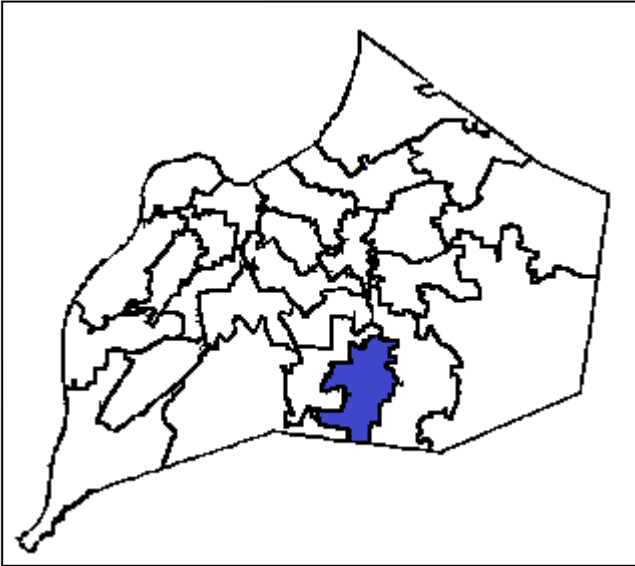
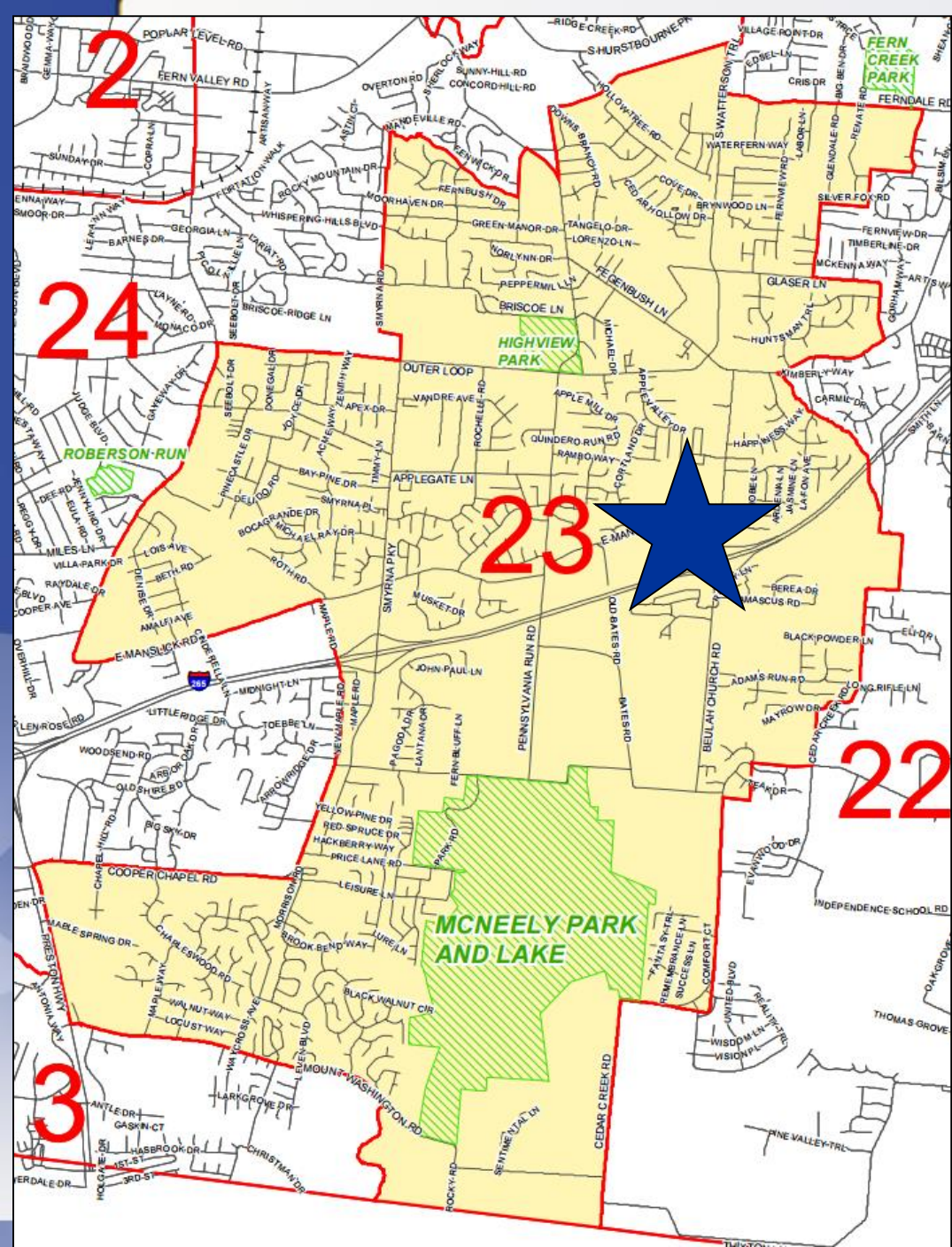


