

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- 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.
- 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.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
- 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 PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 5/31/2019 AND POTENTIAL KARST TOPOGRAPHY WAS FOUND AND IS INDICATED ON THE PLAN. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY INDICATED MEDIUM KARST POTENTIAL WITH NO MAPPED SINKHOLES ON THE SUBJECT PROPERTY.
- WHEEL STOPS AND PROTECTIVE CURBING SHALL BE PROVIDED AS REQUIRED BY 9.1.12.C OF THE LDC.

MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- 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.
- DRAINAGE/STORMWATER DETENTION: DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR 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.
- 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.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110C 078E).
- 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.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- AN EASEMENT PLAT SHALL BE REQUIRED FOR ALL THROUGH DRAINAGE PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- THIS SITE IS SUBJECT TO REGIONAL FACILITY FEE X 1.5 FOR INCREASED RUN OFF VOLUME.
- KDOW APPROVAL REQUIRED FOR ANY WORK WITH IN THE FEMA FLOODPLAIN.

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- COMPLETIBLE 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 SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- 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.
- 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.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SIGHT DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- 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 PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- 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.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED OR TURNED OFF.
- CONSIDERATION AT PUBLIC HEARING IS REQUESTED TO ALLOW A PRIVATE ACCESS EASEMENT IN LIEU OF PUBLIC RIGHT-OF-WAY FOR THE EXTENSION OF RIDGE CREEK ROAD AND ACCESS TO HURSTBOURNE PARKWAY. THIS IS NEEDED AS PARKING PERPENDICULAR TO THE ROAD IS NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY. THIS PARKING IS REQUIRED TO ADEQUATELY SERVE THE DEVELOPMENT.

TRACT 1 SITE DATA:

FORM DISTRICT	R4	NEIGHBORHOOD	R4
EXISTING ZONING	R6	VACANT	14.48± AC
PROPOSED ZONING	MULTI-FAMILY RESIDENTIAL	FLOOR AREA RATIO (MAX 0.75)	0.41
EXISTING LAND USE	VACANT	NO. OF DWELLING UNITS	192
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL	BUILDING HEIGHT (MAX. ALLOWED 35')	35'
GROSS LAND AREA	14.48± AC	DENSITY (MAX. ALLOWED 17.42)	13.25 D.U./AC.
BUILDING AREA	256,591 S.F.	OPEN SPACE PROVIDED	94,677 S.F. (15%)
FLOOR AREA RATIO (MAX 0.75)	0.41	REC. OPEN SPACE REQUIRED	370,054± S.F.
NO. OF DWELLING UNITS	192	REC. OPEN SPACE PROVIDED	47,339 S.F. (7.5%)
BUILDING HEIGHT (MAX. ALLOWED 35')	35'	PARKING REQUIRED	107,944± S.F.
DENSITY (MAX. ALLOWED 17.42)	13.25 D.U./AC.	MIN. 1.5 SPACES/DU	312 SPACES
OPEN SPACE PROVIDED	94,677 S.F. (15%)	MAX. 3 SPACES/DU	624 SPACES
REC. OPEN SPACE REQUIRED	370,054± S.F.	PARKING PROVIDED	360 SPACES
REC. OPEN SPACE PROVIDED	47,339 S.F. (7.5%)	48 GARAGE SP.	
PARKING REQUIRED	107,944± S.F.	18 HDOP SP.	
MIN. 1.5 SPACES/DU	312 SPACES	294 SURFACE SP.	
MAX. 3 SPACES/DU	624 SPACES	PARKING AREA RATIO	1.88 SP./UNIT
PARKING PROVIDED	360 SPACES		

TRACT 2 SITE DATA:

