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 JEFFERSONTOWN FIRE DISTRICT.
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 (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.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
9. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
10. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
11. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN (TBR).
12. STREET TREES REQUIRED IN ALL RIGHTS OF WAY. LOCATION AND TYPE TO BE SHOWN ON THE LANDSCAPE PLAN.
13. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A FULL KARST SURVEY WAS PERFORMED BY SME GEOTECTS ON 1/31/22 AND KARST TOPOGRAPHY WAS FOUND. FEATURES ARE MARKED ON THE PLAN.

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:
   ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100–YEAR STORMS OR TO THE CAPCITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. CAPACITY UNDER WALNUT HILLS DRIVE TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
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 (21111C0079F).
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. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
8. DOWNSPOUTS FROM ALL BUILDINGS ADJACENT TO THE SOUTHERN AND WESTERN PROPERTY LINE SHALL BE TIED INTO PROPOSED STORM SYSTEM AND/OR SPLASH ONTO THE PAVEMENT IN A MATTER THAT IT WILL DRAIN INTO THE PROPOSED DRAINAGE SYSTEM. POINT DISCHARGES TO THESE PROPERTY LINES WILL NOT BE PERMITTED.
9. STORMWATER VELOCITY DISSIPATION MAY BE REQUIRED UPON MSD CONSTRUCTION PLAN REVIEW.
10. BUILDINGS 8 & 9 SHALL HAVE INDIVIDUAL SANITARY SEWER PUMP FOR ALL LOWER FLOOR UNITS.

DETENTION CALCULATIONS

2.9/12 ("POST C"–"PRE C") ("ACRES") = XX AC–FT
2.9/12 (0.85–0.25)(19.71 AC) = 2.85 AC–FT
3.4 AC–FT PROVIDED

PUBLIC WORKS AND KTC NOTES:

1. 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.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. VERGE AREA WITH PUBLIC RIGHT–OF–WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
6. 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.
7. 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.
8. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
9. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SIGHT DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
10. 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.
11. THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT–OF–WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT–OF–WAY.
12. THERE SHALL BE NO LANDSCAPING IN THE RIGHT–OF–WAY WITHOUT AN ENCROACHMENT PERMIT.
13. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE–AIMED, SHIELDED OR TURNED OFF.
14. METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT–OF–WAY.
15. FEE–IN–LIEU MAY BE UTILIZED NOT TO BUILD THE SIDEWALKS ALONG LAUREL SPRINGS DRIVE–AND WILL BE DETERMINED DURING THE CONSTRUCTION PLAN REVIEW.

BENCHMARKS

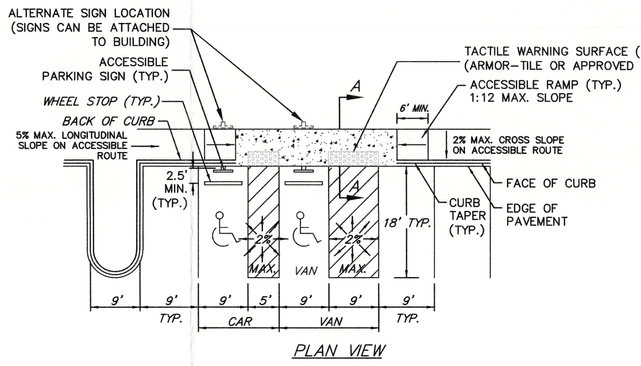
NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOJIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.

SOURCE BENCHMARK STA019–2001 NAVD 1988 ELEV. 656.39

FROM THE INTERSECTION OF GONEWIND DRIVE AND KIRBY LANE, TRAVEL EAST ALONG KIRBY LANE TO THE STATION ON THE RIGHT SET IN THE SOUTH CORNER OF A CONCRETE HEADWALL LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION.

WAIVER REQUEST:

1. A WAIVER OF 10.3.5.A OF THE LDC IS REQUESTED TO ALLOW BUILDINGS #6 AND #7 TO ENCROACH INTO THE 75' PARKWAY SETBACK AND THE ROADWAY CONNECTION TO LAUREL SPRINGS DRIVE TO BE LOCATED IN THE 50' PARKWAY BUFFER.
2. A WAIVER OF 4.9.5.B.1 OF THE LDC IS REQUESTED TO PERMIT PRINCIPAL RESIDENTIAL STRUCTURES OVER SINKHOLE COLLAPSE FEATURES.