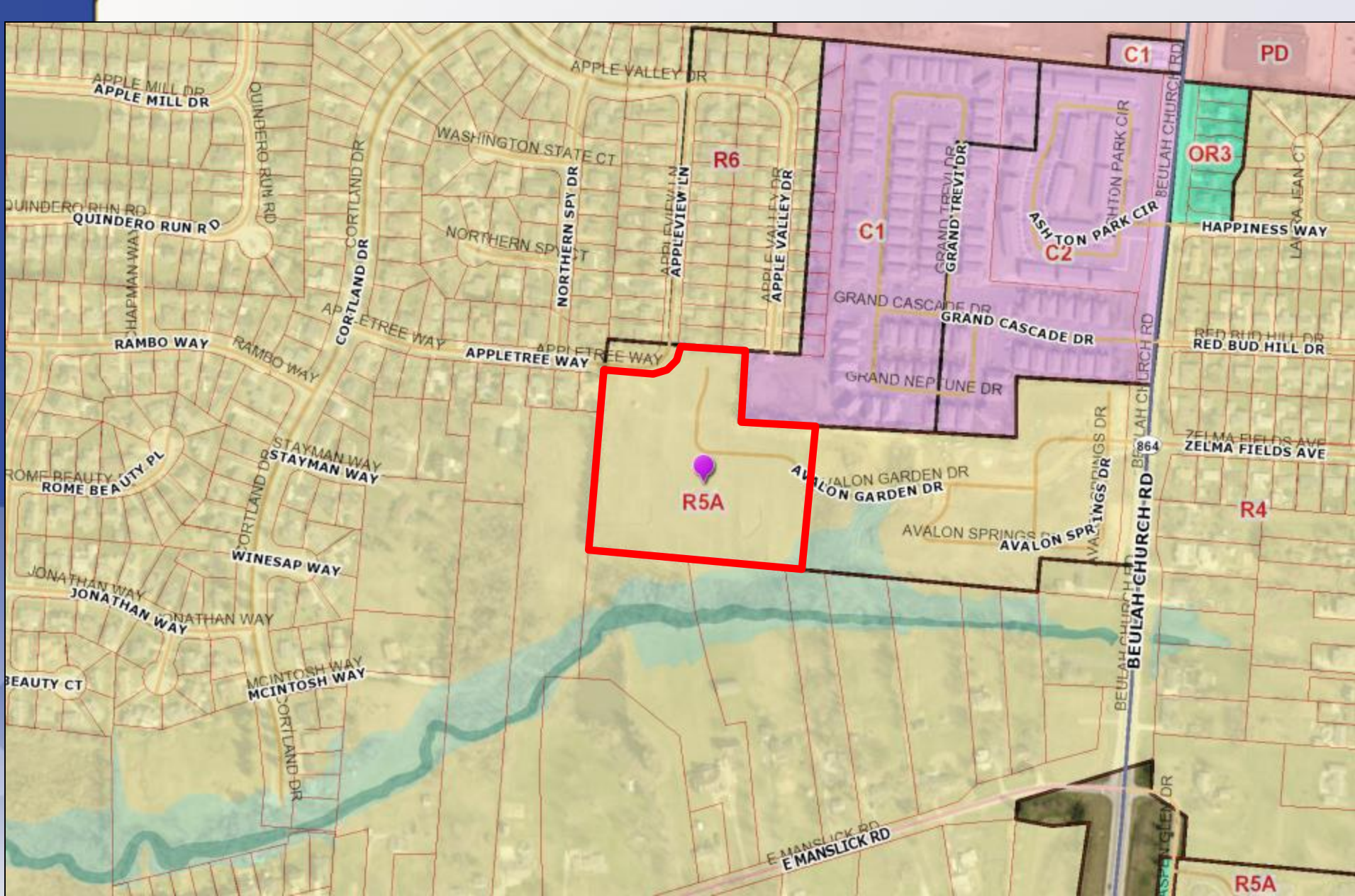
19DEVPLAN1003 AVALON SPRINGS III



Planning & Zoning Committee
July 16, 2019



**7650 Avalon Gardens Drive
District 23 - James Peden**





Requests

- Revised Detailed District Development Plan to add 40 multi-family units in 5 new buildings to the existing development

Approved Site Plan 14ZONE1057

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 stock roads.
- 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-directed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities extending beyond the limits of areas to be preserved. The fencing shall enclose the area beneath the signage of the tree canopy and shall remain in place for 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 outside of 1:1.
- A FARSI survey was performed by Kevin Young RLA on October 29, 2014, no FARSI 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-bulldozed and will be recorded as open space and utility easements.

- The developer shall be responsible for maintenance of all drainage facilities and underground utility ensuring prevention of mosquito breeding, until such times 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 FRM Map No. 2111 C 0096 E dated December 5, 2006.
 - Drainage pattern depicted by curves (Loop) 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 two drainage encroachment plat 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 due to design phase due to proper sizing of Green Best Management Practices.
 - Erosion & Sediment Control shall be conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Sediment 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 = 18,824 AC.
 R/W DEDICATION AREA = 0,794 AC.
 PROPOSED ROW = 2,954 AC.
 NET SITE AREA = 15,084 AC.
 TRACT 1 AREA = 6,724 AC.
 TRACT 2 AREA = 8,364 AC.
 EXISTING ZONING = NEIGHBORHOOD
 PROPOSED ZONING = TRACT 1 - R-4 TO REMAIN
 TRACT 2 - R-5A
 FORM DISTRICT = NEIGHBORHOOD
 EXISTING USE = SINGLE FAMILY RESIDENTIAL
 PROPOSED USE = SINGLE FAMILY RESIDENTIAL (R-4/TRACT1)
 SINGLE FAMILY RESIDENTIAL (R-5A/TRACT2) = 28 LOTS
 MULTI-FAMILY RESIDENTIAL (R-5A/TRACT2) = 99 UNITS
 PROPOSED BUILDING HEIGHT (R-5A/TRACT2) = 2 STORY (3' MAX ALLOWED)
 TOTAL FOOTPRINT BUILDING AREA (TRACT 2) = 85,115 SF
 TOTAL GROSS BUILDING AREA (TRACT 2) = 130,226 SF
 F.A.R. (R-4/TRACT1) = 0.28 (0.5 MAX ALLOWED)
 F.A.R. (R-5A/TRACT2)NORTH = 0.38 (0.5 MAX ALLOWED)
 F.A.R. (R-5A/TRACT2)SOUTH = 4.17 (4.84 MAX ALLOWED)
 DENSITY (R-4/TRACT1) = 11.84 (12.0 MAX ALLOWED)
 DENSITY (R-5A/TRACT2) = 11.84 (12.0 MAX ALLOWED)