FORM DISTRICT	R4	NEIGHBORHOOD/SUBURBAN WORKPLACE	R4
EXISTING ZONING	R6	VACANT	14.48± AC
PROPOSED ZONING	MULTI-FAMILY RESIDENTIAL	FLOOR AREA RATIO (MAX 0.75)	0.23
EXISTING LAND USE	VACANT	NO. OF DWELLING UNITS	16
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL	BUILDING HEIGHT (MAX. ALLOWED 35')	35'
GROSS LAND AREA	2.06± AC	DENSITY (MAX. ALLOWED 17.42)	7.8 D.U./AC.
BUILDING AREA	21,000 S.F.	OPEN SPACE PROVIDED	13,428 S.F. (15%)
FLOOR AREA RATIO (MAX 0.75)	0.23	REC. OPEN SPACE REQUIRED	67,145 S.F.
NO. OF DWELLING UNITS	16	REC. OPEN SPACE PROVIDED	6,714 S.F. (7.5%)
BUILDING HEIGHT (MAX. ALLOWED 35')	35'	PARKING REQUIRED	40,705 S.F.
DENSITY (MAX. ALLOWED 17.42)	7.8 D.U./AC.	MIN. 1.5 SPACES/DU	24 SPACES
OPEN SPACE PROVIDED	13,428 S.F. (15%)	MAX. 3 SPACES/DU	48 SPACES
REC. OPEN SPACE REQUIRED	67,145 S.F.	PARKING PROVIDED	32 SPACES
REC. OPEN SPACE PROVIDED	6,714 S.F. (7.5%)	0 GARAGE SP.	
PARKING REQUIRED	40,705 S.F.	31 SURFACE SP.	
MIN. 1.5 SPACES/DU	24 SPACES	PARKING AREA RATIO	2.0 SP./UNIT
MAX. 3 SPACES/DU	48 SPACES		
PARKING PROVIDED	32 SPACES		

LANDSCAPE DATA:

V.U.A.	122,610± S.F.
LLA REQUIRED (7.5% X V.U.A.)	9,195 S.F.
LLA PROVIDED	21,264± S.F.

LANDSCAPE DATA:

V.U.A.	995 S.F.
LLA REQUIRED (7.5% X V.U.A.)	13,268± S.F.
LLA PROVIDED	1,467± S.F.

TREE CANOPY DATA:

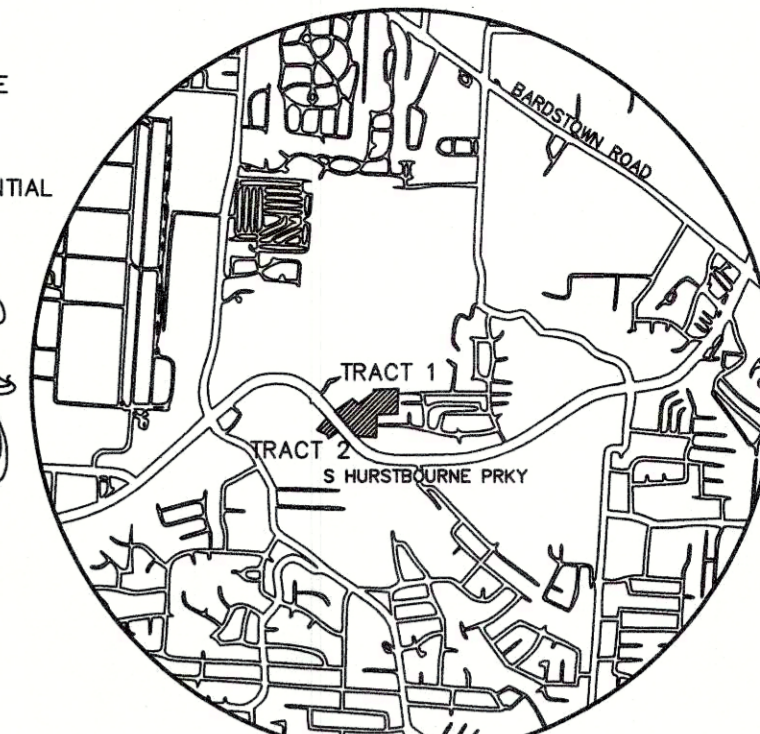
GROSS SITE AREA	631,183± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	631,183± S.F. (100%)
EXISTING TREE CANOPY TO BE PRESERVED	140,773± S.F. (22%)
TOTAL TREE CANOPY REQUIRED	126,237± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	140,773± S.F. (22%)

