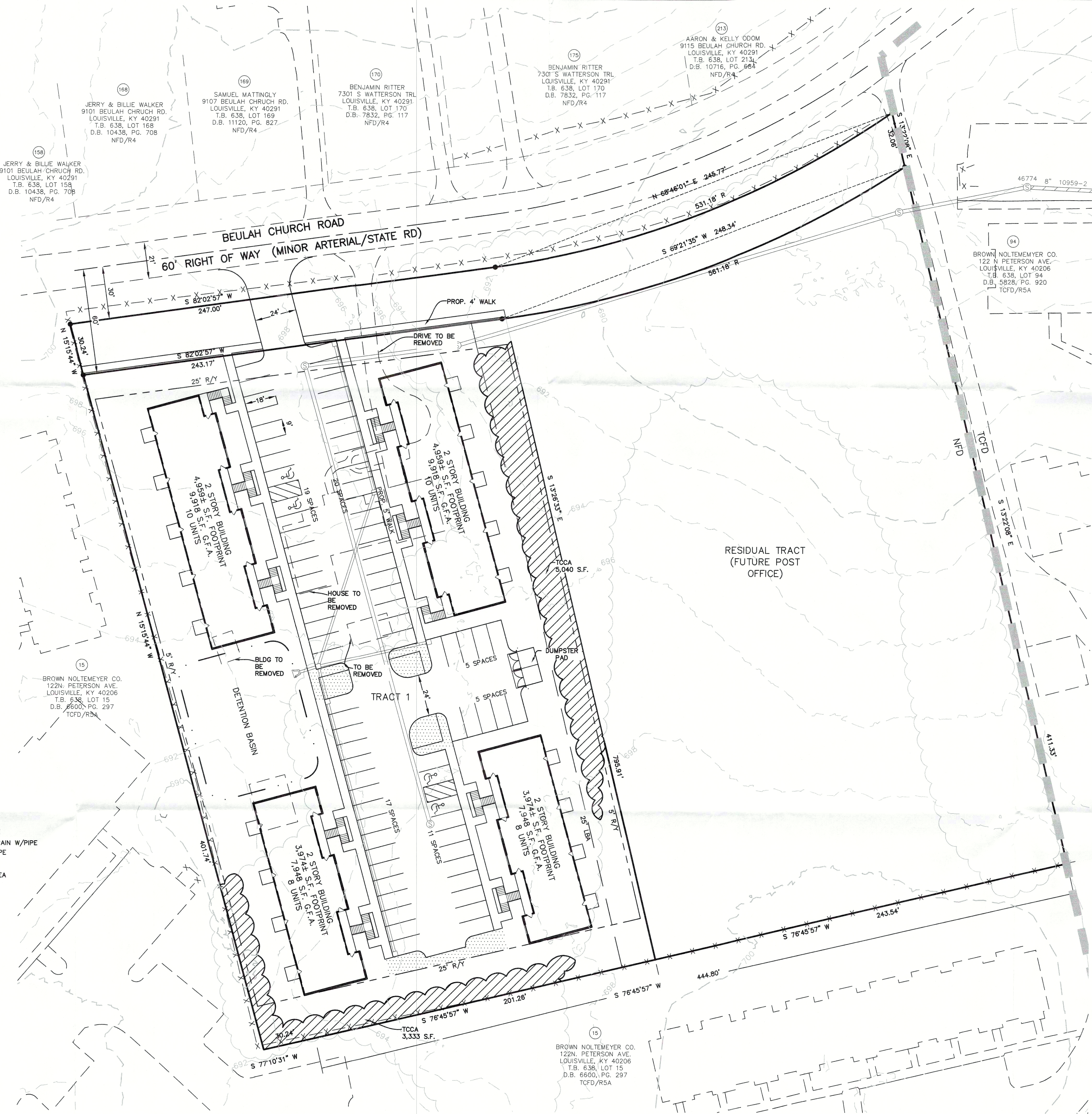
1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION 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 LINES OF TREES THAT ARE TO BE PRESERVED. CONSTRUCTION OF THE BUILDING AND CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANNOTY PLAN CHAPTER 4.4.3 OF THE LDC SHALL BE SUBMITTED AND REQUIRED PRIOR TO OBTAINING A 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 COMMISSION 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 DIRECT LIGHT FROM AN LUMINAIRE TO BE DIRECTED TOWARDS ADJACENT RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.4.3 OF THE LDC.
8. ALL DUMPSITER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ADJ PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
12. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, AS NOTED ON THE LDC.
13. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON XXXXX AND NO KARST TOPOGRAPHY WAS FOUND. A SURVEY OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.

