PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: _____

BY: _Sonny Holbert_
DATE: 3-19-15

LOUISVILLE/JEFFERSON COUNTY PUBLIC WORKS

RAYS DEVELOPMENT CORPORATION
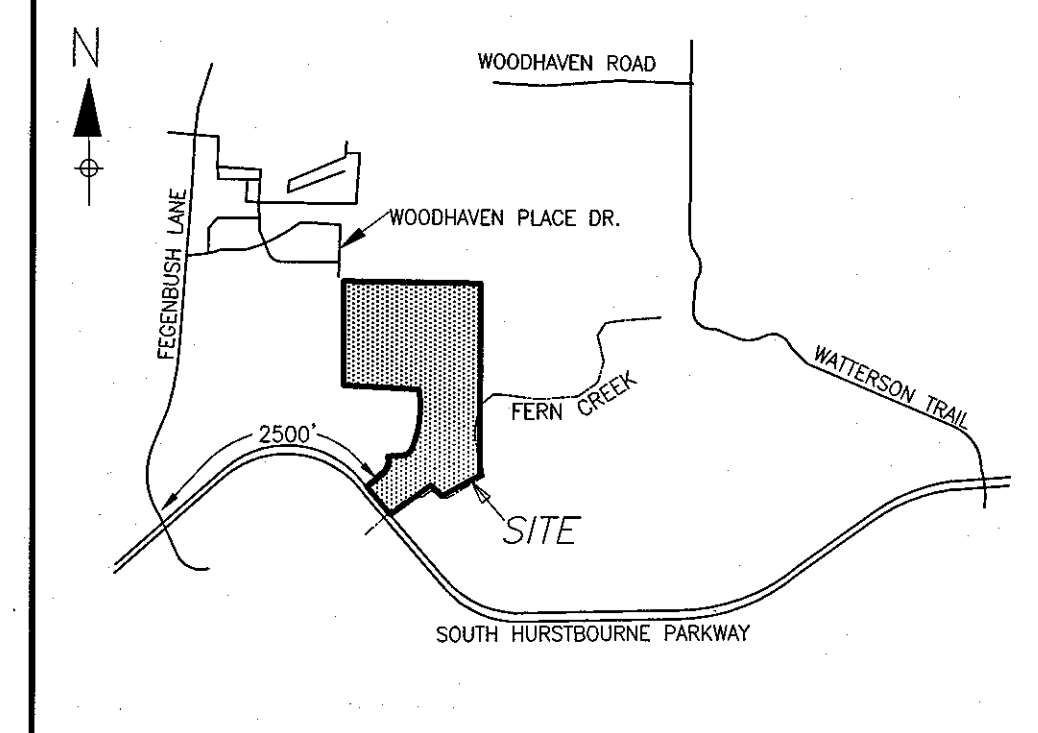7200 WOODHAVEN ROAD
LOUISVILLE, KY 40291
DB 7792 PG 507

R-4, NEIGHBORHOOD

100 YEAR FLOODPLAIN

100' STREAM BUFFER

FERN CREEK

R-4, NEIGHBORHOOD

HURSTBOURNE CORPORATE GROUP
15510 CHAMPION LAKES PLACE
LOUISVILLE, KY 40245
DB 6698 PG 431

LOT B

LOT A

LOT C

LOT D
80' RESERVED FOR DEDICATION

Building / Type Table

BUILDING #	B	C	D	E
1			16	
2			16	
3			16	
4	16			
5		16		
6	16			
7		8		
8			8	
9	16			
10	16			
11			16	
12		8		
13		16		
14				
15			16	16
16	16			
17	16			
18		16		
19				
20	16			
21		16		16
22	8			
23	16			
24			16	
25			16	
26			16	
LOT A TOTAL	144	72	136	32 = 384
27			8	
28			8	
29		8		
30		8		
31			8	
32	16			
33			8	
34		8		
35				16
36		16		
37		16		
38	16			
39			8	
LOT B & C TOTAL	40	24	56	16 = 136
PROJECT TOTAL	184	96	192	48 = 520

