

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the Right of Way.
5. There shall be no landscaping in the Right of Way without an encroachment permit.
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
7. 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.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
9. Utilities shall be placed in a joint trench whenever possible unless otherwise noted.
10. Lot Consolidation required prior to construction approval.

PROJECT DATA

EXISTING ZONING & FORM DISTRICT	= R-4 / NEIGHBORHOOD
TOTAL SITE AREA	= 1.92 ACRES (83,765 SF)
EXISTING USE	= VACANT LAND
PROPOSED APARTMENTS (R-6)	= 24 UNITS
PROPOSED (3) EIGHT-PLEX APARTMENT BUILDINGS AT 9,617 SF EA. (TOTAL 28,851 SF)	
TOTAL # OF UNITS	= 24 UNITS
BUILDING HEIGHT	= <35'
FAR	= 0.34 (1.00 MAXIMUM)
DENSITY (24 UNITS/1.92 ACRES)	= 12.50 UNITS/ACRE (17.42 D.U./ACRE MAXIMUM R-6)
PARKING REQUIRED	
MULTI-FAMILY DWELLINGS	
MINIMUM (1.5 x 24 DWELLING UNITS)	= 36 SPACES
MAX (1.5 x 24 DWELLING UNITS)	= 72 SPACES
TOTAL PARKING PROVIDED	= 36 SPACES (3 HANDICAP SPACES)
TOTAL BICYCLE PARKING REQUIRED	= EXEMPT PER CHAPTER 9.2.5.A.
TOTAL VEHICULAR USE AREA	= 19,667 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 1,475 S.F. (7.5% TOTAL V.U.A.)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,630 S.F. (ILA)
OPEN SPACE REQUIRED	= 12,565 S.F. (15% OF 83,765 S.F.)
OPEN SPACE PROVIDED	= 17,800 S.F.
ADDITIONAL RECREATIONAL SPACE REQUIRED	= 6,283 S.F. (1/3 OF OPEN SPACE)
RECREATIONAL SPACE PROVIDED	= 6,325 S.F.

MSD NOTES:

1. Sanitary sewer service will be provided by connection and subject to applicable fees.
2. 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.
3. If the site has through drainage an easement plat will be required prior to MSD granting construction plan approval.
4. 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.
5. 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.
6. KDOW approval required prior to MSD construction plan approval.
7. Lowest finished floor or machinery shall be at or above 554.8
8. ACOE approval required prior to MSD construction plan approval for any work required within the limits of the bank of the stream.
9. MSD Floodplain permit required prior to construction plan approval.
10. Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1
11. Site is subject to a Regional Facilities Fee x 1.5

TREE CANOPY CALCULATIONS

SITE AREA	= 1.92 AC (83,765 S.F.)
TOTAL EXISTING TREE CANOPY	= 72% (60,125 S.F.)
TOTAL PERCENTAGE TREE CANOPY REQUIRED	= 25% (20,942 S.F.)
PERCENTAGE TREE CANOPY TO BE PRESERVED	= 32% (27,084 S.F.)

IMPERVIOUS AREA

1. TOTAL SITE AREA = 1.92 AC.
2. LIMITS OF DISTURBANCE = 50,925 SF (1.17 AC)
3. TOTAL IMPERVIOUS AREA (EXISTING) = 0 SF (0 AC)
4. INCREASE OF IMPERVIOUS AREA = 42,253 SF (0.97 AC)
5. TOTAL IMPERVIOUS AREA (PROPOSED) = 42,253 SF (0.97 AC)

LEGEND

- EXISTING TREE
- FLOW ARROW
- HANDICAP PARKING
- INTERIOR LANDSCAPE ISLAND
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED PSC
- WHEEL STOP
- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND CREEKSTONE HEADWALL
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- LIMITS OF TREE CLEARING AND DISTURBANCE AT 25' STREAM BUFFER
- COMPACT CAR PARKING SPACE

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 SEEDING AND STABILIZED.

