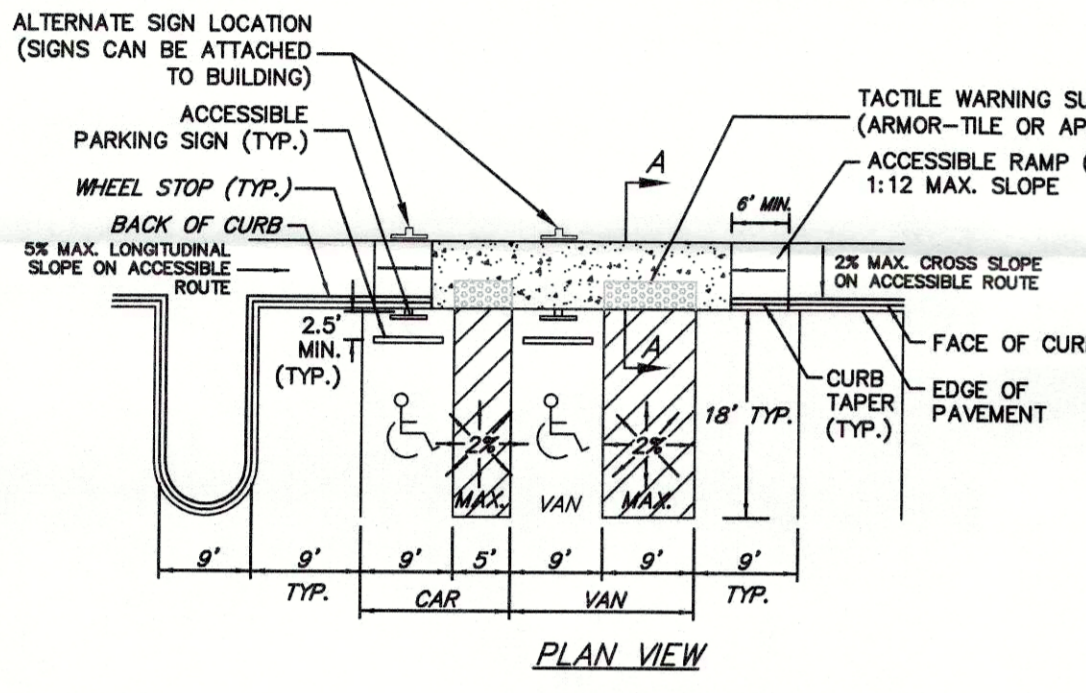


GENERAL NOTES:

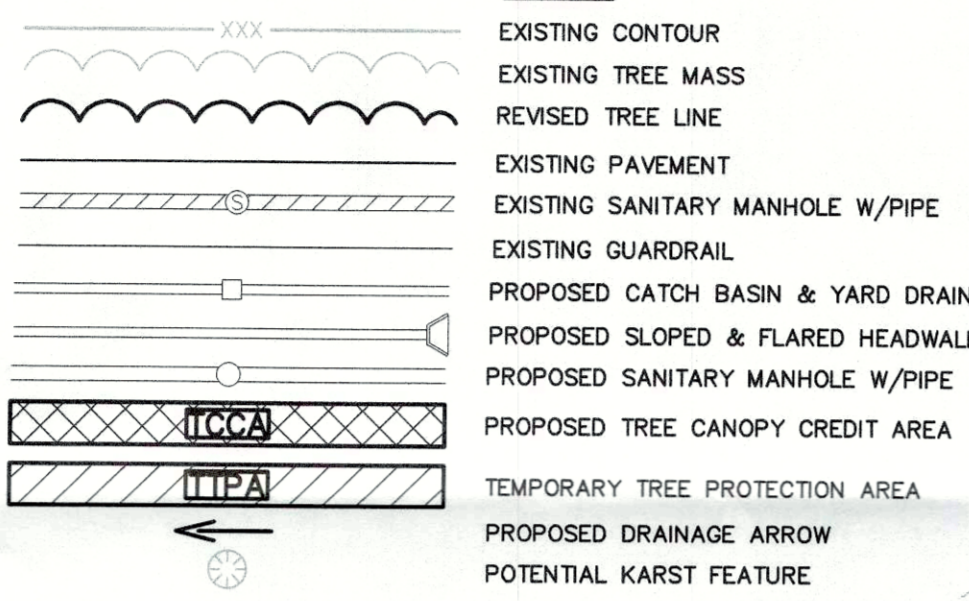
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF 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 (I.E. 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.C 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 BRONSON 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 DISTRICTS 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 (21110C 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.
- KYTO APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- AN EASEMENT PLAT SHALL BE REQUIRED FOR ALL THROUGH DRAINAGE PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- SITE IS SUBJECT TO REGIONAL FACILITY FEE X 1.5 FOR INCREASED RUN OFF VOLUME.
- KDOW APPROVAL REQUIRED FOR ANY WORK WITHIN THE FEMA FLOODPLAIN.
- ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1.

LEGEND



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 SETBACK.
- A WAIVER OF 10.3.5.A OF THE LDC IS REQUESTED TO ALLOW THE PROPOSED PARKING & DUMPSTER ON TRACT 2 TO ENCRACH THE 50' PARKWAY BUFFER.

