

**GENERAL NOTES**

- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #2 FIRE DISTRICT.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY REGARDING SIDEWALKS IN THE NEIGHBORHOOD. INSTEAD OF PROVIDING SIDEWALKS AS SHOWN ON THE PLAN, THEY MAY BE PROVIDED ELSEWHERE IN THE NEARBY VICINITY, SUBJECT TO APPROVAL BY THE DIRECTORS OF PLANNING AND DESIGN SERVICES AND PUBLIC WORKS OR THEIR DESIGNEE.

**MSD NOTES:**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL STANDARDS SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 211110027E, DECEMBER 5, 2006)
- BUILDING 1 SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, A NEW PSC MAY BE REQUIRED FOR BUILDING 2 SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE PURCHASED PER THE RATES RENTALS AND CHARGES AT A RATION OF 1.5 TO 1.
- 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.
- NO STORAGE OF MATERIALS WHICH ARE FLAMMABLE, EXPLOSIVE, REACTIVE, TOXIC OR CORROSIVE OR BECAUSE OF THE BUOYANCY OR OTHER PROPERTIES MAY BE INJURIOUS TO HUMAN, ANIMAL OR PLANT LIFE.
- SITE IS SUBJECT TO REGIONAL FACILITY FEES. DOWNSIDE IMPROVEMENTS MAY BE REQUIRED ALONG MOCKINGBIRD VALLEY ROAD.

**EPSC 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 REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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. SOILS 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 FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.

**EPSC PHASING**

- INSTALL TEMP. CONSTRUCTION ENTRANCE, INLET PROTECTION & SILT FENCE.
- BEGIN CONSTRUCTION.
- REMOVE SILT FENCES AND INLET PROTECTION ONCE SITE IS STABILIZED & VEGETATION IS ESTABLISHED.

**PARKING CALCULATIONS**

**PARKING REQUIRED:**  
 RETAIL (INCLUDING PATIO) @ 1/500 = 18 SPACES 34 SPACES  
 FARMERS MARKET @ 1/500 SF = 26  
 WORKING GARDEN @ 1.5/2 EMPLOYEES = 13 SPACES  
 40% APPLICABLE REDUCTIONS = -25

**PARKING ALLOWED:**  
 RETAIL (INCLUDING PATIO) @ 1/250 = 36 SPACES 89 SPACES  
 FARMERS MARKET @ 25% ABOVE MIN. = 33 SPACES  
 WORKING GARDEN @ 1/EMPLOYEE = 20 SPACES

**PARKING PROVIDED:**  
 37 ASPHALT SPACES 74 SPACES  
 37 GRASS PAVER SPACES

THIS SITE IS ELIGIBLE FOR A 40% REDUCTION IN PARKING AS FOLLOWS:  
 20% FOR NATIONAL REGISTER ELIGIBLE BUILDING  
 20% FOR MEETING 2 GREEN SITE DESIGN CRITERIA  
 1. PREVIOUSLY DEVELOPED SITE  
 2. 20% OF AREA IS VEGETATED OPEN SPACE

**BIKE PARKING**  
 BIKE SPACES REQUIRED: 2 LONG TERM  
 2 SHORT TERM

BIKE SPACES PROVIDED: 2 LONG TERM  
 2 SHORT TERM

**ADDITIONAL REQUESTS**

- WAIVER TO ENCR OACH 3' INTO THE 15X100' PARKWAY BUFFER ALONG MOCKINGBIRD VALLEY ROAD.
- WAIVER TO PROVIDE A 10' VUA LBA ALONG MOCKINGBIRD VALLEY ROAD INSTEAD OF THE REQUIRED 15' VUA LBA.
- WAIVER OF THE VEHICULAR CONNECTION TO THE ADJOINING COMMERCIAL PROPERTY.
- WAIVER TO NOT PROVIDE 50% CLEAR WINDOWS FOR A COMMERCIAL USE.

