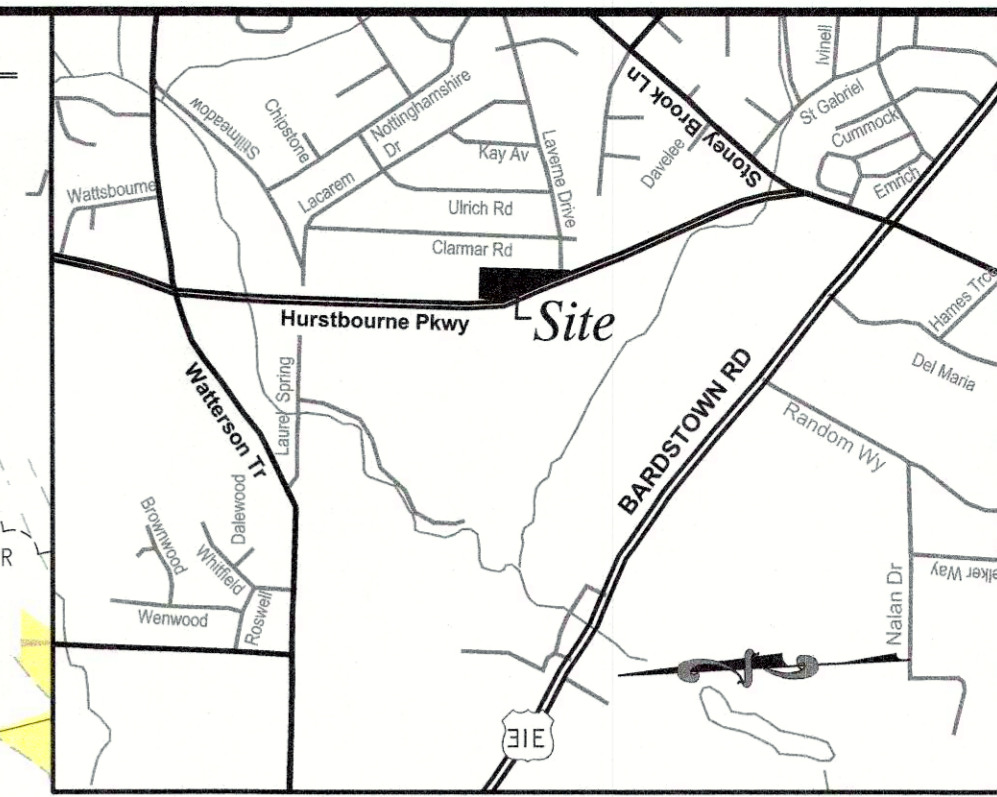


WAIVERS GRANTED: (15ZONE1017, JAN. 21, 2016)