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 FERN CRENSHAW WASTEWATER TREATMENT PLANT. WASTEWATER EXTENSION AGREEMENT SUBJECT TO 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.
DESIGN DETENTION PEAK FLOW SHALL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS.
DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED BY THE FINAL 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 (211110C 97E).
6. MATERIALS: ALL CONSTRUCTION SHALL MEET ALL M54 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE 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. ALL ADJACENT LANDS MUST BE DEEDED TO THE STATE TO MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
5. UTILITY UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE IN PLACE PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
7. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
8. 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 SPECIFICATION FOR ROADWAYS FOR ROADWAY CONSTRUCTION AND MAINTENANCE. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
9. METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.

Diagram illustrating the proposed tree canopy credit area and associated features:

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED SANITARY MANHOLE W/PIPE
- REVISED TREE LINE
- PROPOSED TREE CANOPY CREDIT AREA
- FORM DISTRICT BOUNDARY LINE



LOCATION MAP
NO SCALE

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
EXISTING LAND USE	RESIDENTIAL/VACANT
GROSS LAND AREA	4.29± AC.

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
EXISTING LAND USE	RESIDENTIAL/VACANT
GROSS LAND AREA	2.16± AC.

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R6
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
GROSS LAND AREA	2.13± AC.
NO. OF DWELLING UNITS	36
DWELLING HEIGHT (MAX. ALLOWED 35')	35'
DENSITY (MAX. ALLOWED 17.42)	16.90 D.U./A.C.
OPEN SPACE REQUIRED	13,017' S.F. (15%)
OPEN SPACE PROVIDED	13,917± S.F.
REC. OPEN SPACE REQUIRED	6,959 S.F. (7.5%)
REC. OPEN SPACE PROVIDED	6,959± S.F.
PARKING REQUIRED	54-108 SPACES
MIN.1.5 SPACES/DU	54 SPACES
MAX. 3 SPACES/DU	108 SPACES
PARKING PROVIDED	77 SPACES
4 HDUP SP.	
73 SURFACE SP.	
PARKING AREA RATIO	2.19 SP./UNIT
FLOOR AREA RATIO (MAX. 0.75)	0.38

V.U.A.	23,437± S.F.
I.L.A. REQUIRED (7.5% V.U.A.)	1,758 S.F.
I.L.A. PROVIDED	1,908± S.F.

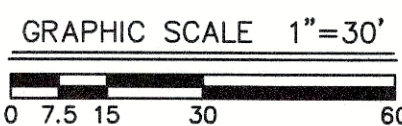
EXISTING IMPERVIOUS AREA	5,828± S.F.
PROPOSED IMPERVIOUS AREA	23,437± S.F.
TOTAL	23,437± S.F.

GROSS SITE AREA	92,801± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	50,474± S.F. (54%)
EXISTING TREE CANOPY TO BE PRESERVED	8,373± S.F. (9.5%)
TOTAL TREE CANOPY REQUIRED	17,632± S.F. (19%)
TOTAL TREE CANOPY PROVIDED	8,855± S.F. (10%)

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

SEP 09 2019

PLANNING & DESIGN SERVICES



PROJECT # 19-DDP-_____
MSD WM # XXXX



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

OWNER/DEVELOPER
EMM3, LLC

PRE-APPLICATION
DETAILED DISTRICT DEVELOPMENT PLAN
BEULAH CHURCH APARTMENTS

PRE-APPLICATION
FILED DISTRICT DEVELOPMENT
WH CHURCH APARTMENTS
9108 BEULAH CHURCH ROAD
LOUISVILLE, KY 40291
TAX BLOCK 638, LOT 47
DEED BOOK 7960, PAGE 836

[illegible]

Vertical Scale: N/A

Horizontal Scale: 1"=30'

Date: 08/26/19

Job Number: 3637

Sheet

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