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.
- COMPATIBLE 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 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.
- 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-AIMED, SHIELDED OR TURNED OFF.
- CONSIDERATION AT PUBLIC HEARING IS REQUESTED TO ALLOW A PRIVATE 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.

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.

TRACT 1 SITE DATA:

FORM DISTRICT	R4
EXISTING ZONING	R4
PROPOSED ZONING	VACANT
EXISTING LAND USE	MULTI-FAMILY RESIDENTIAL
PROPOSED LAND USE	VACANT
GROSS LAND AREA	14,49± AC.
BUILDING AREA	256,591 S.F.
FLOOR AREA RATIO (MAX 0.75)	0.41
NO. OF DWELLING UNITS	192
BUILDING HEIGHT (MAX. ALLOWED 35')	35'
DENSITY (MAX. ALLOWED 17.42)	13.25 D.U./AC.
OPEN SPACE REQUIRED	94,877 S.F. (15%)
REC. OPEN SPACE PROVIDED	370,054± S.F.
PARKING REQUIRED	47,339 S.F. (7.5%)
PARKING PROVIDED	107,944± S.F.
MIN. 1.5 SPACES/DU	288 SPACES
MAX. 3 SPACES/DU	576 SPACES
PARKING PROVIDED	311 SPACES
40 GARAGE SP.	
13 HDOP SP.	
271 SURFACE SP.	
PARKING AREA RATIO	1.62 SP./UNIT

LANDSCAPE DATA:

V.U.A.	122,610± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	9,195 S.F.
I.L.A. PROVIDED	12,434± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	631,183± S.F.
CLASS C	2,155 S.F.
TREE CANOPY CATEGORY	631,183± S.F. (100%)
EXISTING TREE CANOPY	140,773± S.F. (22%)
EXISTING TREE CANOPY TO BE PRESERVED	128,237± S.F. (20%)
TOTAL TREE CANOPY REQUIRED	140,773± S.F. (22%)
TOTAL TREE CANOPY PROVIDED	

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

TRACT 2 SITE DATA:

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

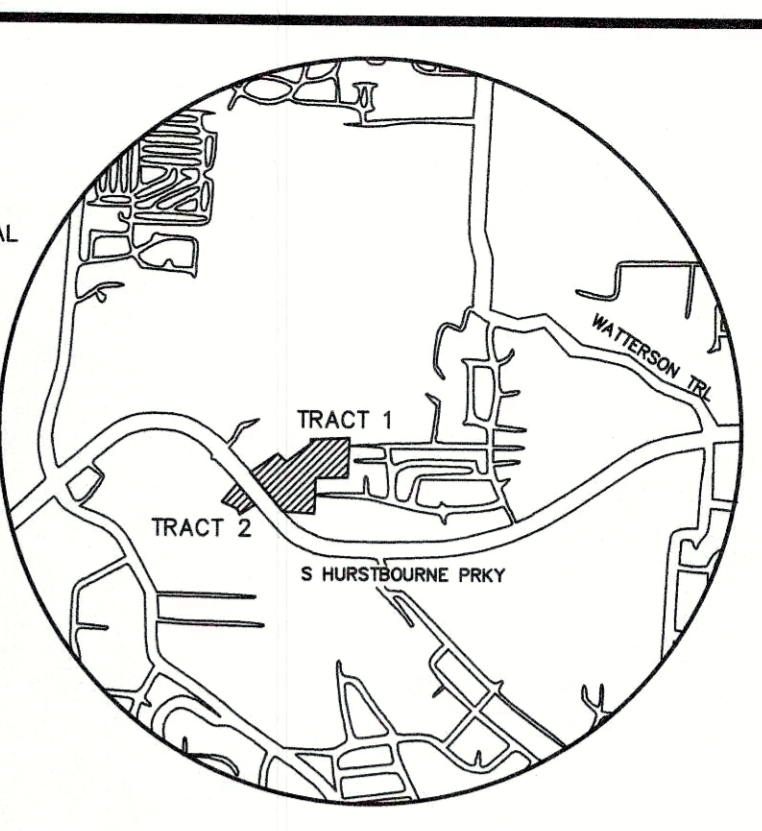
LANDSCAPE DATA:

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

TREE CANOPY DATA:

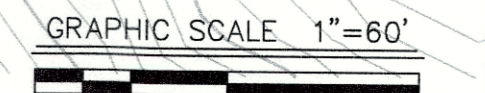
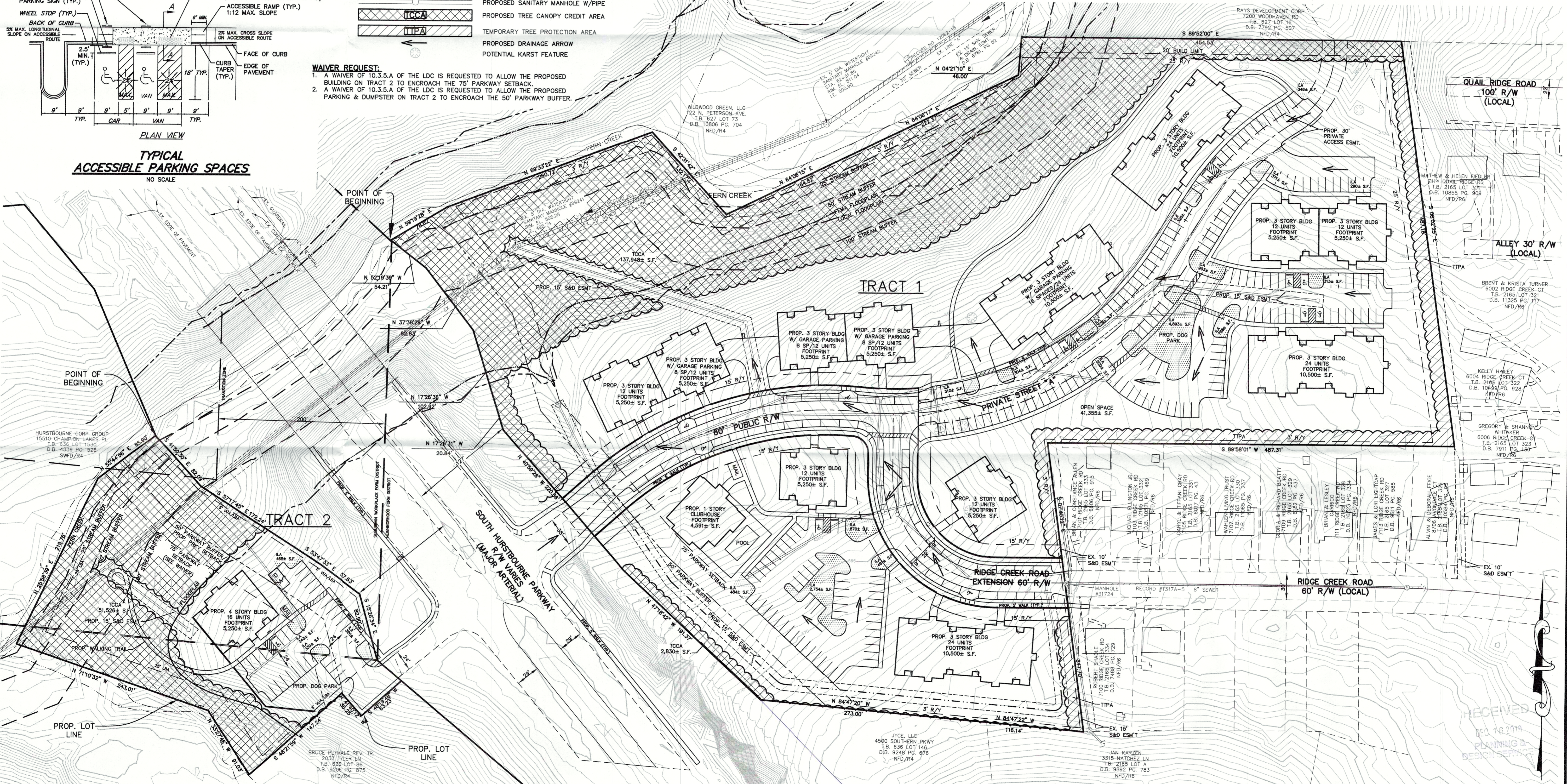
GROSS SITE AREA	88,523± S.F.
CLASS C	1,050 S.F.
TREE CANOPY CATEGORY	88,523± S.F. (100%)
EXISTING TREE CANOPY	51,526± S.F. (58%)
EXISTING TREE CANOPY TO BE PRESERVED	17,905± S.F. (20%)
TOTAL TREE CANOPY REQUIRED	51,526± S.F. (58%)
TOTAL TREE CANOPY PROVIDED	

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



R6 ZONE DIMENSIONAL STANDARDS:

FRONT YARD MIN.	15' (+10' ADJ. TO HURSTBOURNE PKY)
STREET SIDE YARD MIN.	15' (+10' ADJ. TO HURSTBOURNE PKY)
SIDE YARD MIN.	3'
REAR YARD MIN.	25'



CASE # 19ZONE1029
MSD WM # 11965

MINDEL SCOTT
ENGINEERING & ARCHITECTURE
5151 Jefferson Blvd., Louisville, KY 40219
502-485-1508 | mindel@scott.com

OWNER/DEVELOPER
BRUCE M PLYMALE REVOCABLE TRUST
HURSTBOURNE CORPORATE GROUP
15510 CHAMPION LAKES PL
LOUISVILLE, KY 40245

OWNER
BRUCE M PLYMALE REVOCABLE TRUST
2037 TYLER LANE
LOUISVILLE, KY 40205

DETAILED DISTRICT DEVELOPMENT PLAN
HURSTBOURNE MULTI-FAMILY
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

04/20/19	PRE APPLICATION MEETING
05/13/19	AGENCY COMMENTS
09/23/19	AGENCY COMMENTS
10/07/19	AGENCY COMMENTS
10/15/19	MSD NOTE ADDED
10/21/19	WALKER ADDED
12/16/19	AGENCY COMMENTS

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

Sheet
1
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