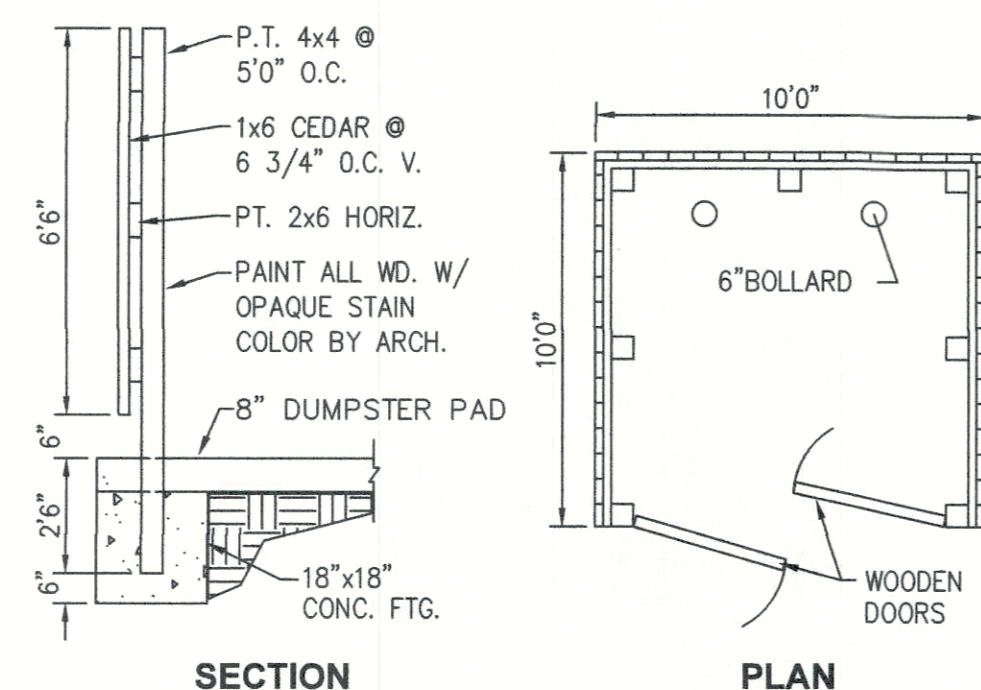
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

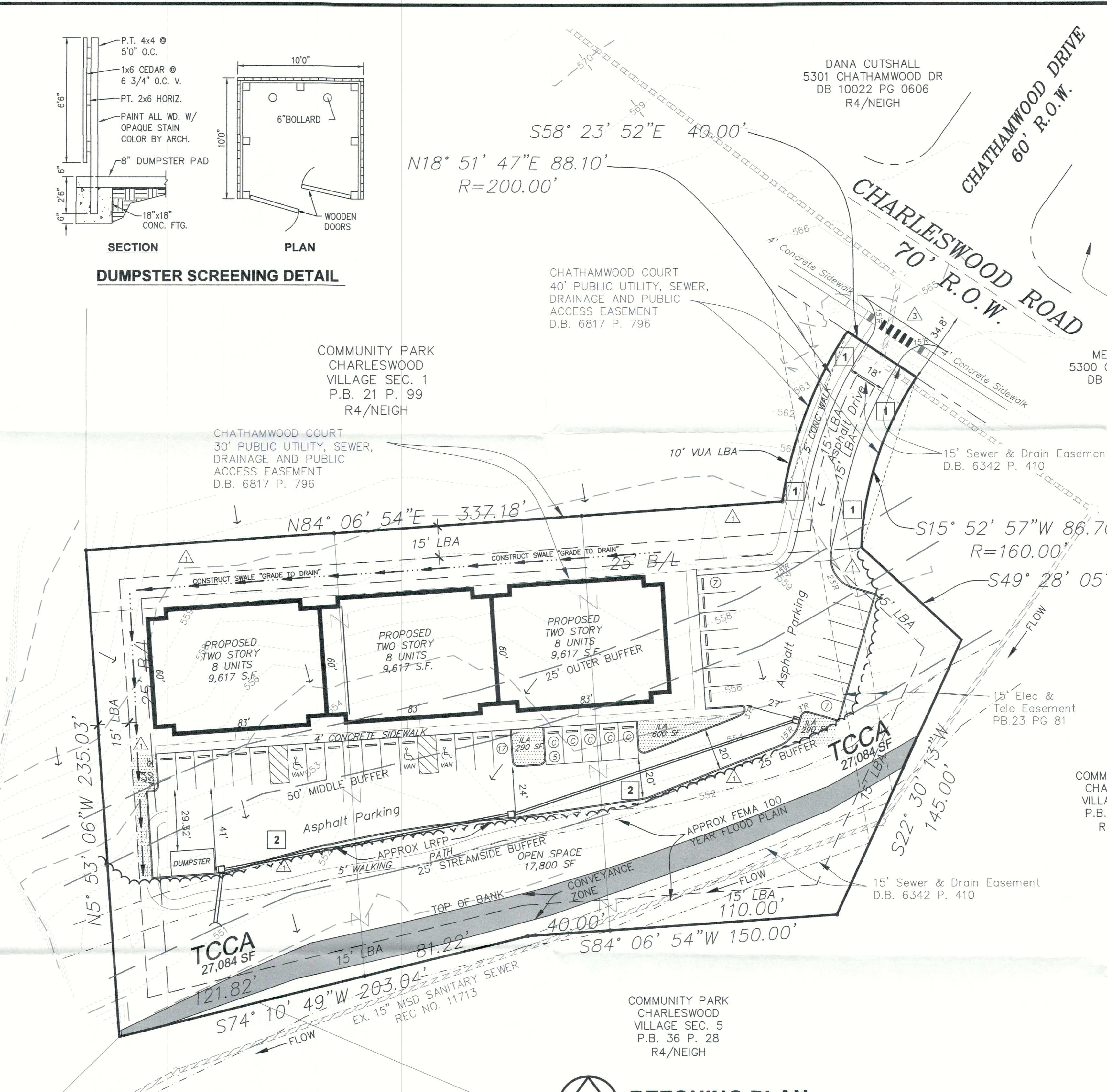
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.



