LEGEND

- FOUND 5/8" IRON PIN, 18" LONG, W/CAP STAMPED "TALBOTT PLS 2421" UNLESS OTHERWISE NOTED.
- EXISTING BOUNDARY LINE
- EXISTING BOUNDARY LINE
- 495 EXISTING CONTOURS
- EXISTING TREE LINE
- SS EXISTING SANITARY SEWERS / MANHOLE
- EXISTING STORM SEWERS / CATCH BASIN
- W W EXISTING WATERLINE/MAIN
- PROPOSED SANITARY SEWER LATERAL / WASTE
- DRAINAGE FLOW ARROWS

FND	FOUND
EX	EXISTING
EOP	EX / EDGE OF PAVEMENT
R/W	EX / RIGHT OF WAY
CL	EX / CENTERLINE

APPLICABLE MSD STANDARD DRAWINGS

STABILIZED CONSTRUCTION ENTRANCE	TCCE	ER-01-03
SILT FENCE	SF	EF-09-02
STONE BAG INLET PROTECTION		EF-03-02

SOIL DESCRIPTION

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND–ALFIC UDARENTS–NICHOLSON (UqC).

FLOOD NOTE

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #21111C0032F, EFFECTIVE 2/26/21. BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100–YR FLOOD PLAIN.

REFERENCE MERDIAN

THE BASIS OF BEARING FOR THIS PLAT IS PER BELLEWOOD GARDENS CONDOMINIUM P.B. 118, PG. 86 AS RECORDED IF THE JEFFERSON COUNTY CLERKS OFFICE, KENTUCKY.

CHRISTOPHER JOHNSON
409 OLD HARRODS CREEK RD
LOUISVILLE, KY, 40223
T.B./22, LOT 502
D.B. 12239, PG. 585
R4 / N

JEFF BLOECKER
11506 ROBERT RD
LOUISVILLE, KY, 40223
T.B. 22, LOT 299
D.B. 10226, PG. 784
R4 / N

ELLA A SMITH
11512 ROBERT RD
LOUISVILLE, KY, 40223
T.B. 22, LOT 643
D.B. 10666, PG. 969
R4 / N

RAJESH KRISHNANI & BHARTI KRISHNANI
511 BELLEWOOD RD
LOUISVILLE, KY, 40223
T.B. 22, LOT 642
D.B. 11550, PG. 358
R4 / N

BRUCE J BOWER
508 BELLEWOOD RD
LOUISVILLE, KY, 40223
T.B. 22, LOT 145
D.B. 5985, PG. 127
R4 / N

RAJESH KRISHNANI & BHARTI KRISHNANI
511 BELLEWOOD RD
LOUISVILLE, KY, 40223
T.B. 288, LOT 26
D.B. 10245, PG. 665
R1/ V

GARY & DIANA METZGER
11501 CEDARDALE RD
LOUISVILLE, KY, 40223
T.B. 288, LOT 25
D.B. 5118, PG. 544
R1/ V

CHRISTINA MEBRATH
403 OLD HARRODS CREEK RD
LOUISVILLE, KY, 40223
T.B. 22, LOT 530
D.B. W00635, PG. 251
R4 / N

LULA MCCOY
401 OLD HARRODS CREEK RD
LOUISVILLE, KY, 40223
T.B. 22, LOT 414
D.B. 5383, PG. 290
R4 / N

MIDDLETOWN LODGE 732
440 N MADISON AVE
LOUISVILLE, KY, 40243
T.B. 22, LOT 116
D.B. 5305, PG. 711
R4 / N

BENCHMARK – NAIL SPIKE IN POWER POLE AT SOUTHEAST CORNER OF SUBJECT PROPERTY. EL. 728.50

N 68°56'09" E 356.29'

S 68°56'09" W 431.80'

N 20°00'08" W 139.92'

N 68°59'09" E 74.80'

N 20°00'08" W 68.43'

S 20°11'47" E 208.27'

FND 3/4" IRON ROD

BELLEWOOD GARDEN COURT

BELLEWOOD ROAD (PRIMARY COLLECTOR) – VAR. R/W

CEDARDALE ROAD

SHELBYVILLE RD

LA GRANGE RD

CEDARDALE RD

BELLEWOOD RD

ROBERT RD

EVERGREEN RD

N. MADISON AVE

SITE

LOCATION MAP
NOT TO SCALE

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: 5/20/22
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
Condition of Approval:
Development Review 5-20-22 Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PROJECT DATA

PROPERTY SIZE	65,496.75 S.F./ 1.50 AC.
EXISTING USE	BELLEWOOD GARDEN MULTI–FAMILLY DWELLINGS
EXISTING ZONING	R–5A
EXISTING FORM DISTRICT	NEIGHBORHOOD FORM DISTRICT
PROPOSED USE	REVISED DETAILED DISTRICT DEVELOPMENT PLAN TO ADD (1) UNIT
PROPOSED ZONING	UNCHANGED
PROPOSED FORM DISTRICT	UNCHANGED
FOOTPRINT	700 S.F.
TOTAL BUILDING	1,400 S.F.
BUILDING HEIGHT	25' HT. ±/ 2 STORIES
PROPOSED DENSITY	11.33 D.U. / AC
EXISTING DENSITY	10.65 D.U. / AC
PARKING MIN.	34 SPACES (2 SP. / 1 UNIT DUPLEX)
PARKING MAX.	85 SPACES (6 SP. / 1 UNIT DUPLEX)
PARKING PROVIDED:	39 SPACES (ADDED 2 SPACES FROM APPROVED PLAN)
VEHICLE USE AREA	19,144 S.F. (ADDED 335 S.F. FROM APPROVED PLAN)
INTERIOR LANDSCAPE AREA REQ. (7.5%)	1,411 S.F. APPROVED 941 S.F. (5%) PREVIOUS PLAN
INTERIOR LANDSCAPE ARE PROVIDED	1,231 S.F. TOTAL BASED ON ADDITION AND PREVIOUS PLAN