All units are two story. Maximum height = 35'
Total building footprint area = 369,765 sq.ft.
Total building area = 739,530 sq. ft.
Floor Area Ratio = 739,530/(47.68 * 43560) = 0.356

LOCATION MAP – NTS

WOODHAVEN ROAD
WOODHAVEN PLACE DR.
FEGENBUSH LANE
FERN CREEK
WATTERSON TRAIL
SITE
SOUTH HURSTBOURNE PARKWAY

Density Calculation

	Lot Area	# units	Zoning	Density
Lot A	29.120	384	R-7	13.19 units/acre
Lot B & C	18.556	136	R-6	7.32 units/acre
Total	47.686	520		10.91 units/acre

Lots A,B & C to be consolidated

Parking & ILA Calculation

		Parking				ILA	
	# units	Min	Max	Proposed	VUA	Required	Proposed
Total Project	520	780	1560	1060	465,174	34,888	47,540

Figures include 26 Handicapped spaces to be provided as shown

PRELIMINARY APPROVAL
Condition of Approval: _____

Development Review _P Bann_ 3/10/15 Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

GENERAL NOTES:

1.) BOUNDARY TAKEN FROM MINOR PLAT DOCKET# 10311 AND DOES NOT CONSTITUTE A SURVEY.
2.) A PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM. MAP NO. 2111 C 0078 E DATED DECEMBER 5, 2006.
3.) THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS
4.) A TREE PRESERVATION PLAN WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL PRIOR TO BEGINNING OF CONSTRUCTION
5.) ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
6.) THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER
7.) DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL LIGHTING REGULATIONS FROM CHAPTER 4. PART I, SECTION 3.
8.) ALL LIGHTING ON THE SITE SHALL NOT GLARE IN THE EYES OF DRIVER'S.
9.) ONSITE DETENTION WILL BE PROVIDEN IN BASIN A AND B. POST-DEVELOPMENT PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS OR THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICH EVER IS MORE RESTRICTIVE. INCREASED RUNOFF VOLUME WILL BE COMPENSATED AT 1.5:1. UNDETAINED RUNOFF MAY BE SUBJECT TO MSD'S REGIONAL FACILITY FEE.
10.) A MSD DRAINAGE BOND WILL BE REQUIRED.
11.) APPROVAL FROM THE CORPS OF ENGINEERS WILL BE REQUIRED FOR CONSTRUCTION OF THE BERM FOR BASIN B. REQUIREMENT OF THE DAM SAFETY LAW SHALL BE OBSERVED. APPROVAL OF DIVISION OF WATER WILL BE REQUIRED
12.) KYTC APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL .
13.) SIDEWALKS IN THE RIGHT-OF-WAY WILL BE A MINIMUM OF 5' WIDE WITH ADA RAMPS
14.) ALL ROADWAY INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS BY METRO PUBLIC WORKS.
15.) COMPATIBLE UTILITY LINES (ELECTRIC PHONE AND CABLE) SHALL BE PLACED IN A COMMON,TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES .
15.) STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT EFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
16.) ALL STREET NAME SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD) REQUIREMENTS AND INSTALLED PRIOR TO OCCUPANCY OF THE FIRST RESIDENCE ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE.
17.) THE MINIMUM GRADE OF ALL STREETS SHALL BE 1%. MAXIMUM GRADE SHALL BE 10%
18.) AS REQUIRED, THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
19.) CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL FOR ALL WORK DONE IN THE RIGHT-OF-WAY
20.) CURBS AND GUTTERS SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT.
21.) SEWERS BY LATERAL EXTENSION AND SUBJECT TO ALL APPLICABLE FEES.
22.) PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.
23.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE INPLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISITNG ROADS AND NEIGHBORING PROPERTIES.