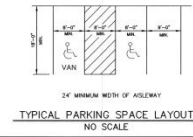
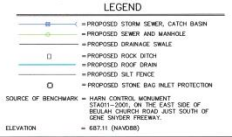
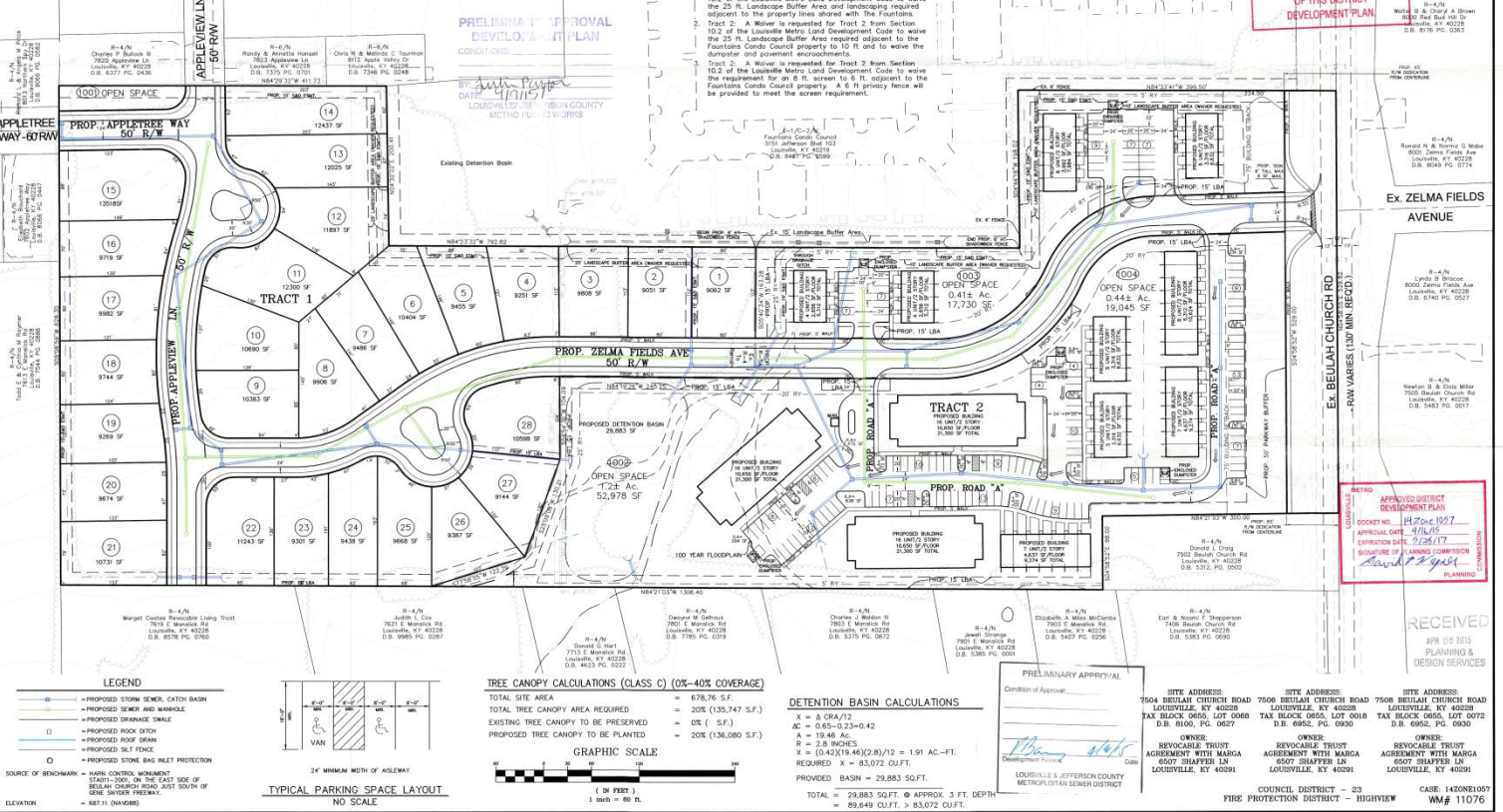
WAIVERS REQUESTED:

- 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 aboved 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 25 ft and 10 ft government encroachment requirements.
- 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 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 (TRACT 2) = NONE REQUIRED PER SECTION 5.11.4
 OPEN SPACE REQUIRED = (15%) 1.35 AC. = 58,806 SF
 OPEN SPACE PROVIDED = (23%) 2.05 AC. = 89,793 SF
 MIN. MAX.
 PARKING REQUIRED (TRACT 2) = 149 SP
 99/7.5 SP MIN.
 297 SP
 10% REDUCTION PER SECTION 9.1.2.7.2 = 134 SP
 297 SP
 TOTAL PARKING PROVIDED = 163 SP
 99/3 SP MAX.
 (6 HC SP INCLUDED)
 TOTAL VEHICULAR USE AREA (TRACT 2) = 68,272 SF
 INTERIOR LANDSCAPE AREA PROVIDED (TRACT 2) = 5,120 SF
 INTERIOR LANDSCAPE AREA REQUIRED (TRACT 2) = 5,267 SF



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



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

TOTAL SITE AREA = 6,746 S.F.
 TOTAL TREE CANOPY AREA REQUIRED = 206 (135.74 S.F.)
 EXISTING TREE CANOPY TO BE PRESERVED = 206 (136.080 S.F.)
 PROPOSED TREE CANOPY TO BE PLANTED = 206 (136.080 S.F.)

GRAPHIC SCALE

(IN FEET)
 1 inch = 60 ft.

DETENTION BASIN CALCULATIONS

X = A CRA/2
 AC = 0.65 - 0.23 = 0.42
 A = 18.48 AC
 R = 2.8 INCHES
 S = (0.42 * 18.48 * 2.8) / 12 = 1.91 AC-FT.
 REQUIRED X = 83,072 CU.FT.
 PROVIDED X = 29,883 50 FT.
 TOTAL = 29,883 50 FT. @ APPROX. 3 FT. DEPTH = 89,649 CU.FT. > 83,072 CU.FT.

PRELIMINARY APPROVAL

Condition of Approval:
 [Signature]
 Development Director
 DATE: []/ []/ []

SITE ADDRESS	TAX BLOCK	TAX PARCEL	OWNER
7504 BELLAH CHURCH ROAD	0655, LOT 0660	0655, LOT 0660	REVOCABLE TRUST AGREEMENT WITH MARGA 6507 SHAFER LN LOUISVILLE, KY 40291
7508 BELLAH CHURCH ROAD	0655, LOT 0661	0655, LOT 0661	REVOCABLE TRUST AGREEMENT WITH MARGA 6507 SHAFER LN LOUISVILLE, KY 40291
7506 BELLAH CHURCH RD	0655, LOT 0659	0655, LOT 0659	OWNER

NO.	DATE	DESCRIPTION	BY
1	3/27/24	PRELIMINARY APPROVAL	MSD
2	3/27/24	PRELIMINARY APPROVAL	MSD
3	3/27/24	PRELIMINARY APPROVAL	MSD
4	4-8-15	PERMITS	MSD

