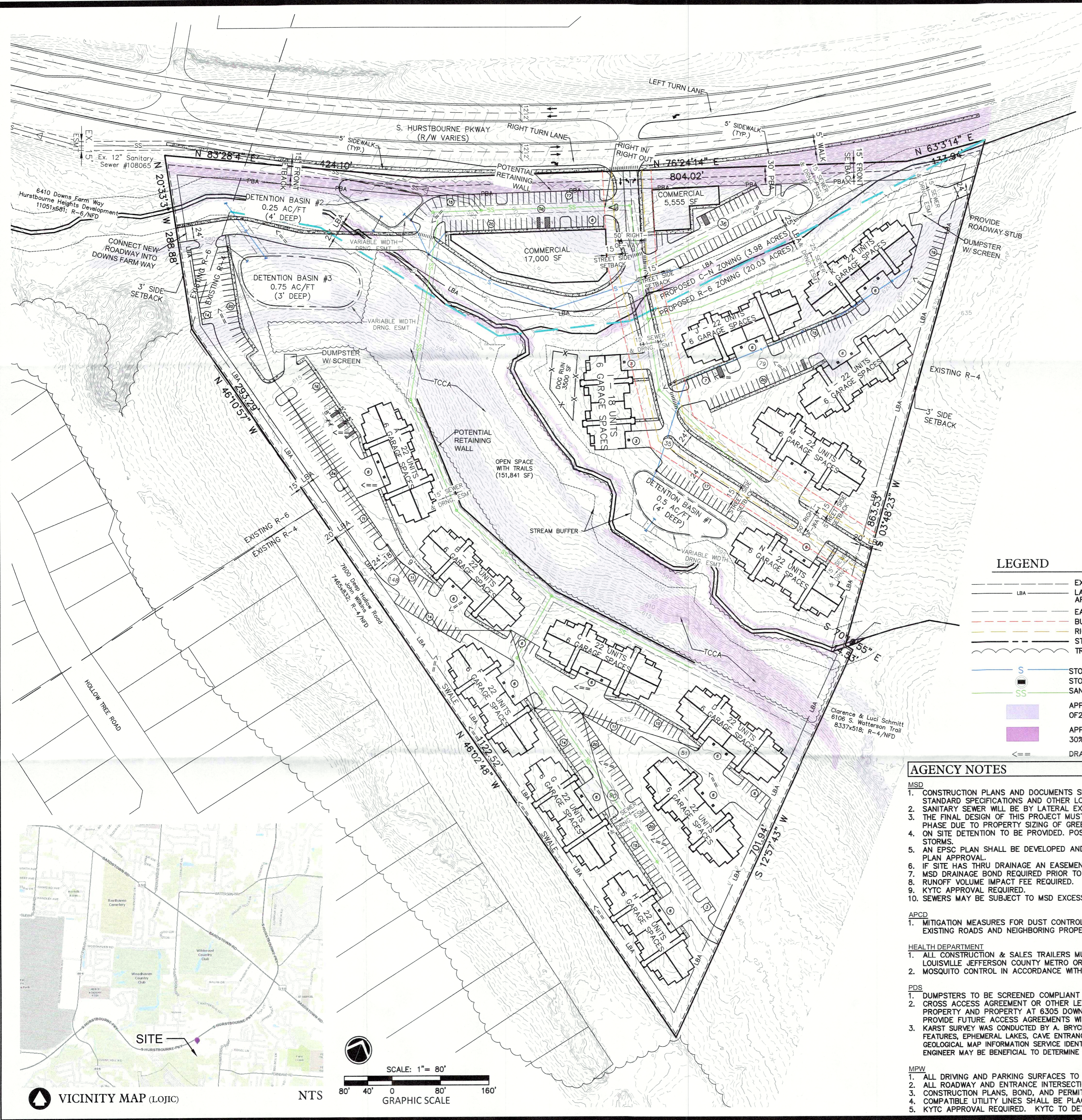


User: aborley Plot Date: August 6, 2019 2:16 PM  
 File Name: U:\18326.000 - 6104 Stone Bluff\Civil Site Drawings\Development Plans\18326-Resort\_2019-08-06.dwg



**SITE DATA**

LAND USE: COMMERCIAL, MULTI-FAMILY RESIDENTIAL  
 SITE ADDRESS: 6875 S. HURSTBOURNE PARKWAY 40291  
 TAX BLOCK & LOT: T.B. 636, 45; T.L. 145  
 EXISTING ZONING DISTRICT: R-4, R-6  
 PROPOSED ZONING DISTRICT: R-6, C-N  
 EXISTING FORM DISTRICT: NEIGHBORHOOD  
 PROPOSED FORM DISTRICT: NEIGHBORHOOD  
 EXISTING USE: VACANT  
 PROPOSED USE: COMMERCIAL, MULTI-FAMILY RESIDENTIAL  
 EXISTING PARCEL AREA: 24.95 ACRES  
 PROPOSED PARCEL AREA: 23.01 ACRES  
 PROPOSED R-6 AREA: 20.03 ACRES  
 PROPOSED C-N AREA: 3.98 ACRES  
 DEED BOOK & PAGE: 10442x848

