

**GENERAL NOTES:**

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- State Highway encroachment permit will be required for the entrance.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Approval from the Division of Water will be required.
- A Corps of Engineers wetlands evaluation will be required.
- Any loss in floodplain storage will be mitigated onsite at 1:1.
- A KARST survey was performed by Kevin Young RLA on October 29, 2014, no KARST features were found.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- All open space lots are non-buildable and will be recorded as open space and utility easements.

- The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.

**MSD NOTES:**

- Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0096 E dated December 5, 2006.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes. 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.
- The site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
- On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
- A Downstream Facilities Capacity Request has been submitted to MSD.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Silt Checks installed in proposed drainage swales as required by MSD.
- An MSD floodplain permit will be required.

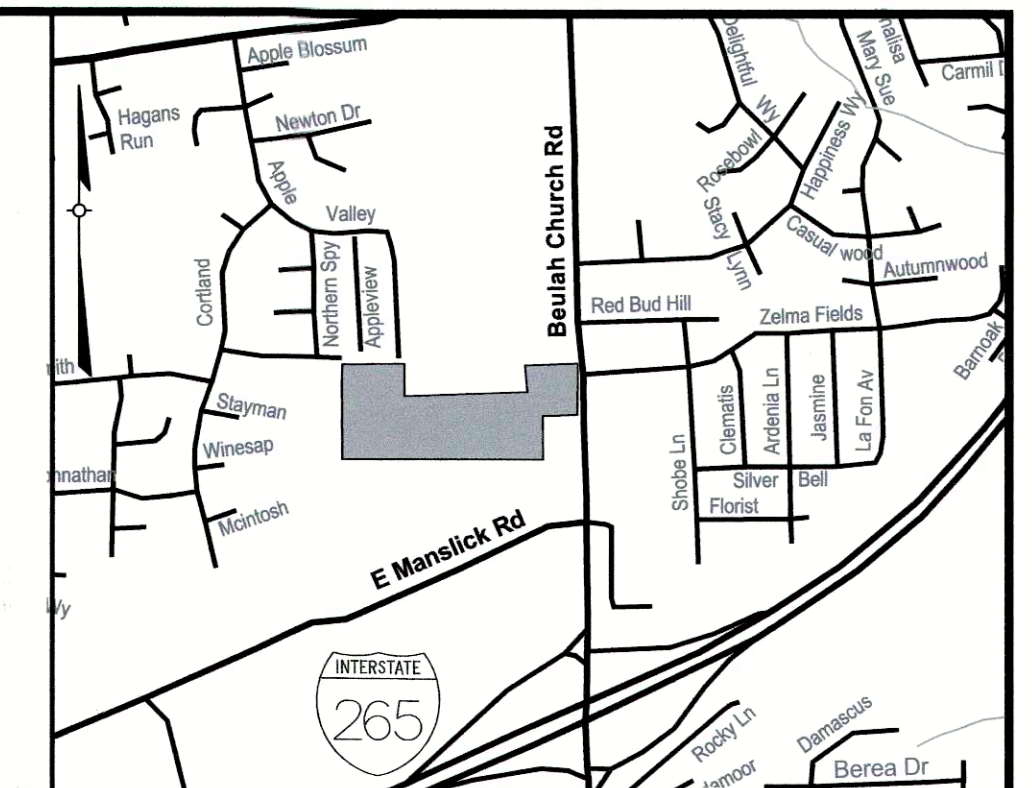
**PROJECT DATA**

TOTAL SITE AREA	= 18.82± Ac.
R/W DEDICATION AREA	= 0.79± Ac.
PROPOSED ROW	= 2.95± Ac.
NET SITE AREA	= 15.08± Ac.
TRACT 1 AREA	= 6.72± Ac.
TRACT 2 AREA	= 8.36± Ac.
EXISTING ZONING	= R-4
PROPOSED ZONING	= TRACT 1 - R-4 TO REMAIN
	= TRACT 2 - R-5A
	= NEIGHBORHOOD
FORM DISTRICT	
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	
SINGLE FAMILY RESIDENTIAL (R-4)(TRACT1)	= 28 LOTS
MULTI-FAMILY RESIDENTIAL (R-5A)(TRACT2)	= 99 UNITS
PROPOSED BUILDING HEIGHT (R-5A)(TRACTS 2)	= 2 STORY (35' MAX. ALLOWED)
TOTAL FOOTPRINT BUILDING AREA (TRACT 2)	= 65,113 SF
TOTAL GROSS BUILDING AREA (TRACT 2)	= 130,226 SF
F.A.R. (R-4)(TRACT1)	= (0.5 MAX ALLOWED)
F.A.R. (R-5A)(TRACT2)(NORTH)	= 0.28 (0.5 MAX ALLOWED)
F.A.R. (R-5A)(TRACT2)(SOUTH)	= 0.38 (0.5 MAX ALLOWED)
DENSITY (R-4)(TRACT 1)	= 4.17 (4.84 MAX ALLOWED)
DENSITY (R-5A)(TRACT 2)	= 11.84 (12.01 MAX ALLOWED)