NO.	DATE	DESCRIPTION	BY
1	3/27/24	PRELIMINARY APPROVAL	MSD
2	3/27/24	PRELIMINARY APPROVAL	MSD
3	3/27/24	PRELIMINARY APPROVAL	MSD
4	4-8-15	PERMITS	MSD

NO.	DATE	DESCRIPTION	BY
1	3/27/24	PRELIMINARY APPROVAL	MSD
2	3/27/24	PRELIMINARY APPROVAL	MSD
3	3/27/24	PRELIMINARY APPROVAL	MSD
4	4-8-15	PERMITS	MSD

ASHTON PARK PHASE II

RECEIVED APR 09 2023 PLANNING & DESIGN SERVICES

ASHTON PARK LLC
 7600 BELLAH CHURCH ROAD
 LOUISVILLE, KY 40228

141156
 SHEET 1 OF 4

Approved Site Plan 15DEVPLAN1102

GENERAL NOTES:

- Paving 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 composition of soil systems or trees to be preserved. The fencing shall enclose the area beneath the diglines 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.
- KARST was performed by Kevin Young RA 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 hold 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 FIRRM Map No. 21111 C 0038 E dated December 15, 2008.
- 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 two drainage an easement that will be required prior to MSD granting construction plan approval.
- The 1003 detention shall be required just-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system in which it 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 if 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 an 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.

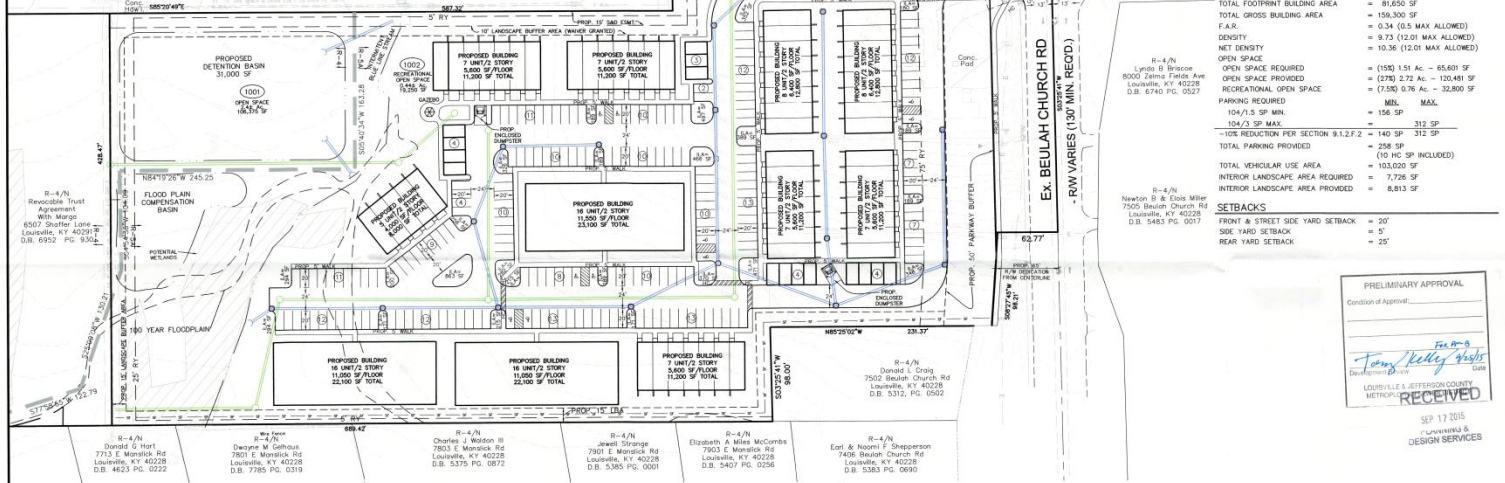


PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: [Signature]
 DATE: 9/24/15
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

C-1/C-2/N
 Fountains Condo Council
 931 Jefferson Blvd 103
 Louisville, KY 40219
 D.B. 8487 PG. 0099

Attention: Brian

Conc. CONC. 688'3/4"E



WAIVERS GRANTED:

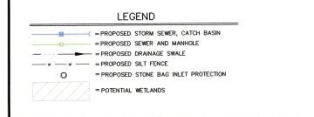
1. Tract 1: A Waiver was granted for Tract 1 from Section 10.2 of the Louisville Metro Land Development Code to waive the 25' R Landscape Buffer Area and landscaping required adjacent to the property lines shared with The Fountains.
2. Tract 2: A Waiver was granted for Tract 2 from Section 10.2 of the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

PROJECT DATA

TOTAL SITE AREA	= 10,882 AC.
R/W DEDICATION AREA	= 0.644 AC.
NET SITE AREA	= 10,044 AC.
EXISTING ZONING	= R-3A
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
# OF UNITS	= 104 UNITS
PROPOSED BUILDING HEIGHT	= 2 STORY (3' MAX. ALLOWED)
TOTAL FOOTPRINT BUILDING AREA	= 31,650 SF
TOTAL GROSS BUILDING AREA	= 159,300 SF
F.A.R.	= 0.34 (0.5 MAX ALLOWED)
NET DENSITY	= 9.73 (12.01 MAX ALLOWED)
OPEN SPACE REQUIRED	= (158' 1.51 AC. - 65,601 SF)
OPEN SPACE PROVIDED	= (272) 2.72 AC. - 104,481 SF
RECREATIONAL OPEN SPACE	= (7,590) 0.76 AC. - 32,800 SF
PARKING REQUIRED	MIN. MAX.
104/2.3 SP MAX.	= 156 SP.
10% REDUCTION PER SECTION 9.1.2.F.2	= 140 SP. 312 SP.
TOTAL PARKING PROVIDED	= 298 SP.
NET VEHICULAR USE AREA	= 103,020 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 7,726 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 8,813 SF

SETBACKS

- FRONT & STREET SIDE YARD SETBACK = 20'
- SIDE YARD SETBACK = 5'
- REAR YARD SETBACK = 25'



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

TOTAL SITE AREA	= 465,172 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (93,034 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (93,000 S.F.)