TREE CANOPY DATA:

GROSS SITE AREA	89,523± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	89,523± S.F. (100%)
EXISTING TREE CANOPY TO BE PRESERVED	51,526± S.F. (58%)
TOTAL TREE CANOPY REQUIRED	17,905± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	51,526± S.F. (58%)

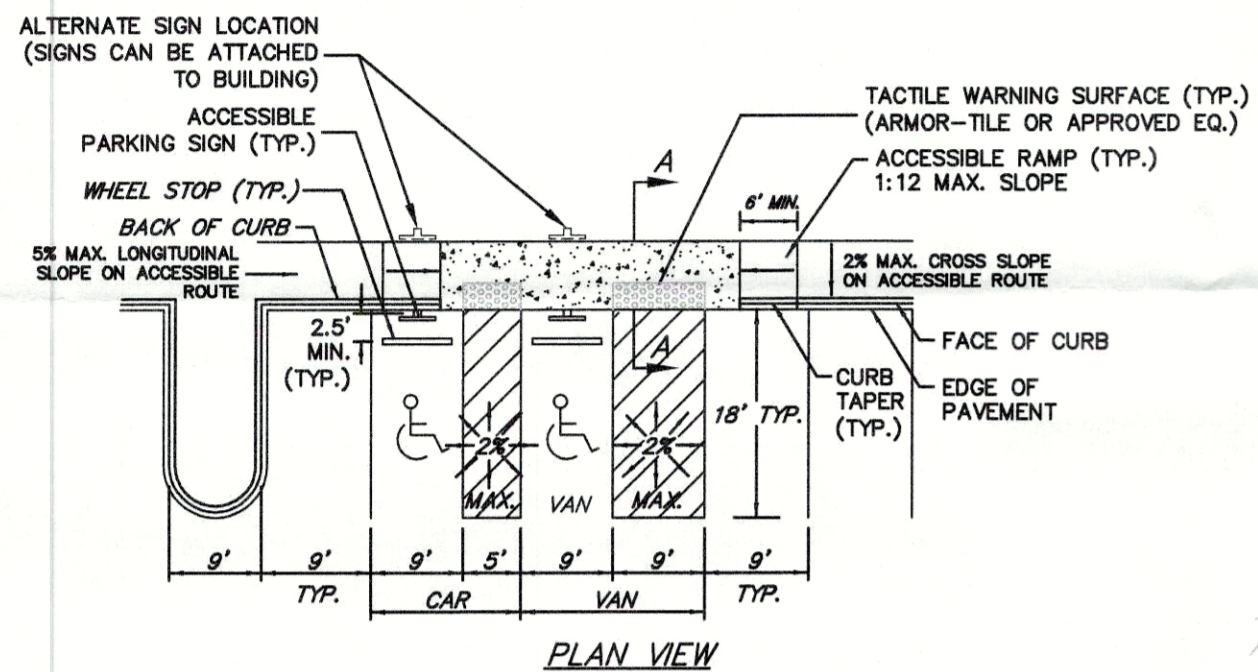
*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

