

**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 dripline 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.

- 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 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 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	= NEIGHBORHOOD
SINGLE FAMILY RESIDENTIAL	= SINGLE FAMILY RESIDENTIAL
FORM DISTRICT	
EXISTING USE	
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)

**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)**

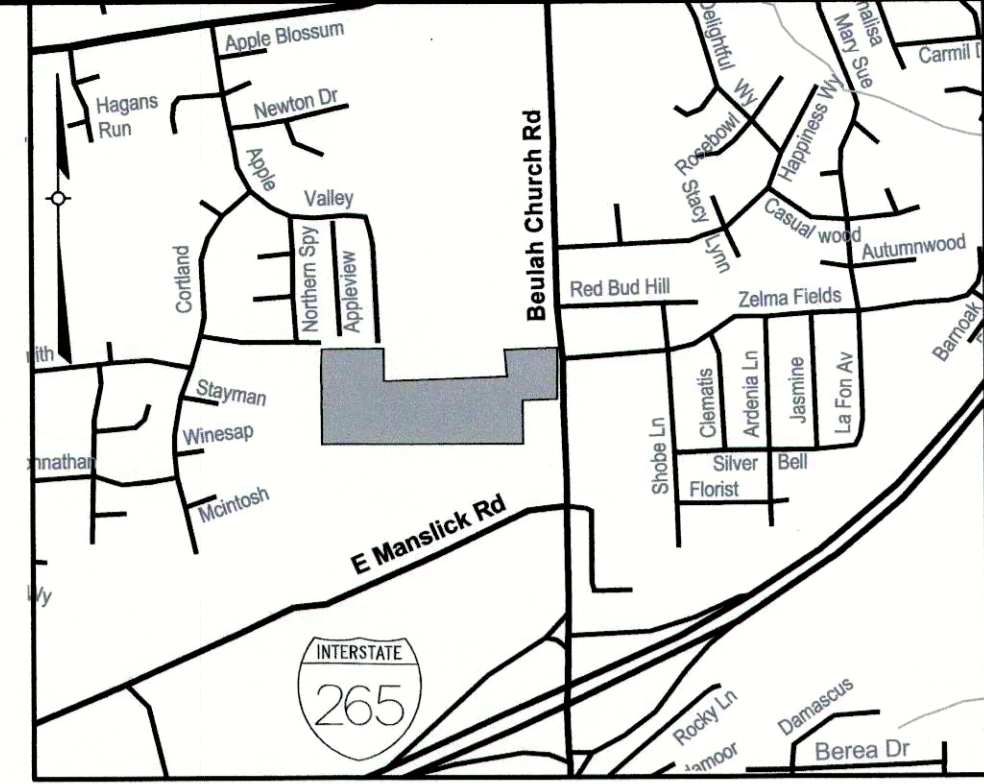
FRONT & STREET SIDE YARD SETBACK = 30'  
SIDE YARD SETBACK = 5'  
REAR YARD SETBACK = 25'