**WAIVERS REQUESTED:**

- Tract 1: A Waiver is requested for Tract 1 from Section 10.2 of the Louisville Metro Land Development Code to waive the 25 ft. Landscape Buffer Area and landscaping required adjacent to the property lines shared with the Fountains.
- Tract 2: A Waiver is requested for Tract 2 from Section 10.2 of the Louisville Metro Land Development Code to waive the 25 ft. Landscape Buffer Area required adjacent to the Fountains Condo Council property to 10 ft and to waive the dumpster and pavement encroachments.
- Tract 2: A Waiver is requested for Tract 2 from Section 10.2 of the Louisville Metro Land Development Code to waive the requirement for an 8 ft. screen to be 6 ft. adjacent to the Fountains Condo Council property. A 6 ft privacy fence will be provided to meet the screen requirement.

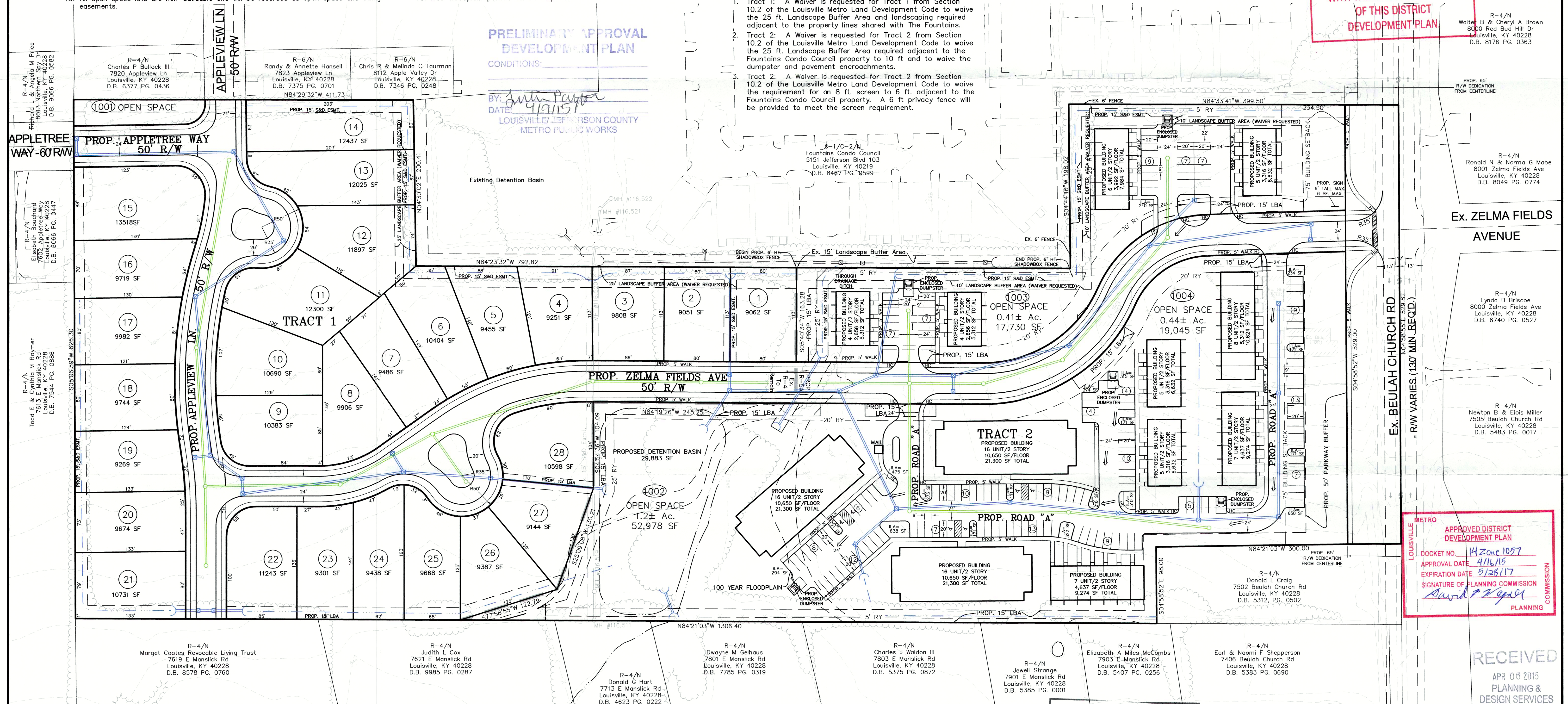
OPEN SPACE	
TRACT 1 (OPEN SPACE REQUIRED/PROVIDED)	= NONE REQUIRED PER SECTION 5.11.4
TRACT 2	
OPEN SPACE REQUIRED	= (15%) 1.35 Ac. - 58,806 SF
OPEN SPACE PROVIDED	= (23%) 2.05 Ac. - 89,753 SF
PARKING REQUIRED (TRACT 2)	
99/1.5 SP MIN.	= 149 SP
99/3 SP MAX.	= 297 SP
-10% REDUCTION PER SECTION 9.1.2.F.2	= 134 SP 297 SP
TOTAL PARKING PROVIDED	= 163 SP
	(6 HC SP INCLUDED)
TOTAL VEHICULAR USE AREA (TRACT 2)	= 68,272 SF
INTERIOR LANDSCAPE AREA REQUIRED (TRACT 2)	= 5,120 SF
INTERIOR LANDSCAPE AREA PROVIDED (TRACT 2)	= 5,267 SF
SETBACKS (TRACT 1)(R-4)	
FRONT & STREET SIDE YARD SETBACK	= 30'
SIDE YARD SETBACK	= 5'
REAR YARD SETBACK	= 25'
SETBACKS (TRACT 2)(R-5A)	
FRONT & STREET SIDE YARD SETBACK	= 20'
SIDE YARD SETBACK	= 5'
REAR YARD SETBACK	= 25'



