

GENERAL NOTES

- ALL SITE IMPROVEMENTS ARE EXISTING AND WERE CONSTRUCTED PER REVISED DETAILED DISTRICT DEVELOPMENT PLAN AND BINDING ELEMENTS DOCKET # 9-7-90 APPROVED 9/9/2004.
- NO NEW SITEWORK PROPOSED.
- NEW CONSTRUCTION IS LIMITED TO PROPOSED BUILDING AND CONSTRUCTION OF SIDEWALKS ALONG STONESTREET ROAD AND VALLEY COLLEGE DRIVE.

DEVELOPMENT NOTES

- EXISTING SITE AND BOUNDARY INFORMATION SHOWN HEREON PREPARED FROM LOJIC MAPPING.
- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF LOUISVILLE.
- THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT "BUD" TOLL FREE 1-800-752-6007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
- GAS & ELECTRIC SERVICE TO BE COORDINATED WITH LOUISVILLE GAS & ELECTRIC.
- WATER SERVICE TO BE COORDINATED WITH THE LOUISVILLE WATER COMPANY.
- SEWAGE FROM THIS DEVELOPMENT SHALL BE TREATED AT THE WEST COUNTY WATER QUALITY TREATMENT CENTER.
- PROPERTY IS IN PLEASURE RIDGE PARK FIRE DISTRICT AND SUBJECT TO APPROVAL.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTIBLE WARNINGS FOR RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
- ALL SIDEWALKS, PEDESTRIAN RAMPS, LANDINGS, AND CROSSWALKS ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (A.D.A.).
- ALL TRAFFIC SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS, CURRENT EDITION.

FLOOD PLAIN INFORMATION

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. THIS DETERMINATION HAS BEEN MADE FROM A PERSONAL REVIEW OF FLOOD MAP NUMBER 21111C0105F, DATED 02/26/2021.

PUBLIC WORKS NOTES

FORTY-EIGHT HOURS PRIOR TO CONSTRUCTION, NOTICE SHALL BE GIVEN BY THE CONTRACTOR TO LOUISVILLE METRO PUBLIC WORKS DEPARTMENT FOR INSPECTIONS OF BASE, PAVEMENT, AND SIDEWALKS.

CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION.

CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMIT IS REQUIRED BY LOUISVILLE METRO PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK BEGINNING.

ALL CONSTRUCTION METHODS, MATERIALS, AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE KENTUCKY TRANSPORTATION CABINET DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS AND SUPPLEMENT FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION UNLESS OTHERWISE SPECIFIED. THE CURRENT KENTUCKY STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE PLANS.