**BUILDING DATA**  
 R-6 PERMITTED NUMBER OF RESIDENTIAL UNITS: 349 UNITS (17.42/ACRE)  
 PROPOSED NUMBER OF RESIDENTIAL UNITS: 304 UNITS (15.18/ACRE)  
 BUILDING HEIGHT: 35'  
 BUILDING FOOTPRINT: 176,490  
 GROSS FLOOR AREA: 509,747  
 FLOOR TO AREA RATIO: 0.58  
 OPEN SPACE REQUIRED: 15% (130,876 SF)  
 RECREATIONAL OPEN SPACE REQUIRED: 7.5% (65,438 SF) OF THE 15% REQ.

C-N PERMITTED NUMBER OF RESIDENTIAL UNITS: 69 UNITS (17.42/ACRE)  
 PROPOSED RESIDENTIAL UNITS: 0 UNITS (0/ACRE)  
 BUILDING HEIGHT: 45' MAX.  
 BUILDING FOOTPRINT: 22,455 SF  
 GROSS FLOOR AREA: 22,455 SF  
 FLOOR TO AREA RATIO: 0.13

**PARKING CALCULATIONS**  
 R-6 MINIMUM REQUIRED (1.5 SPACES/UNIT): 456 SPACES  
 MAXIMUM PERMITTED (3 SPACES/UNIT): 912 SPACES  
 RESIDENTIAL PARKING PROVIDED: 487 SPACES  
 BIKE PARKING REQUIRED: NONE REQUIRED  
 ACCESSIBLE PARKING REQUIRED/PROVIDED: 9 ACCESS. OF WHICH 2 ARE VAN

C-N MINIMUM REQUIRED (1/250 S.F.): 90 SPACES  
 MAXIMUM PERMITTED (1/150 S.F.): 150 SPACES  
 COMMERCIAL PARKING PROVIDED: 94 SPACES  
 BIKE PARKING REQUIRED: 2 LONG TERM; 1/25,000 S.F. SHORT TERM  
 ACCESSIBLE PARKING REQUIRED: 4 ACCESS. OF WHICH 1 IS VAN  
 ACCESSIBLE PARKING PROVIDED: 4 ACCESS. OF WHICH 2 ARE VAN

**TREE CANOPY CALCULATIONS**  
 SITE AREA: 1,045,564 S.F.  
 TREE CANOPY CATEGORY: CLASS C  
 EXISTING TREE COVERAGE: 76-100%  
 PRESERVED TREE CANOPY: 13.4% (139,824 S.F.)  
 NEW TREE CANOPY REQUIRED: 6% (62,734 S.F.)  
 TOTAL TREE CANOPY REQUIRED: 20% (209,113 S.F.)

**IL/VUA CALCULATIONS**  
 R-6 VEHICULAR USE AREA: 175,874  
 INTERIOR LANDSCAPE AREA (7.5%): 13,191 S.F.  
 ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED: 55 TREES  
 C-N VEHICULAR USE AREA: 51,624  
 INTERIOR LANDSCAPE AREA (7.5%): 3,872 S.F.  
 ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED: 16 TREES

**FREESTANDING SIGNAGE**  
 PERMITTED HEIGHT: 10' (1 TENANT) / 12' (2-3 TENANTS) / 14' (4+ TENANTS)  
 PERMITTED AREA: 80 S.F./100 S.F./120 S.F.

**EPSC DATA**  
 EXISTING IMPERVIOUS AREA: 2,586 S.F.  
 PROPOSED IMPERVIOUS AREA: 448,403 S.F.  
 SENSITIVE FEATURES: INTERMITTENT STREAM, POTENTIAL STEEP SLOPES  
 SOIL TYPE: CdD2, CrC, CrB, CrF2, CrC2, Uhc  
 HYDROLOGIC SOIL GROUP: MOSTLY D

**DETENTION CALCULATION**  
 BASIN 1  
 AC = 0.28  
 $0.28 \times 2.8 \times 7.4 / 12 = 0.48$  ACRE/FEET  
 BASIN 2  
 AC = 0.43  
 $0.43 \times 2.8 \times 2.28 / 12 = 0.23$  ACRE/FEET  
 BASIN 3  
 AC = 0.66  
 $0.66 \times 2.8 \times 8.82 / 12 = 0.74$  ACRE/FEET