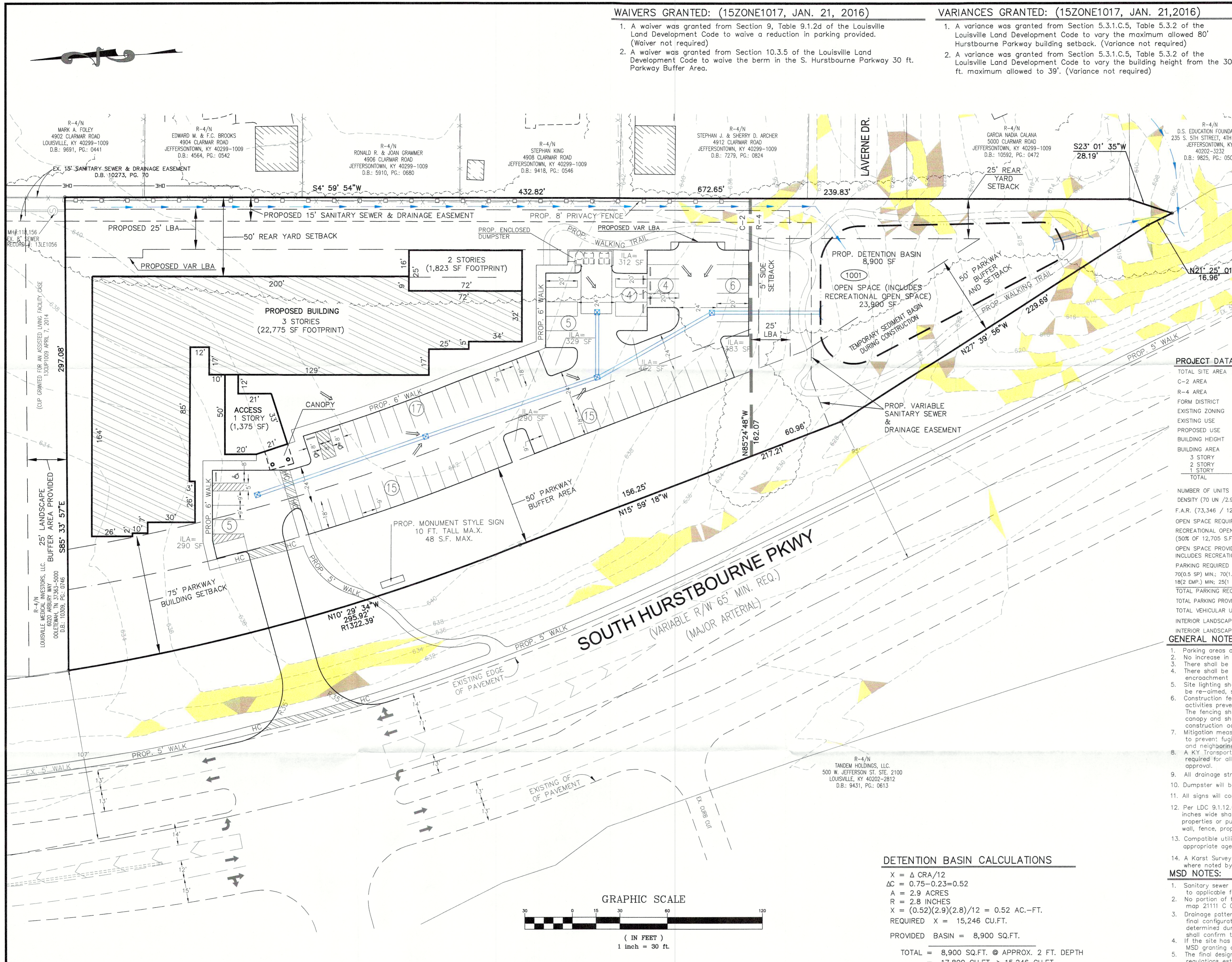
1. A waiver was granted from Section 9, Table 9.1.2d of the Louisville Land Development Code to waive a reduction in parking provided. (Waiver not required)
2. A waiver was granted from Section 10.3.5 of the Louisville Land Development Code to waive the berm in the S. Hurstbourne Parkway 30 ft. Parkway Buffer Area.

VARIANCES GRANTED: (15ZONE1017, JAN. 21, 2016)

1. A variance was granted from Section 5.3.1.C.5, Table 5.3.2 of the Louisville Land Development Code to vary the maximum allowed 80' Hurstbourne Parkway building setback. (Variance not required)
2. A variance was granted from Section 5.3.1.C.5, Table 5.3.2 of the Louisville Land Development Code to vary the building height from the 30 ft. maximum allowed to 39'. (Variance not required)