PLAN VIEW

TYPICAL ACCESSIBLE PARKING SPACES

NO SCALE

SITE DATA:

FORM DISTRICT	NFD
EXISTING ZONING	R4
PROPOSED ZONING	R7
EXISTING LAND USE	SINGLE–FAMILY RESIDENTIAL
PROPOSED LAND USE	MULTI–FAMILY RESIDENTIAL
GROSS LAND AREA	19.70± AC.
NET LAND AREA	19.48± AC.
NO. OF DWELLING UNITS	360
BUILDING HEIGHT (MAX. 45' AT SETBACK)	43' 11"
DENSITY (MAX. 34.8 D.U./AC.)	18.48 D.U./AC.
TOTAL BUILDING SQUARE FOOTAGE	175,364 S.F.
GROSS FLOOR AREA	514,400 S.F.
OPEN SPACE REQUIRED	84,855 S.F. (10%)
OPEN SPACE PROVIDED	87,783± S.F. (17%)
REC. OPEN SPACE REQUIRED	42,427 S.F. (5%)
REC. OPEN SPACE PROVIDED	55,719± S.F. (6%)
PARKING REQUIRED	
MIN. 1 SPACES/DU	360 SPACES
MAX. 2 SPACES/DU (NO ACC. SP)	720 SPACES
PARKING PROVIDED	628 SPACES
SURFACE SP.	612 SPACES
ACCESSIBLE SP.	16 SPACES
PARKING AREA RATIO	1.74 SP./UNIT

LANDSCAPE DATA:

V.U.A.	273,261± S.F.
I.L.A. REQUIRED (7.5% V.U.A.)	20,494± S.F.
I.L.A. PROVIDED	20,534± S.F.

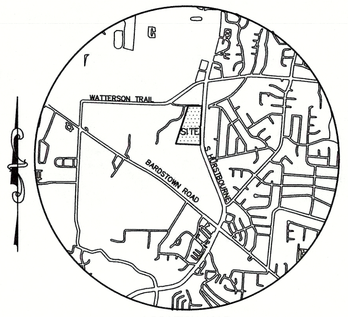
TREE CANOPY DATA:

GROSS SITE AREA	19.70± ACRES.
LAND USE	MULTI–FAMILY
EXISTING TREE CANOPY	83,954± S.F. (9.7%)
EXISTING TREE CANOPY TO BE PRESERVED	33,103± S.F. (3.8%)
TOTAL TREE CANOPY TO BE PLANTED	267,243± S.F. (32.2%)
TOTAL TREE CANOPY REQUIRED/PROVIDED	300,346± S.F. (35%)