**LEGEND**

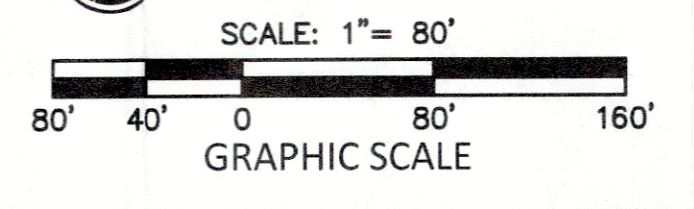
- EXISTING TOPO
- LANDSCAPE BUFFER AREA
- EASEMENT
- BUILDING SETBACK
- RIGHT-OF-WAY
- STREAM
- TREELINE
- S --- STORM SEWER
- SS --- STORM STRUCTURE
- SS --- SANITARY SEWER
- APPROXIMATE LOCATION OF 20-30% SLOPES
- APPROXIMATE LOCATION 30% + SLOPES
- DRAINAGE ARROW

**AGENCY NOTES**

- MSD**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
  - SANITARY SEWER WILL BE BY LATERAL EXTENSION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WQTC.
  - 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 PROPERTY SIZING OF GREEN BEST MANAGEMENT PRACTICES
  - ON SITE DETENTION TO BE PROVIDED. POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR 2, 10 AND 100-YEAR STORMS.
  - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - RUNOFF VOLUME IMPACT FEE REQUIRED. CALCULATION BASED ON RFF X 1.5.
  - KYTC APPROVAL REQUIRED.
  - SEWERS MAY BE SUBJECT TO MSD EXCESS COST TO PROVIDE GRAVITY OUTLET FOR UPSTREAM PROPERTIES.
- APCD**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- HEALTH DEPARTMENT**
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
  - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- PDS**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
  - CROSS ACCESS AGREEMENT OR OTHER LEGAL INSTRUMENT ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE REQUIRED BETWEEN SUBJECT PROPERTY AND PROPERTY AT 6305 DOWNS FARM PLACE PRIOR TO CONSTRUCTION PLAN APPROVAL FOR ANY FUTURE DEVELOPMENT. STUB ROADWAYS WILL PROVIDE FUTURE ACCESS AGREEMENTS WITH ADJACENT PROPERTIES UPON THEIR REQUEST.
  - KARST SURVEY WAS CONDUCTED BY A. BRYCE FULLER, PE ON 03/11/2019 AND THE FOLLOWING KARST FEATURES WERE NOT ENCOUNTERED: SINKHOLE COLLAPSE FEATURES, EPHEMERAL LAKES, CAVE ENTRANCE, SUBSURFACE CAVE PASSAGE, SPRINGS, CLOSED DEPRESSION, OR SINKING STREAM SINK POINT. THE KENTUCKY GEOLOGICAL MAP INFORMATION SERVICE IDENTIFIED THE AREA AS MEDIUM RISK FOR KARST GEOLOGY. A DETAILED KARST SURVEY BY THE PROJECT GEOTECHNICAL ENGINEER MAY BE BENEFICIAL TO DETERMINE CONSTRUCTION.
- MPW**
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
  - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - KYTC APPROVAL REQUIRED. KYTC TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED ON S HURSTBOURNE PARKWAY.

RECEIVED  
 AUG 07 2019  
 PLANNING & DESIGN SERVICES

VICINITY MAP (LOJIC)



Engineering  
Planning

1046 E. Chestnut Street, Louisville, Kentucky 40202  
 Phone: 502-585-2222 Fax: 502-581-1499 Website: www.dak.com  
 Kentucky - Indiana - Georgia - Tennessee

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**6875 S. Hurstbourne Parkway**

Rezoning Plan  
 6875 S. Hurstbourne Parkway  
 Louisville, Kentucky 40291  
 Owner:  
 Cayman Investments LLC  
 5601 Bardstown Road  
 Louisville, Kentucky 40291

REV #	DATE	DESCRIPTION
1	03/08/2019	Agency Revisions
2	04/01/2019	Agency Revisions
3	05/08/2019	Agency Revisions, Layout Modification
4	05/13/2019	Commercial Modifications
5	07/16/2019	Sewer Alignment, Layout Modification
6	08/01/2019	Layout Modification

Job No: 18326.000  
 Date: December 28, 2018  
 Scale: 1" = 80'  
 Drawn By: AWB  
 Checked By: AWB  
 Drawing Title:  
 6875 S. Hurstbourne Parkway  
 Rezoning Plan

Drawing No: WM #11866  
 PROJECT # 18ZONE1071

**1 of 1**