2. Any modifications to the approval EPSC plan must be reviewed and 4. There shall be no landscaping in the Right of Way without an encroachment permit. configuration and size of drainage pipes and channels shall be determined during the 2. A Variance was granted on July 3rd 2006 (Case B-247-05) from 3. A Bond & Encroachment Permit is required by Metro Public Works for all work within the approved by MSD's private development review office. EPSC BMP's shall 5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, the Louisville Metro Land Development Code to allow the construction plan design process. Drainage facilities shall conform to MSD be installed per the plan and MSD standards. South English Station Road Right-Of-Way, and for roadway approaches on all surrounding Detention basins, if applicable, shall be constructed first and shall shielded, or turned off. condominium building height to exceed 45 ft. requirements. access roads to the subdivision site due to damages caused by construction traffic. 6. Mitigation measures for dust control shall be in place during construction to prevent If the site has thru drainage an easement plat will be required prior to MSD granting perform as sediment basins during construction until the contributing 3. A Variance was granted on June 20th 2005 (Case B-96-05) from 4. Verges shall be provided as required by Metro Public Works. fugitive particulate emissions from reaching existing roads and neighboring properties. construction plan approval. On-site detention will be required post-developed peak drainage areas are seeded and stabilized. the Louisville Metro Land Development Code to allow the clubhouse 4. Actions must be taken to minimize the tracking of mud and soil from 7. No lots shown hereon may be subdivided or re-subdivided resulting in the creation of 5. All streets, intersections, loop roads, cul-de-sacs, bulbs, traffic circles and flows will be limited to pre-developed peaks or to the capacity of the downstream to be zero ft. from south & north zoning boundary line, proposed construction areas onto public roadways. Soil tracked onto the roadway a greater number of lots than originally approved by the planning commission. system whichever is more restrictive. rights-of-way shall be in accordance with the Development Code and Metro Public Works' apartment building to be zero ft. on the south zoning boundary shall be removed daily. A Downstream Facilities Capacity Request was submitted to MSD on Oct. 31. 2016. 8. Construction fencing shall be erected at the edge of the limits of disturbance areas 5. Soil stockpiles shall be located away from streams, ponds, swales and standards and approved at the time of construction. line and 5 condominiums units to be located zero ft. from the prior to any grading or construction activities. The fencing is to remain in place until The final design of this project must meet all MS4 water quality regulations 6. All street name signs shall conform with the MUTCD requirements and shall be installed catch basins. Stockpiles shall be seeded, mulched, and adequately west zoning boundary line. all construction is completed. No parking, material storage, or construction activities contained through the use of silt fence. established by MSD. Site layout may change at the design phase due to proper sizing prior to the recording of the applicable subdivision plat or prior to obtaining the first 4. A Variance was granted (Case 8524) from the Louisville Metro Land 6. All stream crossings must utilize low-water crossing structures per MSD shall be permitted within the fenced area. of Green Best Management Practices. certificate of occupancy and shall be in place at time of bond release. Development Code to allow the clubhouse to exceed the maximum standard drawing ER-02. 