**SITE DATA**

EXISTING ZONING DISTRICT: R5  
 PROPOSED ZONING DISTRICT: C1  
 FORM DISTRICT: NEIGHBORHOOD COUNTRY CLUB  
 EXISTING USE: RETAIL/FARMERS MARKET  
 PROPOSED USE: 5.06 AC (21,217 SF)  
 GROSS SITE AREA: 5.06 AC (21,845 SF)  
 AREA DEDICATED TO ROW: 4.58 AC (199,372 SF)  
 NET SITE AREA: 8,650 SF  
 BUILDING FOOTPRINT: BUILDING 1: 6,000 SF  
 BUILDING 2: 1,550 SF  
 BUILDING 3: 500 SF  
 BUILDING HEIGHT: 17'  
 MAX. PERMITTED HEIGHT: 30'  
 FAR: 0.04

**TREE CANOPY REQUIREMENTS**

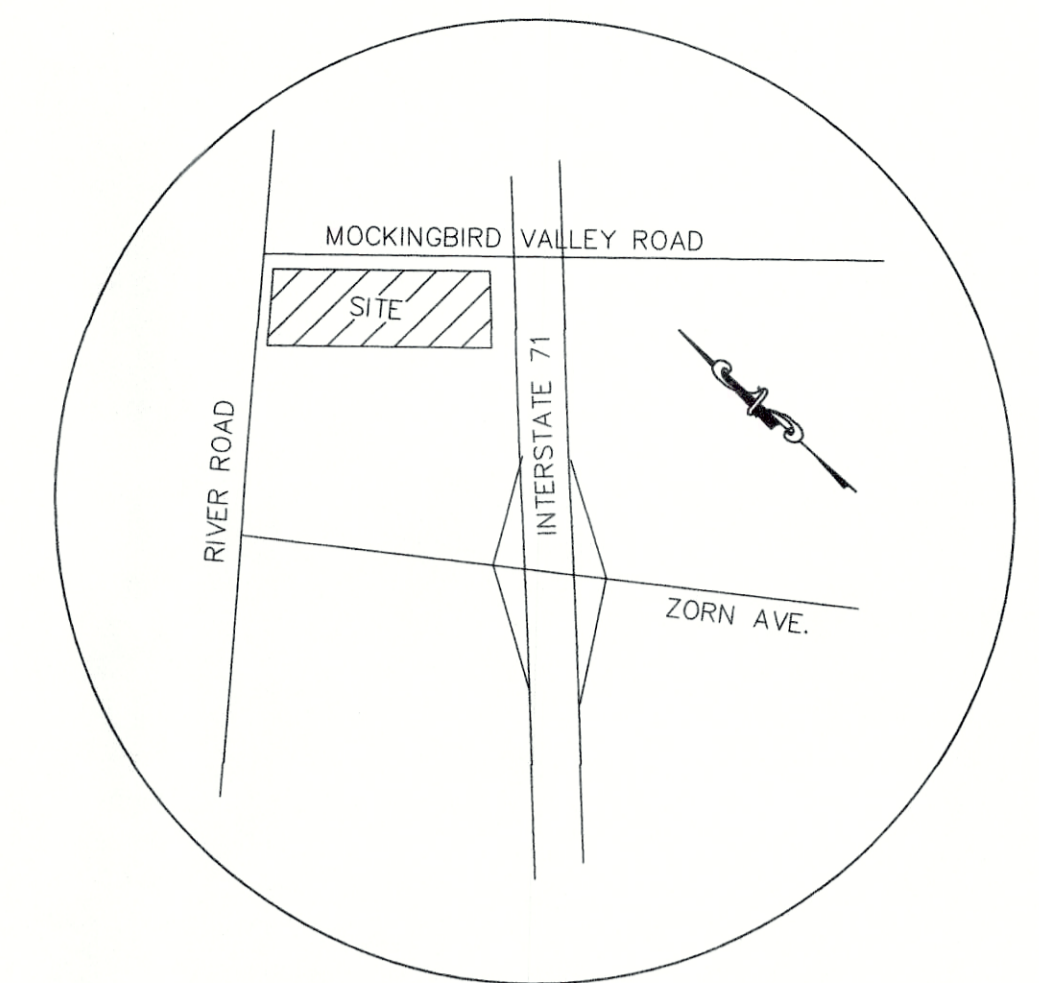
SUBJECT SITE AREA: 199,372 SF  
 EXISTING TREE CANOPY TO REMAIN: 0 SF (0%)  
 TREE CANOPY REQUIRED: 69,780 SF (35%)