LOCATION MAP NOT TO SCALE



PROJECT DATA

TOTAL SITE AREA	= 2.9± Ac. (127,051 SF)
C-2 AREA	= 2.4± Ac. (103,150 SF)
R-4 AREA	= 0.5± Ac. (23,901 SF)
FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= C-2 & R-4
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= INDEPENDENT SENIOR LIVING
BUILDING HEIGHT	= 45' 3-STORY (45' MAX. ALLOWED)
BUILDING AREA	
3 STORY	= 22,775 SF FOOTPRINT (68,325 SF TOTAL)
2 STORY	= 1,823 SF FOOTPRINT (3,646 SF TOTAL)
1 STORY	= 1,375 SF FOOTPRINT (1,375 SF TOTAL)
TOTAL	= 25,973 SF FOOTPRINT (73,346 SF TOTAL)
NUMBER OF UNITS	= 70 UNITS (35 1 BR, 35 2 BR)
DENSITY (70 UN / 2.9 AC)	= 24.14 DU/AC (217 DU/AC FOR 1BR & 145 DU/AC FOR 2BR MAX. ALLOWED)
F.A.R. (73,346 / 127,051)	= 0.57 (5.0 MAXIMUM ALLOWED IN C-2)
OPEN SPACE REQUIRED (10% OF 127,051 SF)	= 12,705 SF
RECREATIONAL OPEN SPACE REQUIRED (50% OF 12,705 S.F.)	= 6,353 SF
OPEN SPACE PROVIDED (#1001)	= (19%) 23,900 SF
INCLUDES RECREATIONAL OPEN SPACE	
PARKING REQUIRED	
70(0.5 SP) MIN.; 70(1.5 SP) MAX.	= 35 SPACES 105 SPACES
18(2 EMP.) MIN.; 25(1 EMP.) MAX.	= 36 SPACES 25 SPACES
TOTAL PARKING REQUIRED	= 71 SPACES 130 SPACES
TOTAL PARKING PROVIDED	= 71 (INCLUDES 3 ADA SPACES)
TOTAL VEHICULAR USE AREA (VUA)	= 24,421 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 1,832 S.F. (7.5% OF VUA S.F.)
INTERIOR LANDSCAPE AREA PROVIDED	= 2,066 S.F.

- GENERAL NOTES:**
1. Parking areas and drive lanes to be a hard and durable surface.
 2. No increase in drainage run off to state roadways.
 3. There shall be no commercial signs in the right-of-way.
 4. There shall be no landscaping in the Right-of-Way without an encroachment permit.
 5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
 6. 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.
 7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 8. A KY Transportation Cabinet encroachment permit and bond will be required for all work done in the right-of-way, prior to MPW construction approval.
 9. All drainage structures within the state Right-of-Way shall be state design.
 10. Dumpster will be screened per LDC Chapter 10 Plan.
 11. All signs will comply with LDC Chapter 8 requirements and will obtain the proper permit.
 12. Per LDC 9.1.12.C: Concrete wheel stops or curbing at least six (6) inches high and six (6) inches wide shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public rights-of-ways, to protect landscaped areas and to protect adjacent wall, fence, property line, woody vegetation, walkway or structure.
 13. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 14. A Karst Survey has been conducted by Kevin Young, RLA at July 13, 2020. No karst features where noted by visual observation.

- MSD NOTES:**
1. Sanitary sewer service will be provided by connection and subject to applicable fees.
 2. No portion of the site is within the 100 year flood plain per FIRM map 21111 C 0079 E, dated December 5, 2006.
 3. 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.
 4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
 5. 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.
 6. 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.
 7. A Sanitary Sewer Capacity Request will be submitted to MSD on September 14, 2015.
 8. Onsite detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows will be limited to pre-developed peak flows for the 2, 10 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive.
 9. Site subject to a MSD drainage bond and shall be posted prior to construction plan approval.