TYPICAL PARKING SPACE LAYOUT
NO SCALE

24' MINIMUM WIDTH OF AISLEWAY

Open Space & Tree Canopy Calculation
Lots A, B & C to be consolidated

Area Description	A	Size	recreational open space	tree canopy total	preserved
A	Picnic area w/gazebo	17,522	17,522	0	0
B	Unstructured sports field	72,835	72,835	0	0
C	Picnic area w/gazebo	28,223	28,223	33,646	17,066
D	proposed pool/club house	47,142	47,142	0	0
E	wooded stream area	137,042	0	137,042	137,042
F	wooded stream area	95,769	0	95,769	95,769
Totals		398,533 s.f.	165,722 s.f.	266,458 s.f.	249,877 s.f.
		9.15 acs	3.80 acs	6.12 acs	5.74 acs

Total area Lot A,B & C = 47.68 acres
Exisitng Canopy = 12.8 %
required open space @ 15% = 7.15 acres   requirement satisfied
50% recreational open space required = 3.57 acres   requirement satisfied

Class C Tree Preservation
Preserved tree canopy (5.73/47.68) = 12.01%
Required New Canopy Coverage Area = 4% = 83,078 sq.ft.

1.) ILA trees = 465,174 sq.ft/4000 = 116.2 use 117
2.) Along Hurstbourne parkway ; Length = 283 ft
  A.) Parkway trees @ 1/40 ft = 283/40 = 7.1 use 8
  B.) Street trees @ 1/50 ft = 283/50 = 5.7 use 6
3.) Adjacent to R-4 ; Length = 4,806 ft
  per 10.2.4 R-6 use - 3 trees/100' = 3*4,806/100 = 144.2 use 145
  also requires 6' tall screen - combination of fence, vegetation & berm

TOTAL TREES   276 Trees

@ 720 sq.ft. per tree canopy provided = 276*720 = 198,720 sq.ft.

Notes
~1.) Developer may elect to preserve more or less of existing canopy and apply credit or increase plantings at time of landscape/tree preservation plan review.
2.) Street Trees required along Hurstbourne Parkway per 10.2.8 (1 tree per 50') will be provided within right of way prohibited by KYTC in which case the will be provided elsewhere on site.

PROJECT SITE INFORMATION

LOT A – lot 1 M.P. Docket # 10311
Address: 6005 Fegenbush Lane
Tax Block 627 Lot 73
Zoning R-7
Form District: Neighborhood
Area = 29.120 acres

LOT B – lot 2 M.P. Docket # 10311
Address: Fern Ridge Road
Tax Block 627 Lot 74
Zoning R-6
Form District: Neighborhood
Area = 12.079 acres

LOT C – lot 3 M.P. Docket # 10311
Address: 7101 Fern Ridge Road
Tax Block 627 Lot 75
Zoning R-6
Form District: Neighborhood
Area = 6.487 acres

LOT D – lot 4 M.P. Docket # 10311
Address: None
Tax Block 627 Lot 76
Zoning R-4
Form District: Suburban Workplace
Area = 0.524 acres
Reserved for dedication

total project area = 48.21 acres

All Lots owned by:
WILDWOOD GREEN LTD
122 North Peterson Ave
Louisville, KY 40206
DB 10093 Pg 873

SITE NOTES:
1.) SITE IS SUBJECT TO CONDITIONS AND RESTRICTIONS OF PLAN CERTAIN CASE # 9022 (water management # 9582)
2.) CURRENT SITE LAND USE IS AGRICULTURAL
3.) PROPOSED SITE LAND USE IS MULTI-FAMILY