DUMPSTER SCREENING DETAIL



HERSHEL COX & PATRICIA C. COX
D.B. 7718 P. 239
R4/NEIGH

COMMUNITY AREA CHARLESWOOD VILLAGE SEC. 2
P.B. 23 P. 81
R4/NEIGH

REZONING PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 15' 30' 60'
SCALE: 1" = 30'

MSD REGIONAL FACILITIES FEE

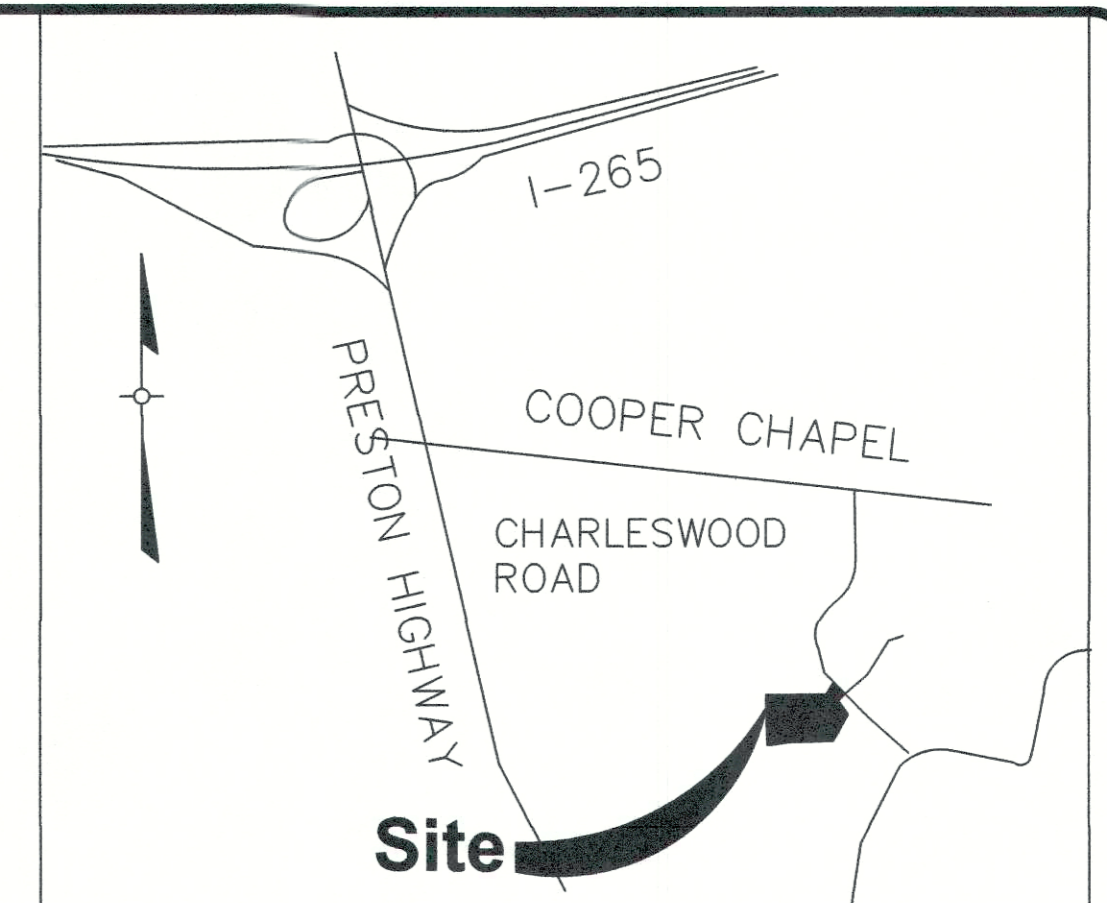
$$(C_{post} - C_{pre}) \times (2.8/12) \times (\text{Area in Acres}) = \text{Volume (AC-FT)}$$