DETENTION BASIN CALCULATIONS

$$X = \frac{A}{C} \left[\frac{1}{2} + \frac{2}{3} \sqrt{\frac{A}{C}} \right]$$

A = 0.80-0.23-0.57
 C = 7.53 AC.
 X = 2.8 INCHES
 $X = (0.57) \sqrt{2.8(0.12)} = 1.00$ AC-FT.
 REQUIRED X = 43,857 CU.FT.
 PROVIDED BASIN = 31,000 SQ.FT.
 TOTAL = 31,000 SQ.FT. @ APPROX. 1.5 FT. DEPTH = 46,500 CU.FT. @ 43,857 CU.FT.

GRAPHIC SCALE

1 INCH = 50 FT.



REVISION	DATE	BY	APP. FOR

RECEIVED PER AGENCY COMMENTS

PROJECT DATA

FILE NAME	15DEV-1102-0000
DATE	11/15/2015
SCALE	AS SHOWN
CHECKED BY	DAVE
CREATED BY	DAVE

ENGINEER'S SEAL SURVEYOR'S SEAL

PRELIMINARY APPROVAL
 Condition of Approval.
 [Signature]
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

SEP 17 2015
 PLANNING & DESIGN SERVICES

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

Approved Site Plan 16ZONE1048

GENERAL NOTES:

- Paving 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.
- No increases 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 completion 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.

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 FRM Map No. 2111 C 0096 E dated December 5, 2006.
- Drainage pattern depicted by green (cont'd) is for conceptual purposes. Final configuration and size of drainage pipes and components shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- The site has the drainage on assessment plot will be required prior to MSD granting construction plan approval.
- Existing on-site detention will be used to ensure post-developed peak flows will be limited to pre-developed peaks or to the capacity of the detention system whenever it more restrictive.
- A Revised Downstream Facilities Capacity Request will be submitted to MSD.

- Approval from the Station of Water will be required.
- A Corps of Engineers wetlands evaluation has been done & delineated and represented on this plan.
- Any trees in floodplain storage will be mitigated onsite at 1:1.
- A BEST surface storage will be provided by Kevin Young PLA on October 26, 2014, no KASST structure was found.
- Construction activities shall be performed in a common trench unless otherwise required by applicable 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 access lots are non-bulkable and will be reserved as open space and utility easements.
- The developer shall be responsible for maintenance of all drainage collection and uncollected site ensuring prevention of mosquito breeding, until such time as the drainage layout is reseeded.

WAIVER REQUESTED:

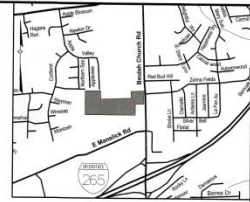
- Tract 1 and 2: A Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the 25' L Landscape Buffer Area required adjacent to the Foundations. The waiver is requested for the portion of Tract 2 being reserved from R-4 to R-5A and on Tract 1 for all of the property line shared with the Foundations.

WAIVERS GRANTED:

- Tract 2: A Waiver was granted for Tract 2 from Section 10.2.4 of the Louisville Metro Land Development Code to waive the 25' L Landscape Buffer Area required adjacent to the Foundations. Code Council approved the waiver on 10/10/14.
- Tract 2: A Waiver was granted for Tract 2 from Section 10.2.4 of the Louisville Metro Land Development Code to waive the 25' L Landscape Buffer Area required adjacent to the Foundations. Code Council approved the waiver on 8/9/14. A 6 ft privacy fence will be provided to meet the screen requirement.

PROJECT DATA

TOTAL SITE AREA	= 18.02 AC (784,878 SF)
TRACT 1 AREA	= 8.02 AC (347,139 SF)
TRACT 1 RIGHT OF WAY AREA	= 0.38 AC (16,263 SF)
TRACT 1 NET AREA	= 7.73 AC (335,876 SF)
TRACT 2 AREA (NOT PART OF THIS REVIEW)	= 10.02 AC (437,139 SF)
EXISTING ZONING (TRACT 1)	= R-4
PROPOSED ZONING (TRACT 1)	= R-5A
FORM DISTRICT	= NDG-BORHD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
EXISTING UNITS (TRACT 2)	= 104 UNITS
PROPOSED UNITS (TRACT 1)	= 44 UNITS
TOTAL # OF UNITS	= 148 UNITS
PROPOSED BUILDING HEIGHT (TRACT 1 ONLY)	= 2 STORY (5' MAX ALLOWED)
BUILDING FOOTPRINT (TRACT 1 ONLY)	= 5,600 SF - 7 UNIT
BUILDING FOOTPRINT (TRACT 1 ONLY)	= 6,400 SF - 8 UNIT
TOTAL GROSS BUILDING AREA (TRACT 1 ONLY)	= 71,400 SF
F.A.R. (TRACT 1)	= 0.21 (2.5 MAX ALLOWED)
DENSITY (TRACT 1)	= 5.5 DU/AC (12.01 DU/AC MAX ALLOWED)
OPEN SPACE	
OPEN SPACE REQUIRED (TRACT 1 - 347,139 SF)	= (10%) 1.2 AC - 52,140 SF
OPEN SPACE PROVIDED (TRACT 1)	= (74%) 5.90 AC - 258,547 SF
RESIDUAL OPEN SPACE REQUIRED (TRACT 1)	= (26%) 0.6 AC - 26,000 SF
RESIDUAL OPEN SPACE PROVIDED (TRACT 1)	= 21,800 SF POND AREA (TRACT 1)
PARKING REQUIRED (TRACT 1 ONLY)	MIN. MAX.
	44/3 SP MAX.
	44/3 SP MAX.
	= 133 SP
	= 60 SP 132 SP
	= 19 SP
	= 34 SP
TOTAL PARKING PROVIDED	= 111 SPACES
TOTAL VEHICULAR USE AREA (TRACT 1 ONLY)	= 4 ACCESSIBLE SPACES INCLUDED
INTERIOR LANDSCAPE AREA PROVIDED (TRACT 1 ONLY)	= 2,875 SF
INTERIOR LANDSCAPE AREA REQUIRED (TRACT 1)	= 4,085 SF



SETBACKS

FRONT & STREET SIDE YARD SETBACK	= 20'
SIDE YARD SETBACK	= 5'
REAR YARD SETBACK	= 25'

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 site. Any modifications to the approved EPSC plan must be approved and signed by MSD prior to implementation on the site.