**SETBACKS (TRACT 2)(R-5A)**

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

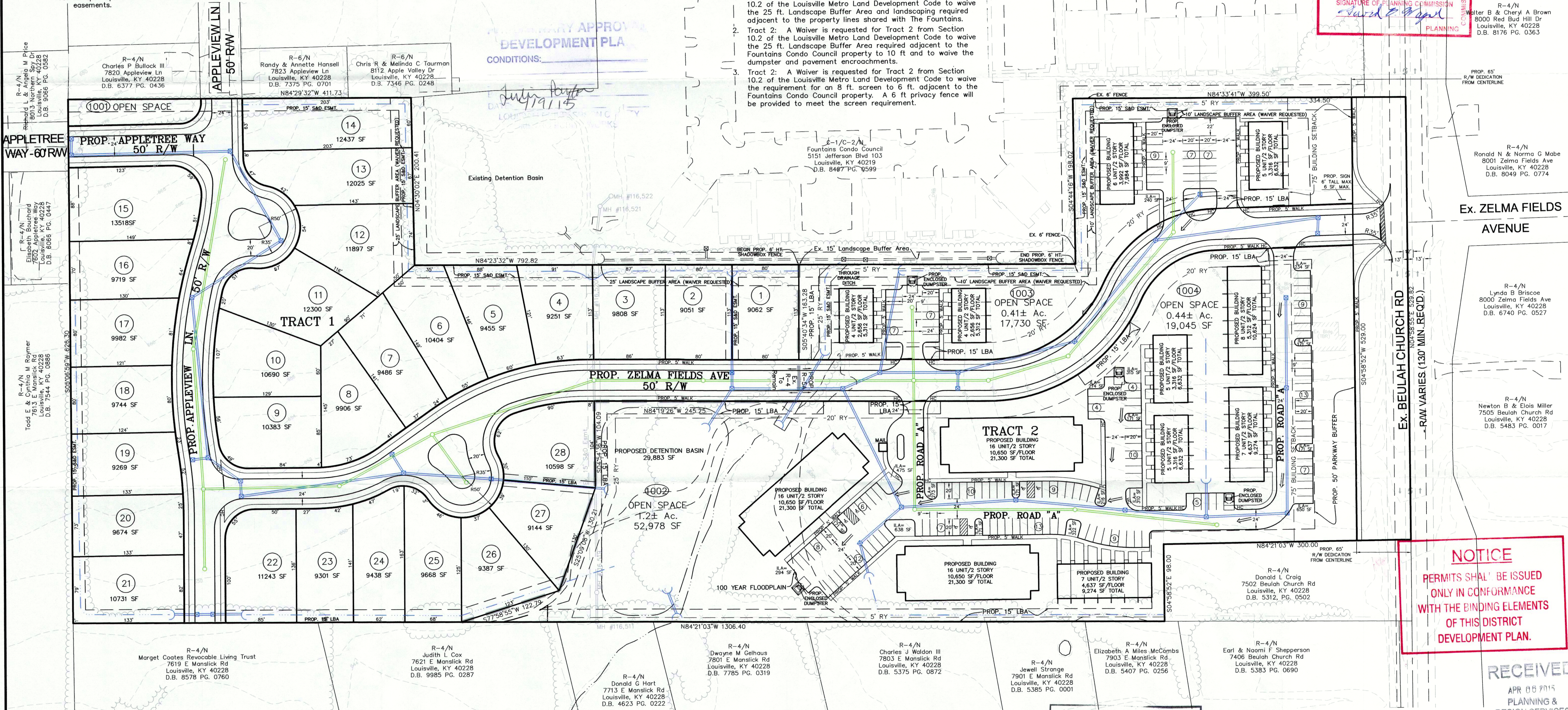
**WAIVERS REQUESTED:**

- 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 6 ft. adjacent to the Fountains Condo Council property. A 6 ft privacy fence will be provided to meet the screen requirement.



**APPROVED DISTRICT DEVELOPMENT PLAN**

DOCKET NO. H20NE1057  
APPROVAL DATE April 14, 2015  
EXPIRATION DATE  
SIGNATURE OF PLANNING COMMISSION  
Walter B & Cheryl A Brown  
8000 Red Bud Hill Dr  
Louisville, KY 40228  
D.B. 8176 PG. 0363



**NOTICE**

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

**RECEIVED**

APR 05 2015  
PLANNING & DESIGN SERVICES

**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.)

**DETENTION BASIN CALCULATIONS**

X = Δ CRA/12  
ΔC = 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.

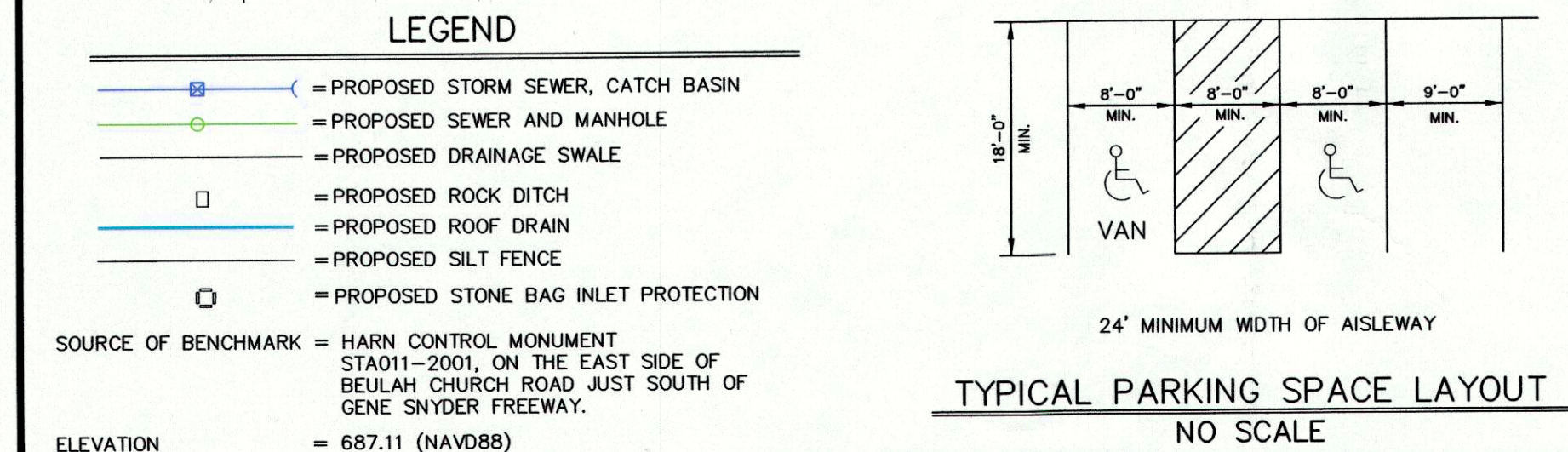
**PRELIMINARY APPROVAL**

Condition of Approval:

*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 SHAFFER LN LOUISVILLE, KY 40291	<b>OWNER:</b> REVOCABLE TRUST AGREEMENT WITH MARGA 6507 SHAFFER LN LOUISVILLE, KY 40291	<b>OWNER:</b> REVOCABLE TRUST AGREEMENT WITH MARGA 6507 SHAFFER LN LOUISVILLE, KY 40291



**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 LD&T

**ENGINEER'S SEAL**

**PROJECT DATA**

FILE NAME: 14156-DDP  
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

**LD&D**

LAND DESIGN & DEVELOPMENT, INC.  
507 WASHINGTON AVENUE, SUITE 101  
LOUISVILLE, KENTUCKY 40202  
PHONE: 502.444.9974  
FAX: 502.444.9974  
WEB SITE: WWW.LD&D.COM

**ASHTON PARK PHASE II**

DETAILED DISTRICT DEVELOPMENT & PRELIMINARY MAJOR SUBDIVISION PLAN

**JOB NO. 14156**

**SHEET 1 OF 4**