$$(0.95 - 0.30) \times (2.8/12) \times (0.97) = 0.1471 \text{ AC-FT}$$

$$0.1471 \text{ AC-FT} \times 43,560 \text{ SF/AC} = 6,408 \text{ CU-FT}$$

$$\text{FEE} = \$0.50 \times 6,408 \text{ CU-FT} \times 1.5 = \$4806.00$$

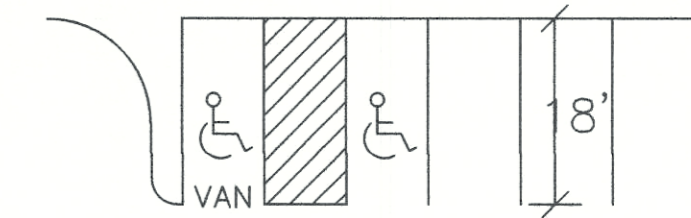
MSD STANDARD EROSION CONTROLS	
	SILT FENCE
	INLET PROTECTION
	CONSTRUCTION ENTRANCE



LOCATION MAP

N.T.S.

TYP. PAINTED ISLAND TYP. INTERIOR LANDSCAPE ISLAND



TYPICAL PARKING DETAIL

GENERAL SITE INFORMATION:

1. THIS SITE IS CURRENTLY ZONED R-4 IN THE NEIGHBORHOOD FORM DISTRICT.
2. SITE IS LOCATED IN COUNCIL DISTRICT 23 & FIRE PROTECTION DISTRICT OKOLONA.
3. SITE IS LOCATED IN THE FLOODPLAIN PER FEMA MAP#21111C0111E.
4. SITE IS LOCATED IN A KARST TERRAIN AREA.

KARST GEOLOGICAL DISCOVERY:

THE SITE ALONG WITH HISTORICAL MAPS AND PLATS WERE REVIEWED AND INSPECTED BY ECS SOUTHEAST, LLP (GEOTECHNICAL ENGINEER) ON AUGUST 12, 2019 AND FOUND THAT NO KARST EVIDENCE WAS WITNESSED ON THE SITE, MAKING THE SITE IN COMPLIANCE WITH LDC SECTION 4.9.3.

WAIVERS/VARIANCE REQUESTED:

1. Waiver to eliminate the 15' perimeter LBA where the VJA encroaches along the entrance due to the narrowing of the property and Waiver of the 10' VJA LBA to allow installation of a 5' sidewalk.
2. Variance to allow the proposed parking to encroach into the 75' stream side buffer.

RECEIVED
AUG 20 2020
PLANNING & DESIGN SERVICES



UTILITY WARNING

THE UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CONTACT KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123 PRIOR TO ANY CONSTRUCTION ACTIVITY.

REVISIONS	Description	By	Date
11/19	AGENCY COMMENTS	CC	
04/20	AGENCY COMMENTS	CC	
06/20	AGENCY COMMENTS	CC	
08/20	UPDATED PARKING	CC	

BlueStone
Engineers, PLLC
3703 Taylorville Road, Suite 205
Louisville, Kentucky 40220
(502) 292-9288
www.bluestoneengineers.com

DEVELOPER/OWNER:
CHATHAMWOOD, LLC
A Kentucky Limited Liability Company
PO Box 5863
LOUISVILLE, KENTUCKY 40255

DATE: _____
SIGNATURE: _____

TITLE
REZONING PLAN
CHATHAMWOOD APARTMENT HOMES
TAX BLOCK 0957 LOTS 0079-81
5200, 5204 & 5208 CHATHAMWOOD CT
LOUISVILLE, KENTUCKY 40219
SITE INFO

REZONING PLAN
SHEET NO.
1 OF 1
DATE: 10-11-17
SCALE: 1"=30'
DRAWN BY: DLW CHECKED BY: CTC

CASE NO: 17ZONE1030
MSD WM#11663

17ZONE1030