**ILA CALCULATIONS**

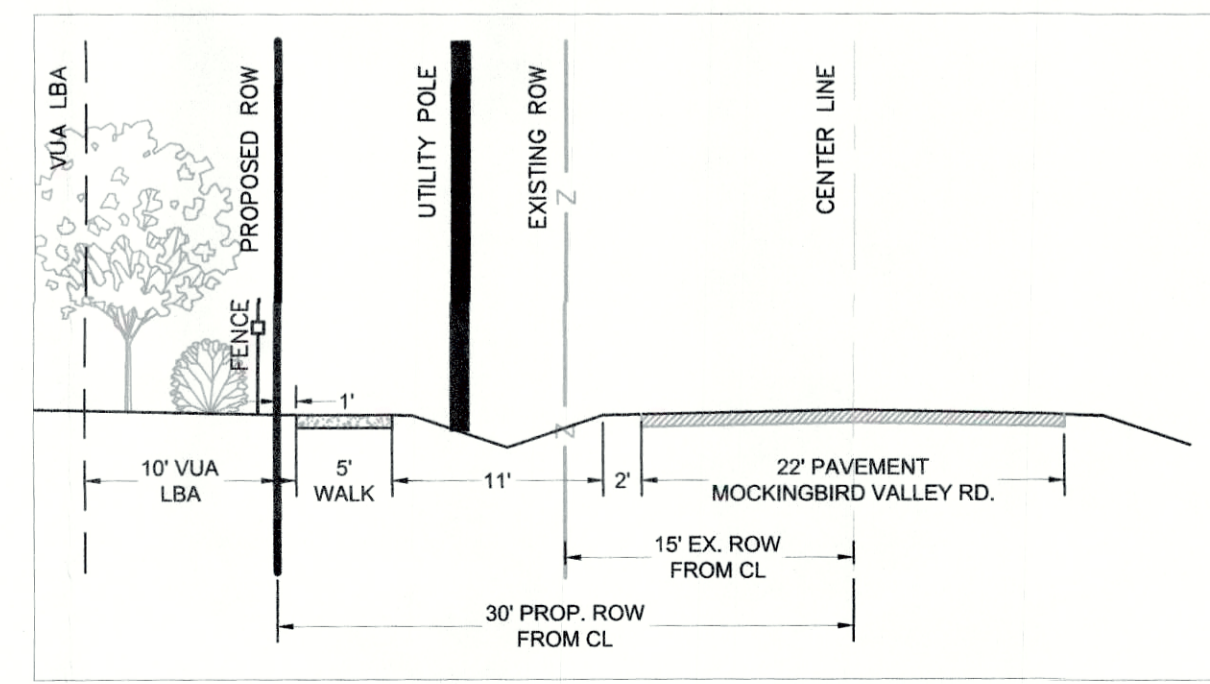
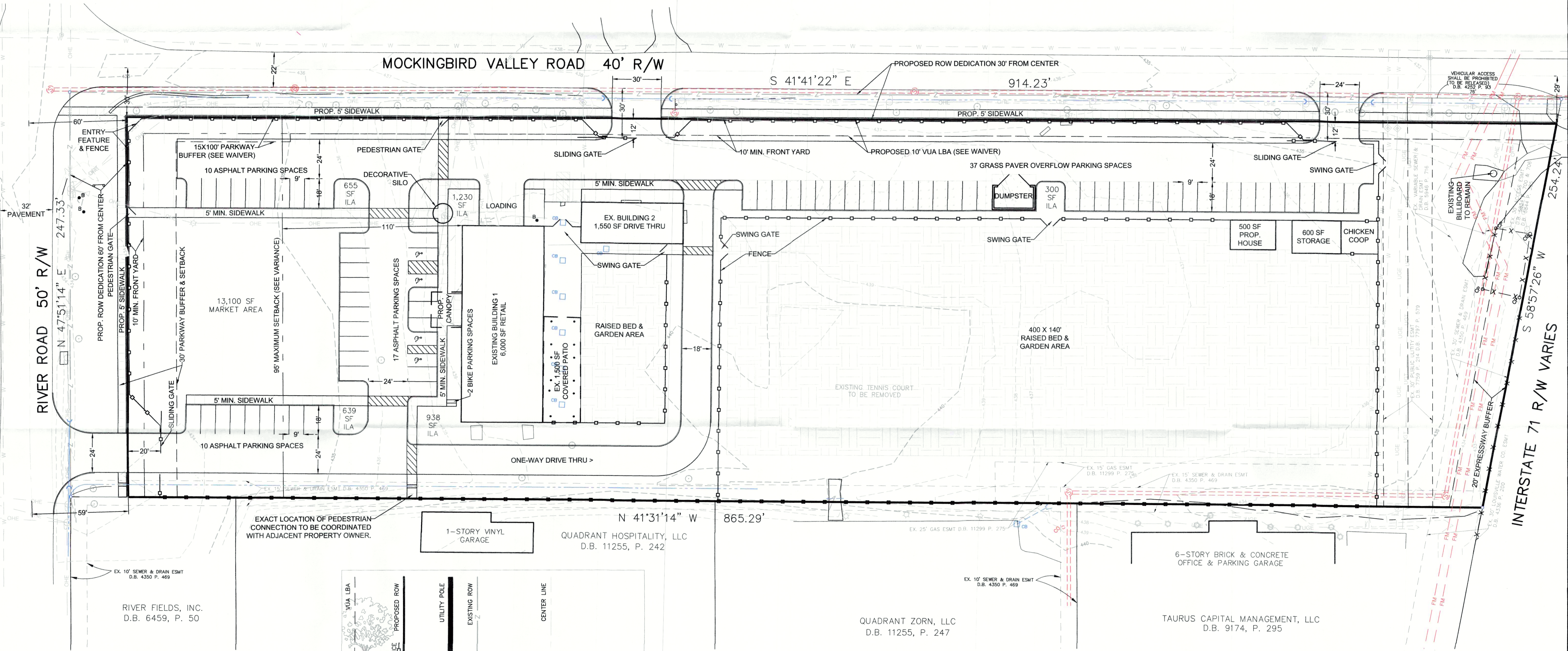
PROPOSED VUA: 45,909 SF  
 ILA REQUIRED: 3,443 SF (7.5%)  
 ILA PROVIDED: 3,782 SF (8.2%)  
 REQUIRED TREES: 14 TREES