Drainage basins, if required, shall be constructed first and shall be installed on bedrock basins. Any construction within the contributing drainage areas shall be performed so that runoff from the basins does not cause erosion or sedimentation. All basins shall be installed on the roadway shall be removed.

Basins shall be installed to address the frequency of flood and shall have construction areas outside of the basins, including, but not limited to, the roadway shall be removed.

All stream crossings shall utilize low-water crossing structures per MSD standard drawing 16-02.

No construction of land disturbance activity shall be temporarily suspended on any portion of a 24-hour temporary site stabilization measure shall be required to meet on projects, but no later than 14 calendar days after the activity has ceased.

Setback-line encroachment encroachment during building, including any construction activities that are performed to a bedrock trapping device prior to being discharge into a stream, pond, lake or other basin.

All stream crossings shall conform to MSD standard specifications.

Construction materials shall be stored on any construction site in a manner that prevents the transport of soil particles to the street. The storage shall be in a manner that prevents the transport of soil particles to the street. The storage shall be in a manner that prevents the transport of soil particles to the street.

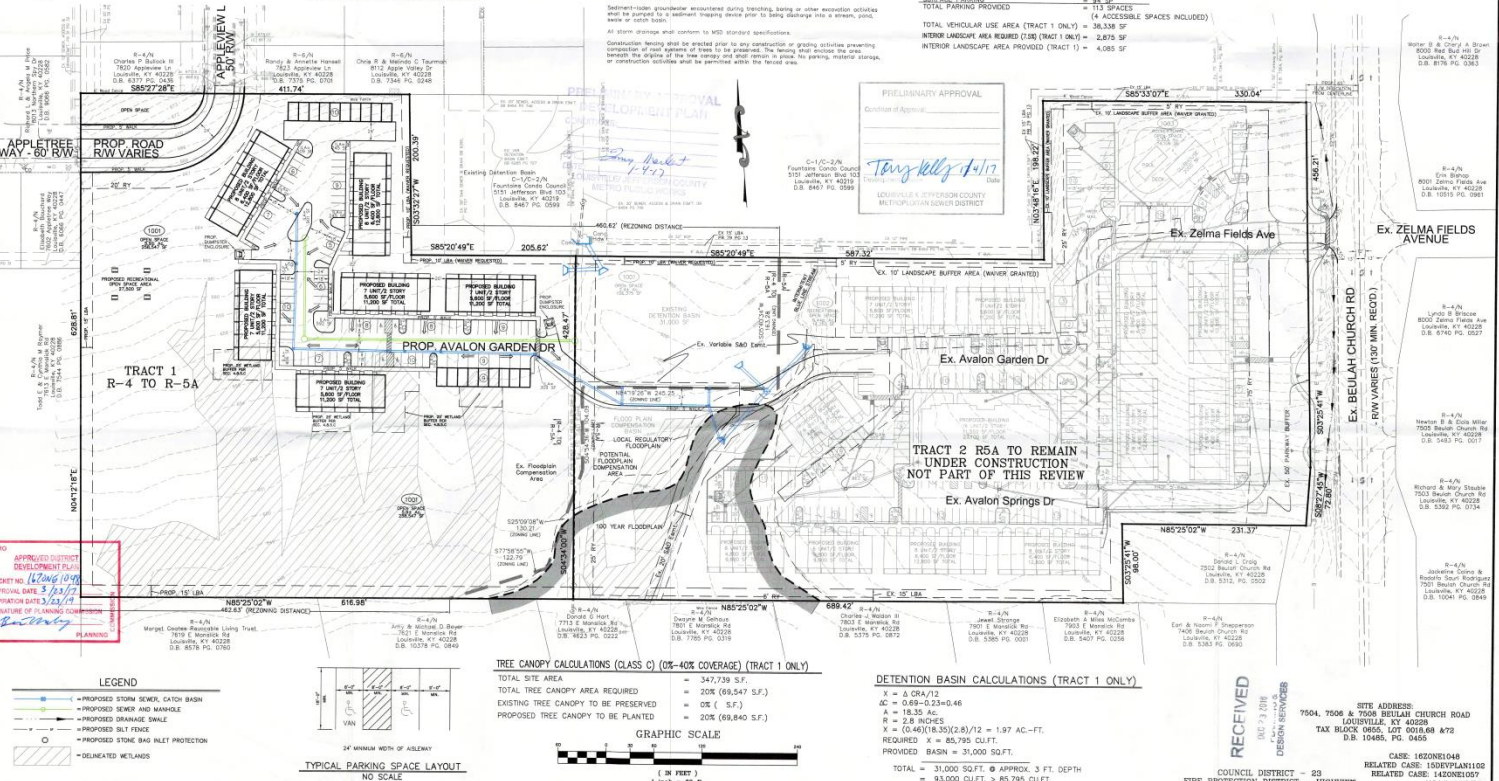
PRELIMINARY APPROVAL

Condition of Approval:

Tony Kelly 4/17

LOUISVILLE 5 SENATORIAL DISTRICT

METROPOLITAN SEWER DISTRICT



REVNO	DATE	DESCRIPTION

NO	DATE	DESCRIPTION

NO	DATE	DESCRIPTION

NO	DATE	DESCRIPTION

NO	DATE	DESCRIPTION

NO	DATE	DESCRIPTION

NO	DATE	DESCRIPTION

NO	DATE	DESCRIPTION

RECEIVED
 10/13/2014
 DESIGN SERVICES
 COUNCIL DISTRICT - 23
 FIRE PROTECTION DISTRICT - HIGHVIEW

REMOVED DETAILED DISTRICT DEVELOPMENT
 AVALON SPRINGS PHASE II
 OWNER/DEVELOPER
 ST. JAMES CROSSINGS LLC
 10000 KYNSVILLE ROAD
 LOUISVILLE, KY 40228
 CASE: 1620201048
 RELATED CASE: 1400021007
 SITE ADDRESS: 7504, 7506 & 7508 BELTAN CURBET ROAD
 LOUISVILLE, KY 40228
 TAX BLOCK 0855, LOT 0016, 08 A72
 D.B. 10485, P.C. 0465
 CASE: 1620201048
 RELATED CASE: 100019VLAN1108
 RELATED CASE: 1400021007
 WM# 11076

NO SCALE
 SHEET 1 OF 1

Proposed Site Plan 19DEVPLAN1003

- GENERAL NOTES:**
1. Parking areas and drive lanes to be hard and durable surface.
 2. There shall be no commercial signs in the sight of way.
 3. There shall be no landscaping in the sight of way without an environmental permit.
 4. All signs shall not be in the eyes of drivers. If it does it shall be relocated, reduced or turned off.
 5. Construction fencing shall be erected prior to any construction or grading activities protecting construction of road openings of trees to be preserved.
 6. All utility lines shall be marked in accordance with the standard company and shall remain in place. No parking, material storage, or construction activities shall be permitted within the utility area.
 7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulates emissions from receiving existing roads and neighboring properties.
 8. An Army Corps of Engineers wetlands evaluation has been done & delineated and represented on the plan. Impact fees will be required to offset an Army Corps of Engineers permit.