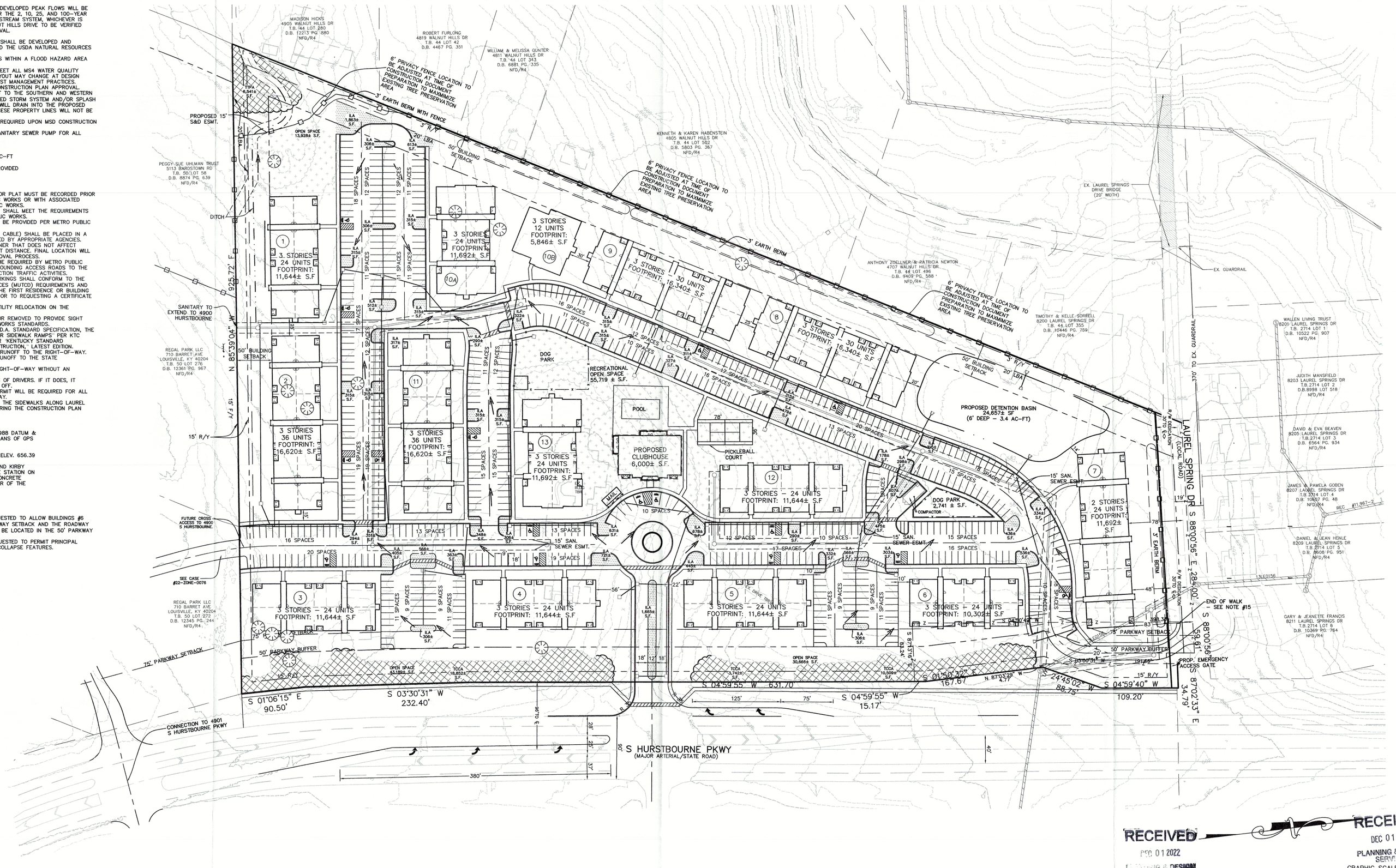
*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING TREE
- EXISTING FENCE
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED STREET SIGN
- PROPOSED HANDICAP SPACE
- PROPOSED WHEEL STOP
- PROPOSED CATCH BASIN W/PIPE
- PROPOSED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED FORCEMAIN
- PROPOSED DRAINAGE ARROW
- INTERIOR LANDSCAPE AREA (ILA)
- OPEN SPACE AREA
- EXISTING TREE MASS
- (TCCA) PROPOSED TREE CANOPY CREDIT AREA
- (TTPA) TEMPORARY TREE PROTECTION AREA
- > 20% SLOPES
- > 30% SLOPES
- EXISTING SINKHOLES
- PROPOSED VINYL PRIVACY FENCE



LOCATION MAP
NO SCALE



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CASE #22–ZONE–0012
MSD WM #12397/ 22 1004

GRAPHIC SCALE 1"=60'
0 30 60 120

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1550 ▶ MindelScott.com

OWNER/DEVELOPER
4700 S HURSTBOURNE PARKWAY LLC
1800 WATERWORKS ROAD
OLD BRIDGE, NJ 08857

ALTERNATE PLAN # 2/DETAILED DISTRICT DEVELOPMENT PLAN

4700 S HURSTBOURNE PARKWAY

4700 S HURSTBOURNE PARKWAY 40299
TAX BLOCK 44, LOT 38, 468, & 513
DEED BOOK 12181, PAGE 779

Revisions	
3/14/22	PER AGENCY COMMENTS
4/25/22	PER AGENCY COMMENTS
5/16/22	PER AGENCY COMMENTS
6/6/22	PER AGENCY COMMENTS
8/22/22	PER AGENCY COMMENTS
9/19/22	PER AGENCY COMMENTS
10/10/22	PER AGENCY COMMENTS
10/31/22	PER AGENCY COMMENTS
11/7/22	PER AGENCY COMMENTS
11/9/22	PER AGENCY COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=60'

Date: 12/20/2021
Job Number: 3862

Sheet 1 of 1

22-ZONE-0012