9. A soil erosion and sedimentation control plan shall be developed and implemented in Erosion & Silt Control shown is conceptual only, and final design will be determined 7. The location and type of plantings within the street right-of-way will be evaluated for Where construction or land disturbance activity will or has temporarily allowed height. accordance with the Metropolitan Sewer District and USDA Soil Conservation Service on construction plans. ceased on any portion of a site, temporary site stabilizaton measures roadway safety and sight distance requirements by Metro Public Works which reserves the VARIANCES REQUESTED shall be required as soon as practicable, but no later than 14 calender Prior to any construction activities on the site a Erosion & Silt Control Plan shall be right to remove them without the property owner's approval. 10. All open space lots are non-buildable and will be recorded as open space and utility days after the activity has ceased. provided to MSD for approval. 1. A Variance is requested from Section 4.4.3 of the Louisville Metro Sediment-laden groundwater encountered during trenching, boring or 8. Should any existing drainage structures and/or utilities located within offsite Runoff from this development is conveyed to an existing on-site detention basin. Land Development Code to vary the South English Station Road other excavation activities shall be pumped to a sediment trapping rights-of-way become necessary to be altered, extended or relocated, such shall be at 11. Benchmark Elevation is 714.55 (NAVD 1988) Chiseled square in concrete curb near 9. All proposed sewer and drain easements shall be 15' unless otherwise indicated. device prior to being discharge into a stream, pond, swale or catch frontage 4 Board Fence to exceed 48" in height. accessible ramp on the southwest corner of Helm Place Lane and Hartland Ave basin. All storm drainage shall conform to MSD standard specifications. 10. Proposed sewers are by both Lateral Extension and connection and are subject to 2. A Variance is requested from Section 5.3.1.C Table 5.3.1 to vary 9. All roadway intersections shall meet the requirements for landing areas as set by Metro 9. Construction fencing shall be erected prior to any construction or intersection. the applicable fees. the Tract 4 15 ft. Front and Streetside setback for the existing grading activities preventing compaction of root systems of trees to be Public Works. 11. Portion of the site draining into the English Station Storm system is subject to 12. Compatible on-site utilities, (electric, phone, cable) shall be placed in a common preserved. The fencing shall enclose the area beneath the dripline of the 10. The minimum driveway length is 25 feet from garage or building facade to back of trench unless otherwise required by appropriate agencies. regional facility fees. tree canopy and shall remain in place. No parking, material storage, or 13. The site is located in a Karst terrain area. Development of the site is subject to construction activities shall be permitted within the fenced area. sidewalk or edge of pavement or curb. WAIVER GRANTED Chapter 4, Section 9 of the Land Development Code. No Karst Features were evident 11. For Tract 4 the existing walks which are not located within the proposed right of way 1. A Waiver was granted (Case 9208) from the Louisville Metro Land during a site visit on 10-27-16 by Kevin M. Young, RLA. shall be placed in a sidewalk easement on the record plat. LOCATION MAP 14. D.B. 10183, Page 535 provides a perpetual pedestrian & vehicular cross access Development Code to allow a retaining wall within a Landscape easement between all tracts. NOT TO SCALE PROJECT DATA TOTAL SITE AREA $= 88.5 \pm Ac.