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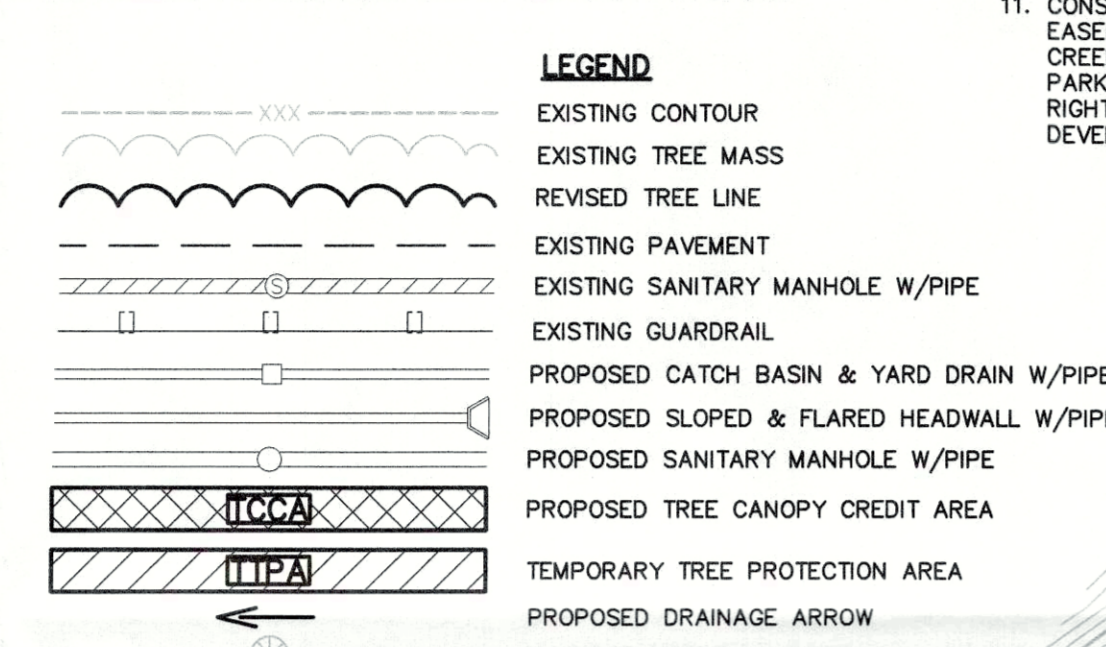


LOCATION MAP
NO SCALE

R6 ZONE DIMENSIONAL STANDARDS:
FRONT YARD MIN. 15' (+10' ADJ. TO HURSTBOURNE PRKY)
SIDE STREET YARD MIN. 15' (+10' ADJ. TO HURSTBOURNE PRKY)
SIDE YARD MIN. 3'
REAR YARD MIN. 25'



TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE



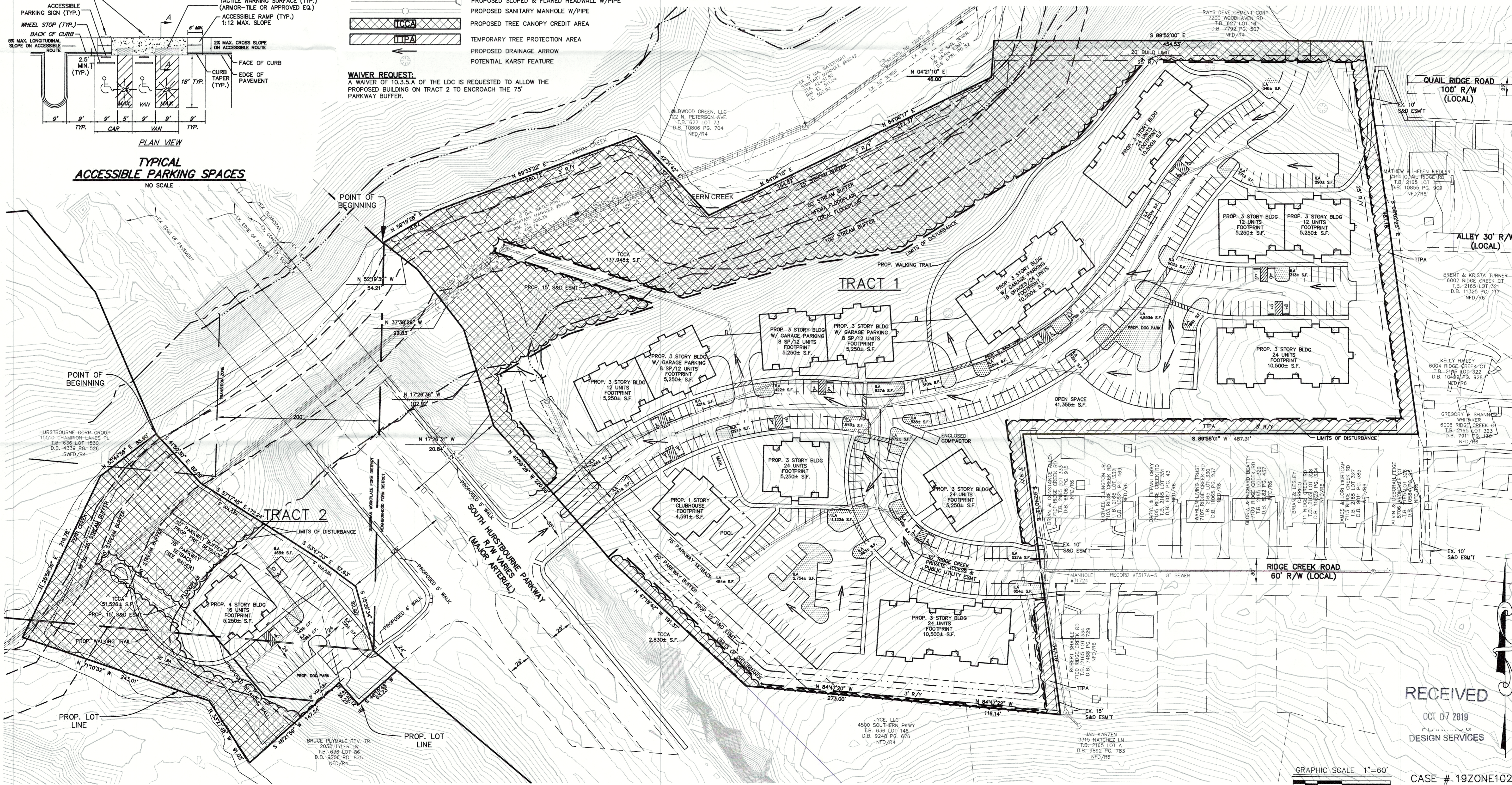
IMPERVIOUS AREA: (TRACT 1)