DETENTION BASIN CALCULATIONS

$$X = \Delta CRA/12$$

$$AC = 0.75 - 0.23 = 0.52$$

$$A = 2.9 \text{ ACRES}$$

$$R = 2.8 \text{ INCHES}$$

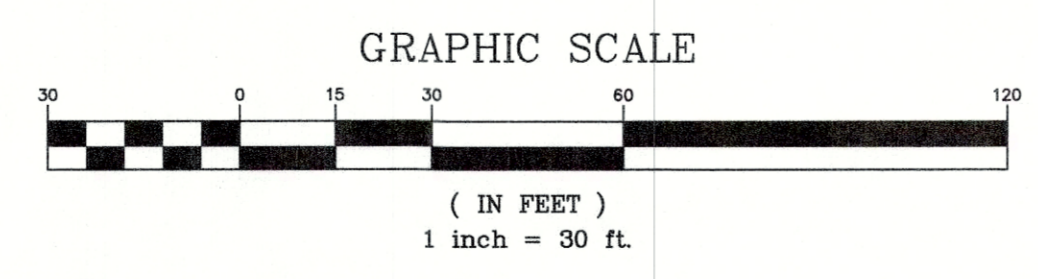
$$X = (0.52)(2.9)(2.8)/12 = 0.52 \text{ AC.}-\text{FT.}$$

$$\text{REQUIRED } X = 15,246 \text{ CU.FT.}$$

PROVIDED BASIN = 8,900 SQ.FT.

$$\text{TOTAL} = 8,900 \text{ SQ.FT. } \oplus \text{ APPROX. } 2 \text{ FT. DEPTH}$$

$$= 17,800 \text{ CU.FT. } > 15,246 \text{ CU.FT.}$$

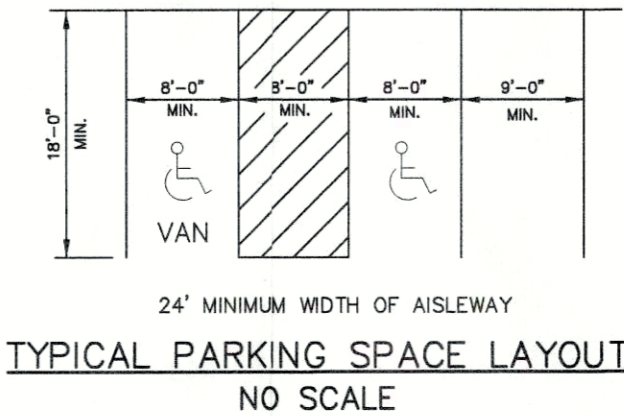


TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 127,051 S.F.
EXISTING TREE CANOPY	= 25,410 S.F. (20%)
EXISTING TREE CANOPY TO REMAIN	= 3,812 S.F. (3%)
TOTAL TREE CANOPY AREA REQUIRED	= 44,468 S.F. (35%)

LEGEND

- - - - - EXISTING CONTOUR
- - - - - PROPOSED STORM SEWER, CATCH BASIN
- - - - - DRAINAGE SWALE
- - - - - EXISTING TREE LINE
- - - - - DRAINAGE FLOW DIRECTION
- ▨ PROP. 3 STORY BUILDING
- ▨ SLOPES >20%
- ▨ SLOPES >30%



RECEIVED
AUG 07 2020
PLANNING & DESIGN SERVICES

OWNER: VANDENBROCK PROPERTIES, LLC
4901 S HURSTBOURNE PKWY
LOUISVILLE, KY 40299
PARCEL ID: 005002870000
D.B. 10392, PG. 0695

COUNCIL DISTRICT - 22
FIRE PROTECTION DISTRICT - JEFFERSONTOWN
CASE: 20-DDP-0037
RELATED CASE: 15ZONE1017
MSD WM#: 11178

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 14200-RDDDP.dwg
DATE: 8/6/2020
SCALE: AS SHOWN
CHECKED BY: AFB
DRAWN BY: BB

DEVELOPER
HURSTBOURNE SENIOR APARTMENTS
4901 S. HURSTBOURNE PARKWAY
HS DEVELOPMENT PARTNERS, LLC
30 S. OAK STREET
LONDON, OH 43140

REVISIONS
DATE
DESCRIPTION
BY

ENGINEER'S SEAL
SURVEYOR'S SEAL

JOB NO. 14200
SHEET 1 OF 1