$ METRO EXISTING ZONING = R-5A, R-6, PRD PPROVED DISTRICT 56' TO CENTERLINE PROPOSED ZONING = R-6 (TRACT 4 C John Ryan & Allison Blaney DEVELOPMENT PLAN PROP. 4 BOARD FENCE -FORM DISTRICT = NEIGHBORHOOD /802 Inspiration Way Louisville, KY 40245 D.B. 9482 PG. 0533 (To Be Released) (HEIGHT VARIANCE REQUESTED) EX. R-5A ZONED AREA DOCKET NO. 16 Zone 107 $= 9.0 \pm Ac.$ EX. R-5A AREA REDUCED WITH THE REZONING OF TRACT 4 2085.82 APPROVAL DATE N77*53'57"E AND THE ADDITION OF RIGHT OF WAY $= 5.5 \pm Ac.$ EXPIRATION DATE thur M & Patricia M Ex. 20 Landscape Buffer EX. R-6 ZONED AREA $= 48.8 \pm Ac.$ 804 Inspiration Way Louisville, KY 40245 D.B. 8902 PG. 0047 SIGNATURE OF PLANNING COMMIS PROP. R-6 ZONED AREA (TRACT 4 ONLY) $= 1.6 \pm Ac.$ TOTAL PROPOSED R-6 ZONED AREA $= 50.4 \pm Ac.$ R-4/N EX. PRD ZONED AREA $= 30.7 \pm Ac.$ 500 Brottle Ct GARDEN HOMES DATA (SINGLE FAMILY LOTS 1-179) Louisville, KY 40245 D.B. 10390 PG. 0327 GARDEN HOMES SITE AREA $= 43.7 \pm Ac.$ Ex. Harkaway Ave. 50'R/W Ryan B Ross & TOTAL AREA OF ROW $= 13.1 \pm Ac.$ Dale Stacy NET SITE AREA $= 30.6 \pm Ac.$ 808 Inspiration Way Louisville, KY 40245 D.B. 9057 PG. 0590 EXISTING ZONING = R-5A, R-6, PRD PROP. HARKAWAY AVE. 50'R/W EXISTING USE = VACANT Joe W Clifton 810 Inspiration Way PROPOSED USE = SINGLE FAMILY RESIDENTIAL Louisville, KY 40245 D.B. 8630 PG. 0094 TOTAL NO. OF LOTS = 179 LOTS GROSS DENSITY = 4.1 DU/Ac.to the existing Sout NET DENSITY = 5.8 DU/Ac.English Station Storm TOTAL AREA OF LOTS $= 26.2 \pm \pm Ac. (1,139,635 SF)$ Water System Pipe OPEN SPACE REQUIRED (10% OF 43.7 Ac.) = 4.4±Ac. (191,664 SF) PRELIMINARY APPROVAL OPEN SPACE PROVIDED $= 6.5 \pm Ac. (281,199 SF)$ TRACT 1 DATA (APARTMENTS) Ex. Hartland Ave. 50'R/W Stephen T & Deborah L Noland 803 S English Station Rd TRACT 1 AREA $= 16.7 \pm Ac.$ Louisville, KY 40245 D.B. 9753 PG. 0073 EXISTING ZONING = R - 6EXISTING USE = UNDEVELOPED OPEN SPACE 38,150 SF PROPOSED USE = MULTI-FAMILY RESIDENTIAL TOTAL # OF UNITS = 288 BUILDING HEIGHT = 35' - 3 STORY (35' MAX. BLDG. HGT.) APARTMENT BUILDING FOOTPRINT = 10,735 SF = 6,284 SF CLUBHOUSE FOOTPRINT TOTAL BUILDING AREA = 392,744 SF F.A.R. = 0.5 (0.75 MAX. ALLOWED)DENSITY = 17.25 (17.42 DU/Ac. MAX. ALLOWED) LOUISVILLE & JEFFERSON COUNTY James Lee & Laurie Greiner 805 S English Station Rd Louisville, KY 40245 D.B. 10552 PG. 0639 OPEN SPACE REQUIRED (10% OF 16.7 Ac.) = 1.7 Ac. (72,745 SF) METROPLOITAN SEWER DISTRICT OPEN SPACE PROVIDED = 3.7 Ac. (161,180 SF) PARKING REQUIRED MIN. MAX. 288/1.5 SP MIN. = 432 SP288/3 SP MAX. 864 SP PARKING PROVIDED COMMON SPACES PROP. 4 BOARD FENCE GARAGE SPACES (HEIGHT VARIANCE TOTAL PARKING PROVIDED = 582 SPACES REQUESTED) (20 HC SPACES INCLUDED) TOTAL VEHICULAR USE AREA = 188,377 SF INTERIOR LANDSCAPE BUFFER AREA REQUIRED (7.5%) = 14,128 SF R-5A PROP. SIGNATURE POINT DRIVE INTERIOR LANDSCAPE BUFFER AREA PROVIDED = 17,827 SFTRACT 2 DATA F R/W VARIES TRACT 2 AREA $= 7.4 \pm Ac.$ EXISTING ZONING = R - 6TRACT 3 EXISTING USE = UNDEVELOPED PROPOSED USE = OPEN SPACE 17.1± Ac. TRACT 3 DATA 8'X16' PUBLIC FACILITIES TRACT 3 AREA $= 17.1 \pm Ac.$ EASEMENT EXISTING ZONING = R - 6EXISTING USE = UNDEVELOPED PROPOSED USE = OPEN SPACE TRACT 4 DATA (CONDOS) TRACT 2 TRACT 4 AREA $= 1.5 \pm Ac.$ EXISTING ZONING = R-5APROPOSED ZONING = R - 6EXISTING USE TO REMAIN = CONDOMINIUMS BUILDING FOOTPRINT AREA = 23,879 SF GROSS FLOOR AREA (EXCLUDES GARAGES FOR F.A.R.) = 50,429 SFTRACT FENCE TOTAL # OF UNITS = 20 HEIGHT VARIANCE BUILDING HEIGHT = 45' (VARIANCE GRANTED) REQUESTED) F.A.R. = 0.7 (0.75 MAX. ALLOWED)DENSITY = 12.5 (17.42 DU/Ac. MAX. ALLOWED) Michael R Effinger LL Variable Son. Sewer & PRD DIMENSIONAL STANDARDS (13ZONE1010 NOVEMBER 7TH, 2013) 12506 Towne Park Way Louisville, KY 40243 LDC 5.3.1.D HOUSING STYLE = DETACHED UNITS PROPOSED MAX. F.A.R. MAXIMUM NO. OF STORIES (SINGLE FAMILY) = 35' - 2 