EXISTING IMPERVIOUS AREA	0 S.F.
TOTAL	228,260± S.F.

IMPERVIOUS AREA: (TRACT 2)

EXISTING IMPERVIOUS AREA	0 S.F.
TOTAL	19,254± S.F.

WAIVER REQUEST:
A WAIVER OF 10.3.5.A OF THE LDC IS REQUESTED TO ALLOW THE PROPOSED BUILDING ON TRACT 2 TO ENCRACH THE 75' PARKWAY BUFFER.



MINDEL SCOTT
SURVEYING & PLANNING & LANDSCAPE ARCHITECTURE
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OWNER/DEVELOPER
BRUCE M PLYMALE REVOCABLE TRUST
15510 CHAMPION LAKES PL
2037 TYLER LANE
LOUISVILLE, KY 40205
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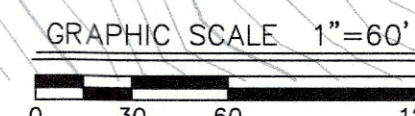
OWNER
HURSTBOURNE MULTIFAMILY
7000 RIDGE CREEK RD & 6601 SUNNY HILL RD
LOUISVILLE, KY 40291
T.B. 627 LOT 77 & T.B. 636 LOT 86 & 153 D.B. 6648, PG. 43 & D.B. 9206, PG. 875

DETAILED DISTRICT DEVELOPMENT PLAN
HURSTBOURNE MULTIFAMILY
7000 RIDGE CREEK RD & 6601 SUNNY HILL RD
LOUISVILLE, KY 40291
T.B. 627 LOT 77 & T.B. 636 LOT 86 & 153 D.B. 6648, PG. 43 & D.B. 9206, PG. 875

Revisions:
04/20/19 PRE APPLICATION MEETING
05/03/19 JURY COMMENTS
09/23/19 JURY COMMENTS
10/07/19 JURY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=60'
Date: 04-08-19
Job Number: 3587
Sheet: 1

RECEIVED
OCT 07 2019
DESIGN SERVICES



CASE # 19ZONE1029
MSD WM # 11965