WAIVER NOTE:
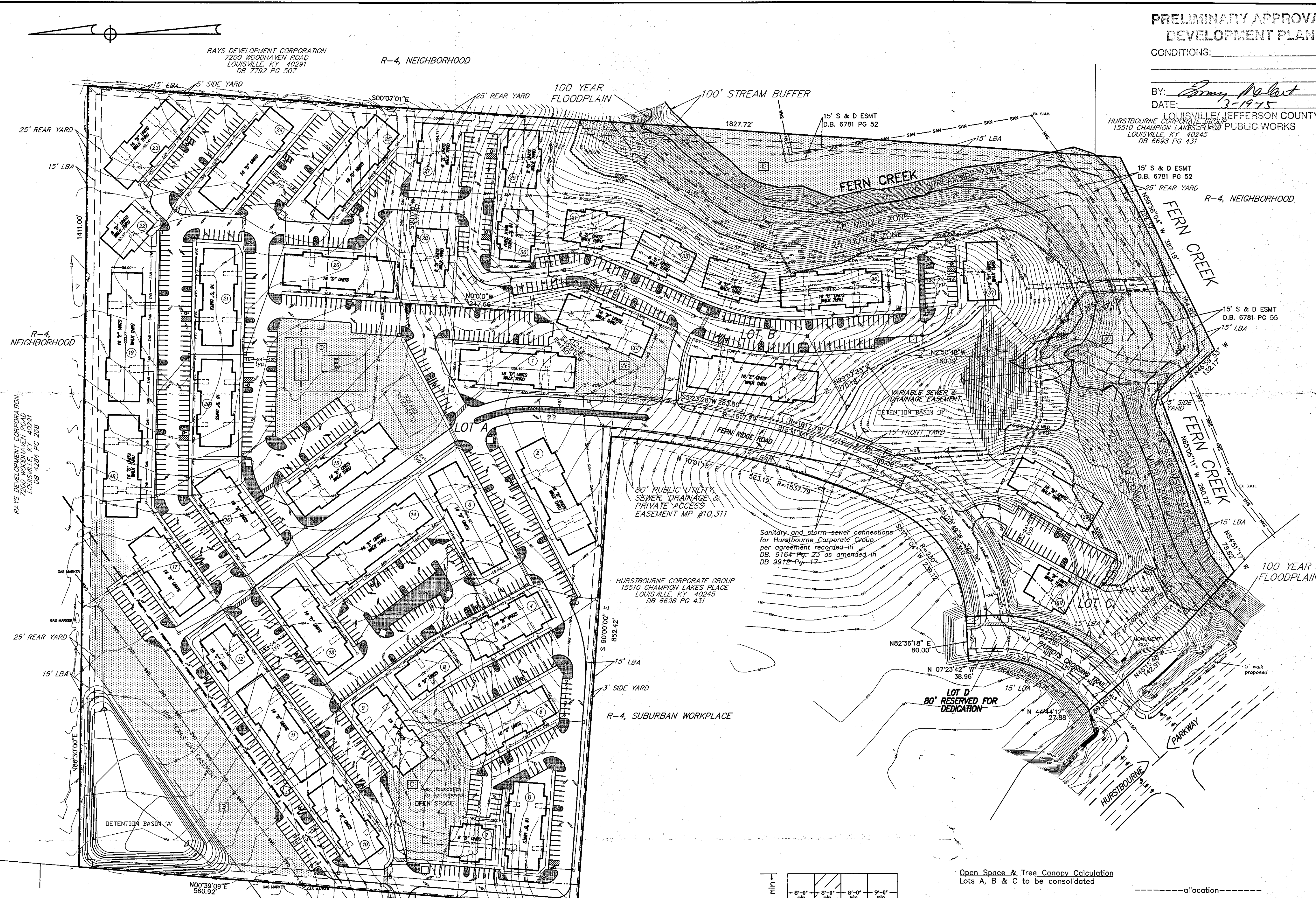1.) WAIVER FROM LDC 10.2.4.B. REQUESTED TO PERMIT A 15' LBA TO ENCROACH 100% INTO ACCESS AND UTILITY EASEMENT