STORYMINIMUM DISTANCE BETWEEN BUILDINGS MINIMUM LOT SIZE = 4600 SF MINIMUM LOT WIDTH = 46' AT THE BUILDING LIMIT LINE MINIMUM FRONT YARD GARAGE SETBACK = 22' RECEIVED MINIMUM SIDE YARD MINIMUM STREET SIDE YARD PROPOSED DOG PARK MINIMUM REAR YARD = 10' (VARIANCE GRANTED) PROP. 15 SAU ESML (NOV. 7 2013)(13ZONE1010) 1007 South English Station Rd APR 13 2017 R-5A DIMENSIONAL STANDARDS (TABLE 5.3.1 LAND DEVELOPMENT CODE) DEVELOPMENT PLAN DEVELOPMENT PLAN 64 14506 Hearthside C Louisville, KY 4024 TLAINING OF MINIMUM LOT SIZE = 6.000 SFS77'58'06"W S77°58'06"W MINIMUM LOT WIDTH DESIGN SERVICES Charles D Sr & Kay M Randolph 908 S English Station Rd Jeffersontown, KY 40299 MINIMUM FRONT AND STREET SIDE SETBACK PROP. 4 BOARD = 20 FT FENCE MINIMUM REAR YARD D.B. 5622 PG. 0516 (HEIGHT VARIANCE R-6 DIMENSIONAL STANDARDS (TABLE 5.3.1 LAND DEVELOPMENT CODE) REQUESTED) 48' TO CENTERLINE MINIMUM LOT SIZE OWNERS: MINIMUM LOT WIDTH OWNERS: SIGNATURE POINT MINIMUM FRONT AND STREET SIDE SETBACK MINIMUM SIDE YARD PBI BANK INC DEVELOPMENT LLC 1 4-17-17 MINIMUM REAR YARD 2500 EASTPOINT PKWY LOUISVILLE, KY 40245 LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS SITE ADDRESS: SITE ADDRESS: HARKAWAY AVE 1111 ROSE HILL LN 14407 COOL SPRINGS DR TREE CANOPY CALCULATIONS (CLASS C) BLOCK: 3794, LOT 2003 TAX BLOCK: 3794, LOT 0006 'AX BLOCK: 3794, LOT 0005 REVISED PRELIMINARY SUBDIVISION PLAN AND D.B., PG. D.B. 10412, PG. 0449 D.B. 9822, PG. 0680 REVISED DETAILED DISTRICT DEVELOPMENT PLAN = 3,858,269 S.F. TOTAL SITE AREA SITE ADDRESS: SITE ADDRESS: RELATED CASES: GRAPHIC SCALE DESCRIPTION PREPARED BY: = 10% (385,827 S.F.) EXISTING TREE CANOPY 800 S ENGLISH STATION RD 1200 HELM PLACE LN 14405 COOL SPRINGS DR LEGEND B-247-05 LAND DESIGN & DEVELOPMENT, INC YOUNG DEVELOPER: TAX BLOCK: 3794, LOT 0001 TAX BLOCK: 3794, LOT 1000 TAX BLOCK: 3794, LOT 0004 ELITE HOMES 503 WASHBURN AVENUE, SUITE 101 = 20% (771,653 S.F.) PER AGENCY COMMENT 8524 TOTAL TREE CANOPY AREA REQUIRED 543 D.B. 9542, PG. 0153 D.B. , PG. D.B. 9822, PG. 0680 LOUISVILLE, KENTUCKY 40222 B-96-05W = PROPOSED STORM SEWER PER AGENCY COMMENT 16218 SHELBYVILLE ROAD PHONE: (502) 426-9374 EXISTING TREE CANOPY TO BE PRESERVED = 10% (385,827 S.F.) Louisville, Ky 40245 9208 PER AGENCY COMMENTS FAX: (502) 426-9375 SITE ADDRESS: SITE ADDRESS: SITE ADDRESS PHONE: (502) 245-6159 15369 = PROPOSED SEWER AND MANHOLE = 10% (385,920 S.F.) 804R S ENGLISH STATION RD 800 S ENGLISH STATION RD JOB: 14170 PROPOSED TREE CANOPY TO BE PLANTED 1210 HELM PLACE LN (IN FEET 9-59-02VW TAX BLOCK: 3794, LOT 0003 TAX BLOCK: 3794, LOT 2002 TAX BLOCK: 3794, LOT 1001 COUNCIL DISTRICT - 20 DATE: 1/13/17 TOTAL TREE CANOPY TO BE PROVIDED = 20% (771,747 S.F.) 1 inch = 120 ft. 13ZONE1010 - - - - PROPOSED DRAINAGE SWALE PROFESSIONAL STAMP D.B. 9542, PG. 0153 D.B., PG. CASE #16ZONE1077 FIRE PROTECTION DISTRICT - MIDDLETOWN WM #7533 16DEVPLAN1182

VARIANCES GRANTED

PRD minimum rear yard setback to 10 ft.

1 A Variance was granted on November 7th 2013 (Case B-247-05)

from the Louisville Metro Land Development Code to reduce the

STREETS & SIDEWALKS

Land Development Code.

1. Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the

2. Street grades shall not be less than 1% (Min.) or 10% (max.)

MSD NOTES:

0050 E dated December 5, 2006.

1. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C

2. Drainage pattern depicted by arrows (\iii) is for conceptual purposes. Final

GENERAL

Parking greas and drive lanes to be a hard and durable surface.

No increase in drainage run off to state roadways.

There shall be no commercial signs in the Right of Way.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

. The approved erosion prevention and sediment control (EPSC) plan shall

be implemented prior to any land-disturbing activity on the construction