**NOTICE**  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:

BY: *Jana Payne*  
 DATE: 4/16/15  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



Adjacent property owners and their details:

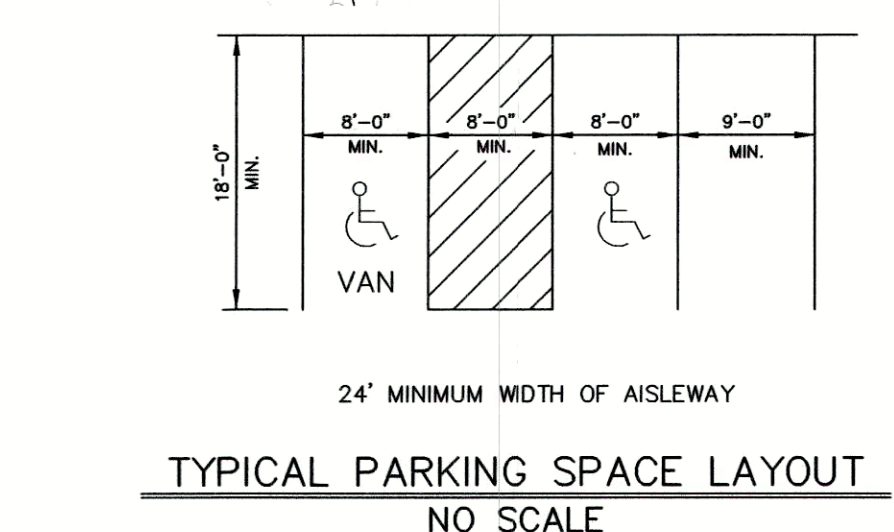
- R-4/N Charles P Bullock III, 7820 Appletree Ln, Louisville, KY 40228, D.B. 6377 PG. 0436
- R-6/N Randy & Annette Hansell, 8112 Apple Valley Dr, Louisville, KY 40228, D.B. 7375 PG. 0701
- R-6/N Chris R & Melinda C Taorman, 8112 Apple Valley Dr, Louisville, KY 40228, D.B. 7346 PG. 0248
- R-4/N Elizabeth Bouchard, 8013 Northern Sky Dr, Louisville, KY 40228, D.B. 9066 PG. 0582
- R-4/N Todd E & M. Rymer, 1613 E Manslick Rd, Louisville, KY 40228, D.B. 7544 PG. 0856
- R-4/N Marget Coates Revocable Living Trust, 7619 E Manslick Rd, Louisville, KY 40228, D.B. 8578 PG. 0760
- R-4/N Judith L Cox, 7621 E Manslick Rd, Louisville, KY 40228, D.B. 9985 PG. 0287
- R-4/N Dwayne M Gelhaus, 7801 E Manslick Rd, Louisville, KY 40228, D.B. 7785 PG. 0319
- R-4/N Charles J Waldon III, 7803 E Manslick Rd, Louisville, KY 40228, D.B. 5375 PG. 0872
- R-4/N Elizabeth A Miles McCombs, 7903 E Manslick Rd, Louisville, KY 40228, D.B. 5407 PG. 0256
- R-4/N Earl & Naomi F Shepperson, 7406 Beulah Church Rd, Louisville, KY 40228, D.B. 5383 PG. 0690
- R-4/N Donald L Craig, 7502 Beulah Church Rd, Louisville, KY 40228, D.B. 5312, PG. 0502
- R-4/N Newton B & Eliza Miller, 7505 Zelma Fields Ave, Louisville, KY 40228, D.B. 5483 PG. 0017
- R-4/N Ronald N & Norma G Mabe, 8001 Zelma Fields Ave, Louisville, KY 40228, D.B. 8049 PG. 0774
- R-4/N Lynda B Briscoe, 8000 Zelma Fields Ave, Louisville, KY 40228, D.B. 6740 PG. 0527
- R-4/N R. B. & Cheryl A Brown, 8030 Red Bud Hill Dr, Louisville, KY 40228, D.B. 8176 PG. 0363