KYTC NOTES
1 Additional right of way may be required across the frontage of this tract to meet the current Metro Land Development Code. The requirements are determined by Louisville Metro Transportation Planning and Public Works departments.
2. 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.
3. There should be no commercial signs on the right of way.
4. There should be no landscaping in the right of way without an encroachment permit.
5. Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
6. Radiuses for entrances should be 35ft. minimum within state right of way.
7. All drainage structures within state right of way shall be state design.
8. All new and existing sidewalks shall be either brought up to or built to ADA current standards.
9. KYTC is okay with the concept on the LRDDP except for comments in this review. This is just a preliminary approval. KYTC will review again if or when construction plans are submitted, and reserve the right to change or qualify the approval when construction plans are submitted for review.
An encroachment permit and bond will be required for all work done in the right of way.
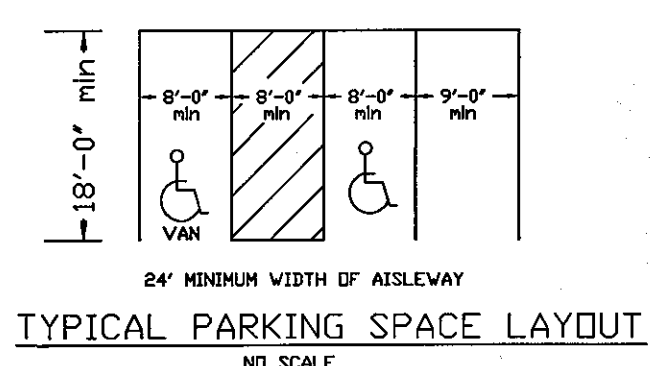
PRELIMINARY DETENTION BASIN SIZING
Vol = deltaC*R*A/12

Basin A: Total contributing Area = 12.9 acres
  Developed area = 10.0 acres
  Undeveloped area = 2.9 acres
  Assumed 'C' of developed area = 0.75
  Assumed 'C' of undeveloped area = 0.30
  Weighted 'C' = (10.0*0.75+2.9*0.30)/12.9
    = 8.37/12.9 = 0.64
  deltaC = 0.64 – 0.30 = .34
  R= 2.8 in.
therefore
  Vol = 0.34 * 12.9 * 2.8/12 = 1.02 acre-ft
Basin A proposed to operate as a normally dry basin between elevations 559 and 562. approximate volume = 1.84 acre-ft

Basin B: Total contributing Area = 22.9 acres
  entire area developed
  Assumed 'C' of developed area = 0.75
  Assumed 'C' of undeveloped area = 0.30
  deltaC = 0.75 – 0.30 = .45
  R= 2.8 in.
therefore
  Vol = 0.45 * 22.9 * 2.8/12 = 2.4 acre-ft
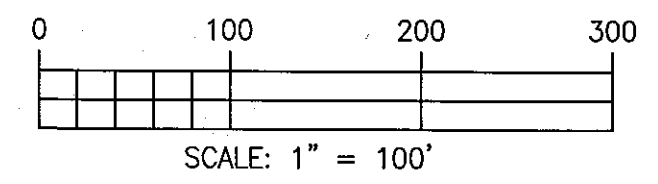Basin B proposed to operate as a normally dry basin between elevations 535 and 546. approximate volume = 4.1 acre-ft

REVISED DEVELOPMENT PLAN
WILDWOOD GREEN
6005 FEGENBUSH LANE
& 7101 FERN RIDGE ROAD
40218
T.B. 627 Lots 73,74,75 & 76

FOR DEVELOPER
NOLTEMEYER CAPITAL LLLP
122 NORTH PETERSON AVE
LOUISVILLE KY 40206

SCALE: 1" = 100'   DATE: 7-22-2013

RECEIVED
MAR 18 2015
PLANNING & DESIGN SERVICES

DATE	REVISION
11/07/13	per agency review
2/5/14	revise buildings & sidewalks
1/13/15	revise wrks,add limit of disturbance
2/18/15	add waiver request

KEAL & ASSOCIATES, Inc.
Consulting Engineers
P.O. BOX 5130
Louisville, Kentucky 40255
(502) 583-1984

WM# 9582

SCALE: 1" = 100'   0 100 200 300

13DEVPLAN1035