- MSD NOTES:**
1. Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
 2. A portion of the site is within the 100 year flood plain per FIRM Map No. 21111-C-008-E dated December 1, 2006.
 3. Drainage pattern depicted by orange lines is for conceptual purposes. Final distribution and size of drainage pipes and storm sewers shall be determined during the construction phase design process. Drainage facilities and controls to MSD requirements.
 4. If the site has flow drainage an assessment plan will be required prior to MSD granting construction plan approval.
 5. On-site detention will be provided. That detention pond flow will be limited to pre-developed peak flow for the 100 year 100 year storm. An 18" flow pipe shall be installed to divert the through drainage located at the rear of 8006 Grand Bluff Drive into the existing detention basin. No increase in outlet size in the existing storm drainage detention basin will be permitted.
 6. A Revised Downstream Facilities Capacity Request will be submitted to MSD.
 7. The final design of this project must meet all USA water quality protection design to proper levels of Green Best Management Practices.
 8. Invasive & Silt Control shall be conceptual only, and fine design will be determined on construction plan. A Letter of Approval (LOA) will be required.
 9. SSI Checks included in proposed drainage swales as required by MSD.
 10. A MSD Floodplain permit will be required for any work necessary in the Floodplain.
 11. Any necessary fill site previously installed floodplain compensation basin will be compensated within proposed detention basin.
 12. KDOM approved required prior to MSD construction plan approval.

- WAIVERS GRANTED:**
1. 14201021 March 23, 2017 for Tract 1 and 2. A waiver was granted under Section 193.2 of the Louisiana Land Use Development Code to allow a 10 ft. to the 20 ft. Landscaping Buffer Area required adjacent to the Frontage. The waiver was granted for the portion of Tract 2 being shown with the Frontage.
 2. 14201021 April 16, 2018 for Tract 2. A waiver was granted for Tract 2 from Section 193.2 of the Louisiana Land Use Development Code to allow the 20 ft. Landscaping Buffer Area required adjacent to the Frontage Code Council property to 10 ft. and to waive the detour and pavement requirements.
 3. 14201021 April 16, 2018 for Tract 2. A waiver was granted for Tract 2 from Section 193.2 of the Louisiana Land Use Development Code to waive the requirement for an 8 ft. street to be 10 ft. adjacent to the frontage and to waive the detour and pavement requirements. A 8 ft. street area will be provided to meet the street requirement.