TREE CANOPY (NO CHANGE FROM PREVIOUS PLAN)

LAND AREA	65,496.75 S.F./ 1.50 AC.
EX. TREE CANOPY	12,182 S.F. (18%)
PRESERVED TREE CANOPY	12,182 S.F. (18%)
TREE CANOPY AREA % REQ.	0%
TREE CANOPY AREA REQ.	0.00 S.F.
NEW TREE CANOPY AREA PROVIDED	0.00 S.F.
0–TYPE "A" TREES @ 1,200 S.F. EACH	
TOTAL TREE CANOPY % PROVIDED	0.00 S.F. (0%)

DRAINAGE CALCULATIONS:

SITE DISTURBANCE AREA = 2,035.00 S.F./ 0.04 AC.

TOTAL SITE AREA = 65,496.75 S.F./ 1.50 AC.
TOTAL EXISTING IMPERVIOUS AREA = 33,561.00 S.F.
TOTAL PROPOSED IMPERVIOUS AREA = 1,356.00 S.F.
EXISTING RUN–OFF COEFFICIENT = 0.61 (C)
DEVELOPED RUN–OFF COEFFICIENT = 0.62 (C)

RUNOFF VOLUME CALCS:
X = CRA/12 FOR 1 HOUR 100 YR. STORM
= (0.62–0.61) (2.8) (1.50 ACRES) / 12
= 0.0035 AC.–FT.

STORM WATER RUN–OFF TO SURFACE DRAIN INTO EXISTING BELLEWOOD GARDEN COURT THEN INTO EXISTING STORM SEWER SYSTEM.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

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 REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
ALL STREAM CROSSINGS MUST UTILIZE LOW–WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER–02.
SEDIMENT–LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

GENERAL NOTES

1. DOMESTIC WATER SUPPLY:
   SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
   A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. STREET TREES ARE REQUIRED AND SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
4. PROTECTION OF TREES TO BE PRESERVED:
   "CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA."
5. THE DEVELOPMENT LIES IN ANCHORAGE MIDDLETOWN FIRE DISTRICT.
6. ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARIES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (ie. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
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. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
9. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
10. THIS SITE LIES WITHIN THE KARST TERRAIN AREA. ANY SUBSEQUENT DEVELOPMENT ON THE SITE IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 4 SECTION 9 OF THE LAND DEVELOPMENT CODE.
11. A REVISED LANDSCAPE AND TREE PRESERVATION PLAN REQUIRE PRIOR TO REQUESTING BUILDING PERMITS FOR THIS NEW STRUCTURE OR PARKING AREA.
12. THE MATERIALS AND DESIGN OF THE PROPOSED ADDITIONAL UNIT SHALL BE SUBSTANTIALLY THE SAME AS DEPICTED IN THE RENDERINGS AS PRESENTED AT THE AUGUST 4, 2005, PLANNING COMMISSION MEETING.

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER: SANITARY SEWER SERVICE PROVIDED BY NEW PROPERTY SERVICE CONNECTION AND SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES AND THE PROJECT LIES IN THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY AN EXISTING LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
4. THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 2,035 S.F.

TRANSPORTATION PLANNING NOTES

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND LOUISVILLE METRO WORKS R/W WITHOUT AN ENCROACHMENT PERMIT.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY LOUISVILLE METRO PUBLIC WORKS.
3. VERGE AREAS WITH PUBLIC RIGHT–OF–WAY TO BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS STANDARDS.
4. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
5. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES, IF REQUIRED.
6. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
7. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
8. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER 'KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.

CASE # 22–DDP–0015
PREVIOUS CASE # 09–30–05
MSD WM # 5240/ 22–1026
MUNICIPALITY: LOUISVILLE METRO
COUNCIL DISTRICT: 18, 19

GRAPHIC SCALE 1"=20'
0 5 10 20 40

REVISION BOX

REV. #	REV. DATE	DESCRIPTION
1	2.17.22	REVISED PER AGENCY COMMENTS
2	3.2.22	REVISED PER AGENCY COMMENTS
3	5.6.22	REVISED FROM 1 STORY TO 2 STORIES
4		

STATE OF KENTUCKY
PETER S. ZAKETTI
LICENSED PROFESSIONAL ENGINEER
5-9-22

REVISED DETAILED DEVELOPMENT PLAN FOR BELLEWOOD GARDENS CONDOMINIUMS

OWNER: HOME BUYERS REALTY LLC
1511 THACKERAY DRIVE
LOUISVILLE, KY 40205
ADDRESS: BELLEWOOD GARDEN COURT
LOUISVILLLE, KY 40223
P.B. 118, PG. 86; D.B. 11203, PG. 346; D.B. 11203, PG. 350
T.B. 22, LOT 183
JANUARY 22, 2022

C. R. P. & ASSOCIATES, INC.
7321 New LaGrange Road
Suite 111
Louisville, KY 40222–4853
(502)423–8747

RECEIVED
MAY 16 2022
PLANNING & DESIGN SERVICES

22-DDP-0015