**LEGEND**

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- PROPOSED ROCK DITCH
- PROPOSED ROOF DRAIN
- PROPOSED SILT FENCE
- PROPOSED STONE BAG INLET PROTECTION

SOURCE OF BENCHMARK = HARN CONTROL MONUMENT STA01-2001, ON THE EAST SIDE OF BEULAH CHURCH ROAD JUST SOUTH OF GENE SNYDER FREEWAY.

ELEVATION = 687.11 (NAVD88)



**TREE CANOPY CALCULATIONS (CLASS C) (0%-40% COVERAGE)**

TOTAL SITE AREA	= 678.76 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (135,747 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% ( S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (136,080 S.F.)

**GRAPHIC SCALE**

( IN FEET )  
 1 inch = 60 ft.

**DETENTION BASIN CALCULATIONS**

X = A CRA/12  
 AC = 0.65-0.23=0.42  
 A = 19.46 Ac.  
 R = 2.8 INCHES  
 X = (0.42)(19.46)(2.8)/12 = 1.91 AC.-FT.  
 REQUIRED X = 83,072 CU.FT.

PROVIDED BASIN = 29,883 SQ.FT.  
 TOTAL = 29,883 SQ.FT. @ APPROX. 3 FT. DEPTH = 89,649 CU.FT. > 83,072 CU.FT.

PRELIMINARY APPROVAL  
 Condition of Approval: \_\_\_\_\_  
 Date: *4/16/15*  
 Development Review  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

<b>SITE ADDRESS:</b> 7504 BEULAH CHURCH ROAD LOUISVILLE, KY 40228 TAX BLOCK 0655, LOT 0068 D.B. 8100, PG. 0627	<b>SITE ADDRESS:</b> 7506 BEULAH CHURCH ROAD LOUISVILLE, KY 40228 TAX BLOCK 0655, LOT 0018 D.B. 6952, PG. 0930	<b>SITE ADDRESS:</b> 7508 BEULAH CHURCH ROAD LOUISVILLE, KY 40228 TAX BLOCK 0655, LOT 0072 D.B. 6952, PG. 0930
<b>OWNER:</b> REVOCABLE TRUST AGREEMENT WITH MARGA 6507 SHAFPER LN LOUISVILLE, KY 40291	<b>OWNER:</b> REVOCABLE TRUST AGREEMENT WITH MARGA 6507 SHAFPER LN LOUISVILLE, KY 40291	<b>OWNER:</b> REVOCABLE TRUST AGREEMENT WITH MARGA 6507 SHAFPER LN LOUISVILLE, KY 40291

COUNCIL DISTRICT - 23  
 FIRE PROTECTION DISTRICT - HIGHVIEW  
 CASE: 14ZONE1057  
 WM# 11076

**REVISIONS**

NO.	DATE	DESCRIPTION
1	12/22/14	SINGLE FAMILY LOTS REVISED
2	3/9/15	PER AGENCY COMMENTS
3	3/12/15	PER AGENCY COMMENTS
4	4-6-15	PER 3-26-15 L&T AER

PROJECT DATA  
 FILE NAME: 14156-DDDP  
 SCALE: AS SHOWN  
 DATE: 12-18-14  
 CHECKED BY: KMY  
 DRAWN BY: JH

ASHTON PARK PHASE II  
 DEVELOPER:  
 ASHTON PARK LLC  
 7600 BEULAH CHURCH ROAD  
 LOUISVILLE, KY 40228

LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
 507 WASHINGTON AVENUE SUITE 101, LOUISVILLE, KENTUCKY 40202  
 TEL: 502.251.1111 FAX: 502.251.1111

RECEIVED  
 APR 08 2015  
 PLANNING & DESIGN SERVICES

JOB NO. 14156  
 SHEET 1 OF 4