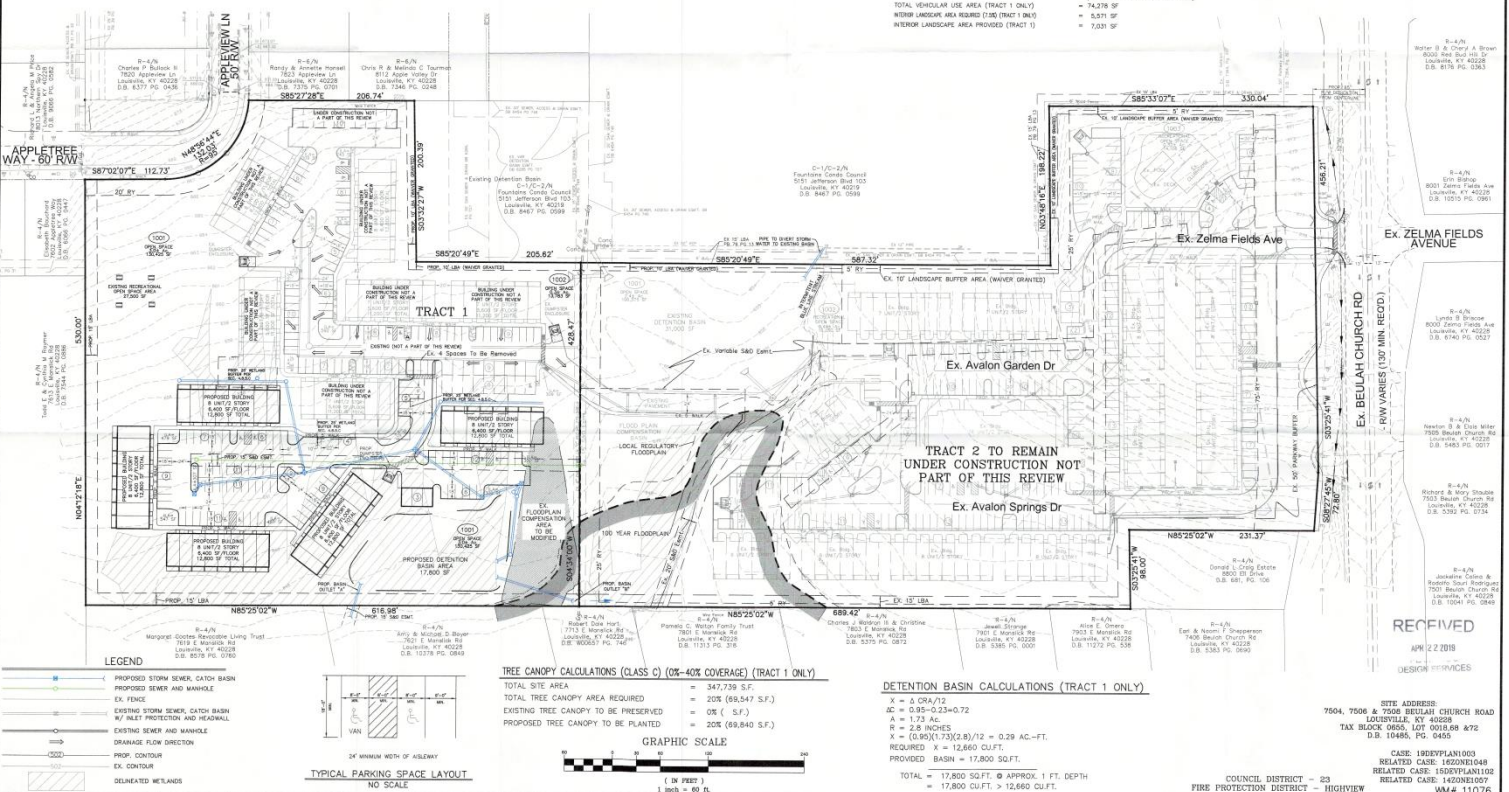
PROJECT DATA

TOTAL SITE AREA	= 17.88 AC (787,099 SF)
TRACT 1 AREA (NOT PART OF THIS REVIEW)	= 7.85 AC (339,860 SF)
TRACT 2 AREA (NOT PART OF THIS REVIEW)	= 10.03 AC (437,138 SF)
EXISTING ZONING (TRACT 1)	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE TO REMAIN	= MULTI-FAMILY RESIDENTIAL
EXISTING UNITS (TRACT 1)	= 104 UNITS
EXISTING UNITS (TRACT 2)	= 44 UNITS
PROPOSED UNITS (TRACT 1)	= 60 UNITS
PROPOSED UNITS (TRACT 2)	= 188 UNITS
PROP. & EX. BUILDING HEIGHT (TRACT 1 ONLY)	= 3 STORY (10' MAX ALLOWED)
EX. BUILDING FOOTPRINT (6 BLDGS) (TRACT 1 ONLY)	= 35,200 SF
PROP. BUILDING FOOTPRINT (8 BLDGS) (TRACT 1 ONLY)	= 32,000 SF
EXISTING TOTAL BUILDING AREA (8 STORY BLDGS) (TRACT 1 ONLY)	= 76,400 SF
PROPOSED TOTAL BUILDING AREA (8 STORY BLDGS) (TRACT 1 ONLY)	= 64,200 SF
TOTAL OVERALL BUILDING AREA (TRACT 1 ONLY)	= 134,600 SF
F.A.R. (TRACT 1)	= 0.41 (0.5 MAX ALLOWED)
NET DENSITY (TRACT 1)	= 11.05 DU/AC (12.01 DU/AC MAX ALLOWED)
OPEN SPACE	= (189) 1.2 AC. = 30,201 SF
OPEN SPACE PROVIDED (TRACT 1)	= (419) 3.3 AC. = 14,208 SF
RESIDENTIAL OPEN SPACE REQUIRED (TRACT 1)	= (509) 3.3 AC. = 36,000 S.F.
EXISTING TOTAL OPEN SPACE PROVIDED (TRACT 1)	= 27,000 SF POND AREA (TRACT 1)
PARKING REQUIRED (TRACT 1 ONLY)	= 128 SP
84.7/5 SP MIN.	= 128 SP
84.2/5 SP MAX.	= 252 SP
PARKING PROVIDED	= 19 SP
EXISTING OFF-STREET PARKING	= 5 SP
EXISTING SURFACE PARKING	= 80 SP (4 Ex. Sp. To Be Removed)
RESPONSIBLE OFF-STREET PARKING	= 81 SP
TOTAL PARKING PROVIDED	= 202 SPACES (10 ACCESSIBLE SPACES INCLUDED)
TOTAL VEHICULAR USE AREA (TRACT 1 ONLY)	= 14,278 SF
NETIOR LANDSCAPE AREA REQUIRED (50% (NET) MIN)	= 5,511 SF
NETIOR LANDSCAPE AREA PROVIDED (TRACT 1)	= 7,031 SF



NO.	DATE	DESCRIPTION	BY
1	1/12/19	ISSUE FOR PERMIT	ADP
2	1/22/19	REVISIONS	ADP

SURVEYOR'S SEAL



LEGEND

—	PROPOSED SEWER, CATCH BASIN
—	PROPOSED SEWER AND MANHOLE
- - -	EX. FENCE
- - -	EXISTING STORM SEWER, CATCH BASIN
- - -	EX. SILENT PROTECTION AND SIGNALLING
- - -	EXISTING SEWER AND MANHOLE
- - -	DRAINAGE FLOW DIRECTION
○	PROP. CONTOUR
○	EX. CONTOUR
○	DEGRAINED WELANDS

TREE CANOPY CALCULATIONS (CLASS C) (0%-40% COVERAGE) (TRACT 1 ONLY)

TOTAL SITE AREA	= 347,729 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (69,547 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (69,840 S.F.)

DETECTION BASIN CALCULATIONS (TRACT 1 ONLY)

N	= 1.0
AC	= 0.95 - 0.23 = 0.72
I	= 1.75 AC
R	= 1.28 INCHES
X	= (0.95)(1.75)(2.8)/12 = 0.29 AC-FT.
REQUIRED X	= 12.60 CU.FT.
PROVIDED BASIN	= 17,800 SQ.FT. @ APPROX. 1 FT. DEPTH = 17,800 CU.FT. > 12,600 CU.FT.

RECEIVED
APR 22 2019
DESIGN SERVICES

ST. JAMES CROSSINGS LLC
1500 BEAULAH CHURCH ROAD
LOUISVILLE, KY 40228
D.B. 10461 P.C. 0266

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1500 BEAULAH CHURCH ROAD
LOUISVILLE, KY 40228
D.B. 10461 P.C. 0266



19DEVPLAN1003

NO. 14156

DATE: 1/12/19

BY: ADP

DESCRIPTION: ISSUE FOR PERMIT

ENGINEER'S SEAL

PROJECT DATA

CLIENT: JAMES CROSSINGS LLC

SCALE: AS SHOWN

DATE: 1/12/19

DESIGNED BY: ADP

CHECKED BY: ADP

DATE: 1/12/19

PROJECT NO.: 19DEVPLAN1003

SHEET NO. 1

OF 1

Public Meetings

- Planning Commission public hearing on 5/23/2019
 - Three people spoke in opposition.
 - The Commission approved the request by a vote of 4-3 (three members were not present)