**IMPERVIOUS AREA CALCULATIONS**

SITE AREA: 206,343 SF  
 EXISTING IMPERVIOUS: 52,192 SF  
 PROPOSED IMPERVIOUS: 62,956 SF  
 DIFFERENCE: + 10,764 SF



LOCATION MAP NOT TO SCALE



MOCKINGBIRD VALLEY ROAD SECTION EXHIBIT SCALE: 1" = 10'

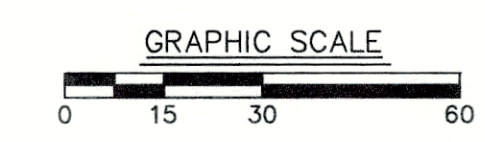
**UTILITY NOTE**

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

**BENCH MARKS** (NAVD 1988 DATUM)

BM#GPS88-5 MSD Monument 108' east from the centerline of the Entrance Road to the Louisville Water Company and 315' north from centerline of River Road. Elevation 432.03  
 BM#10854 Railroad Spike set in Power Pole 26' south of the centerline of River Road and 74' west of the centerline of Mockingbird Valley Road. Elevation 435.03



RECEIVED

APR 27 2021  
 PLANNING & DESIGN SERVICES

WM # 12233  
 CASE # 21-ZONE-0014  
 RELATED CASE # 20-ZONEPA-0125

**SABAK, WILSON & LINGO, INC.**  
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
 THE HENRY CLAY 808 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202  
 (502) 584-0271

NO.	REVISION	DATE
1	FORMAL FILING	02/07/21
2	REVISED PER AGENCY COMMENTS	03/03/21
3	REVISED PER AGENCY COMMENTS	03/26/21
4	REVISED PER AGENCY COMMENTS	04/16/21
5	REVISED PER AGENCY COMMENTS	04/28/21

SHEET TITLE: DETAILED DISTRICT DEVELOPMENT PLAN  
 PROJECT TITLE: **THE HAYMARKET**  
 3020 RIVER ROAD, LOUISVILLE, KY 40207  
 TAX BLOCK 68K, LOT 67  
 DEVELOPER: ASHBOURNE FARMS  
 3810 OLD WESTPORT ROAD, LAGRANGE, KY 40031

JOB NO. 3244  
 SCALE: 1" = 30'  
 DATE: 02/01/21  
 DRAWING NO. **DDP**  
 SHEET 1 OF 1

21-ZONE-0014