MSD NOTES

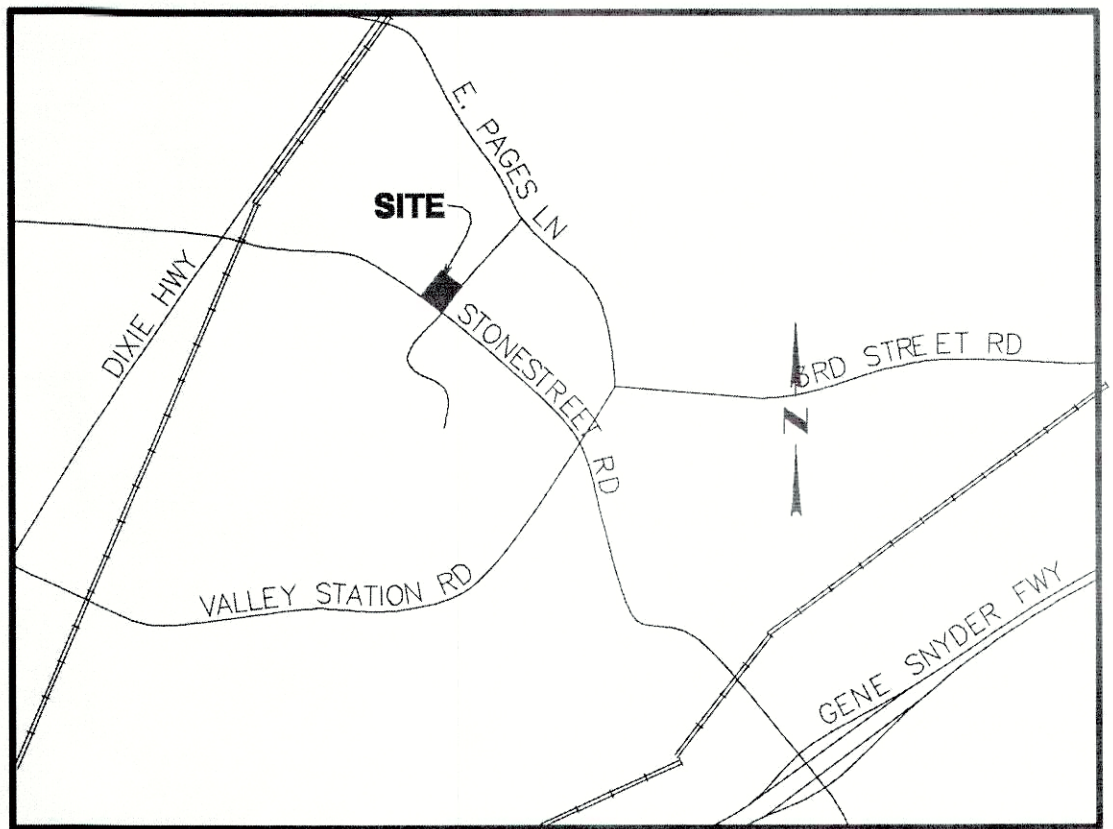
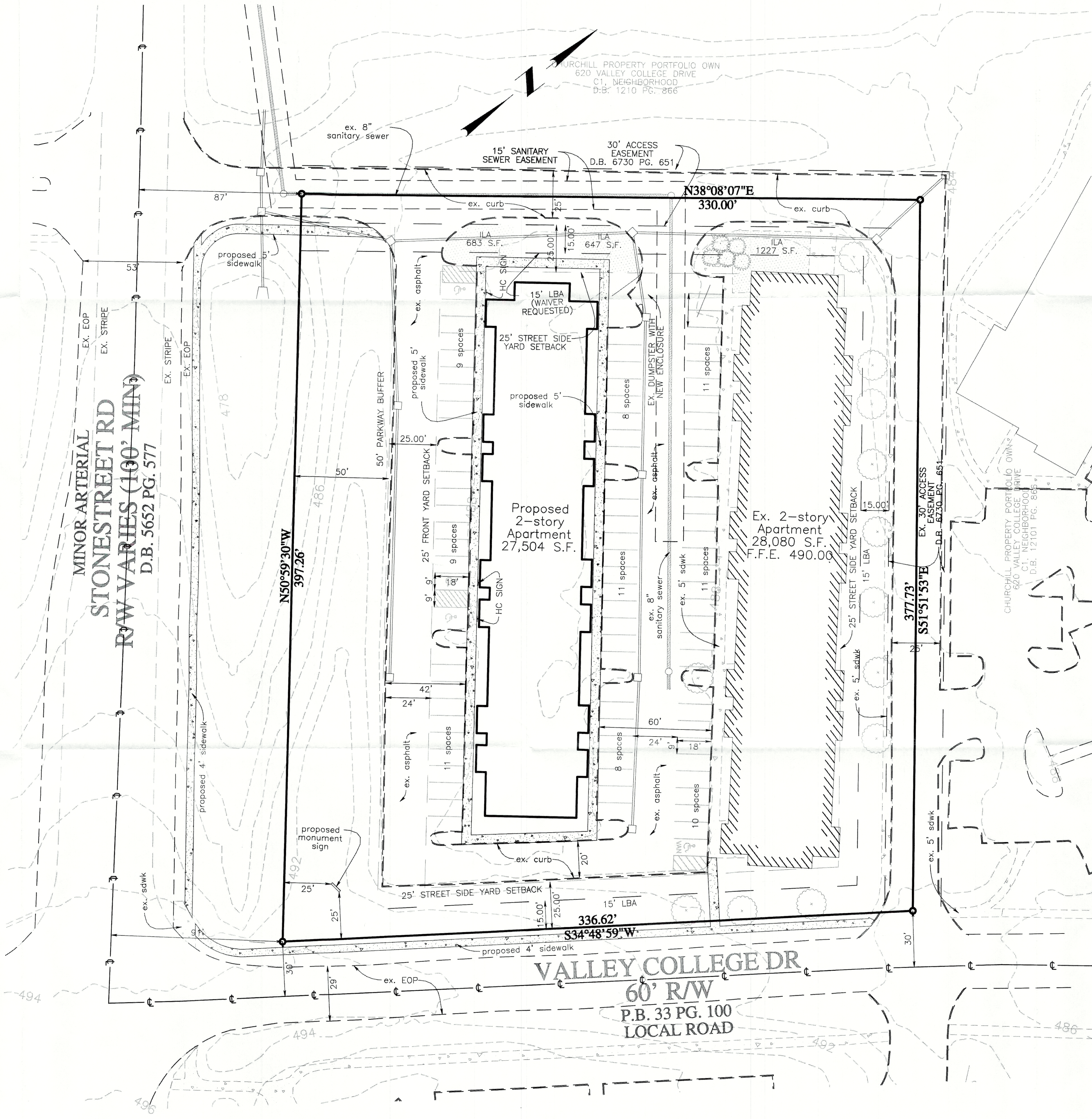
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PROPERTY SERVICE CONNECTION.
- MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THIS PROJECT IS SUBJECT TO THE MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRES OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 22,236 S.F.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

WAIVER NOTES

- A WAIVER IS REQUESTED FROM SECTION 5.11.4.A.4 TO NOT PROVIDE THE REQUIRED OPEN SPACE.
- A WAIVER IS REQUESTED FROM CHAPTER 10, PART 2 TO ELIMINATE THE 15' LANDSCAPE BUFFER ON THE NORTH PROPERTY LINE.

LEGEND

- | | | | |
|--|--------------------|--|---------------------|
| | Property Line | | Ditch Line |
| | Existing Fence | | Flow Arrow |
| | Existing Sewerline | | Existing Storm Line |
| | Proposed Sewerline | | Proposed Storm Line |
| | Existing Manhole | | Existing Trees |
| | Proposed Manhole | | Existing light pole |
| | Wood/Vinyl Fence | | |



VICINITY MAP

NO SCALE

Site Owner

Property Owner: Richardson Properties Inc.
Contact: Dave Richardson
Address: 9807 W. Pages Lane
City/State/Zip: Louisville, KY 40258

Site Development Data

Location: 9301 Stonestreet Rd.
Inst. No. D.B. 8372 PG. 196
Tax Block, Lot, Sublot: 2300 0005 0000
Area: 2.96 Acres
Zoning: 129,009 S.F.
Form District: C1
Municipality: NEIGHBORHOOD
Existing Use: LOUISVILLE
Proposed Use: MULTIFAMILY DWELLINGS
Plan Certain: 09-007-90

Building Summary

Area: 129,009 S.F.
Building Area: 55,584 S.F.
Existing Building: 28,080 S.F.
Proposed Building: 27,504 S.F.
Proposed Density: 28 Units
F.A.R.: 18.9 D.U./AC.
Building Height: 0.43
25' (2 STY.)

Dimensional Standards

Building Setbacks	Min	Perimeter Buffering
Front:	25'	50' PARKWAY BUFFER
Side:	25'	
Street Side:	25'	15' LBA
Rear:	25'	15' LBA

Parking Summary

	Min	Max
Multi-family Dwelling	15P/UNIT	25P/UNIT
	56	112
Total Spaces Required	56	112
Spaces Provided	89	spaces
	4	ADA spaces
	93	Total

Tree Canopy

Gross Site Area	129,009 S.F.
Existing Tree Canopy	13,200 S.F.
Ex. Tree Canopy %	10.2 %
Preserved Tree Canopy Coverage Area	13,200 S.F.
Preserved Tree Canopy Coverage %	10.2 %
Tree Canopy Required %	35.0 %
Tree Canopy Area Required	45,153 S.F.
Tree Canopy Preserved	13,200 S.F.
New Tree Canopy Provided	41,100 S.F.
Tree Canopy Provided	54,300 S.F.
% Tree Canopy Provided	42.1 %

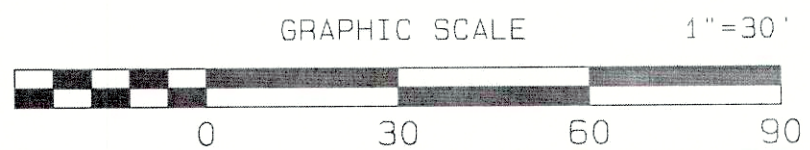
I L A Requirements

Vehicle Use Area	(7.5%) 33,500 S.F.
ILA Required:	(7.63%) 2,513 S.F.
ILA Provided:	(1/4000 S.F.) 2,557 S.F.
ILA Trees Required:	8 trees
ILA Trees Provided:	8 trees

Impervious Areas

Total Site Area	129,009 S.F.
Existing Conditions	
Impervious	66,279 S.F.
Pervious	62,730 S.F.
Proposed Conditions	
Impervious	84,206 S.F.
Pervious	44,803 S.F.
Area of Disturbance	25,300 S.F.

WM #38032



AL ENGINEERING INC.
Civil Engineering & Land Development Services
13000 Middletown Industrial Blvd. Ste A
Louisville, Ky. 40223
(502) 254-2245 Off.
(502) 817-4444 Cell

REVISION
DATE

ACCOUNT: 2022-613
DESIGNED BY: JLR
DRAWN BY: JLR
CHECKED BY: JLR
APPROVED BY: JLR

Richardson Properties Inc.
9807 W. Pages Lane
Louisville, KY 40258

Carrington Apartments
9301 Stonestreet Rd
Louisville, Kentucky, 40272

REVISED
DEVELOPMENT PLAN

C-1
SHEET 1
OF 1

23-WAIVER-0030
23-WAIVER-0031