

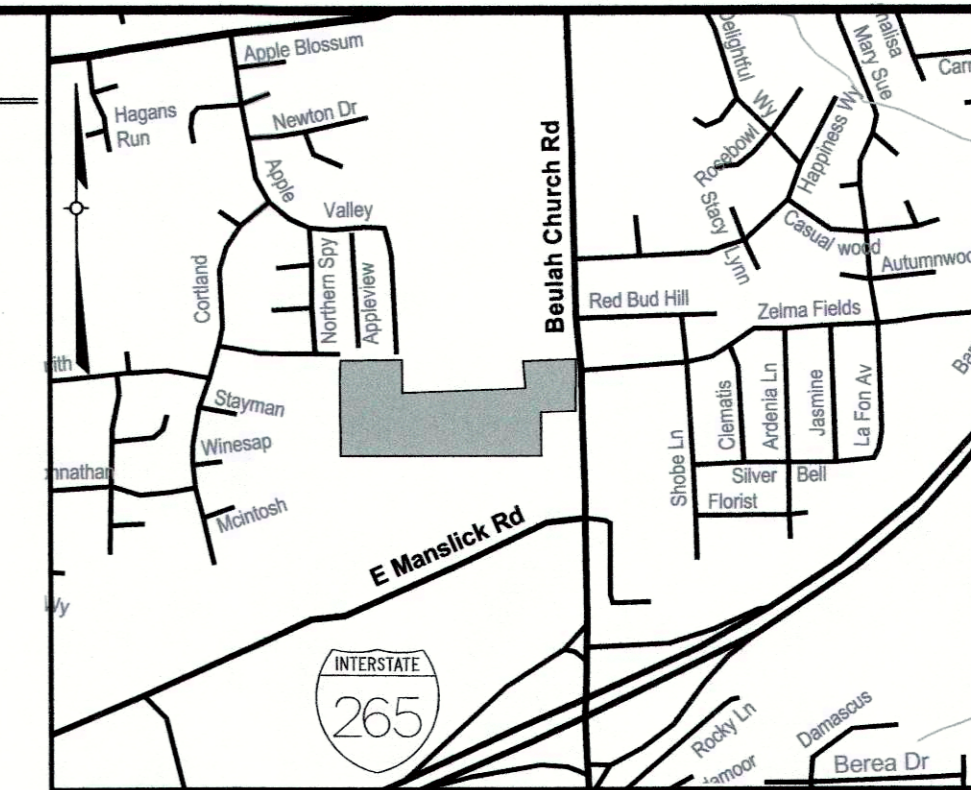
GENERAL NOTES:

- 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.
- The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.

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 plot 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.



METRO LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
 Case No. 15DEVPLAN1102
 DOCKET NO. 15DEVPLAN1102
 APPROVAL DATE 10/14/15
 EXPIRATION DATE 11/4/15
 SIGNATURE OF PLANNING COMMISSION
 PLANNING COMMISSION

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: [Signature]
 DATE: 9/24/15
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

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

C-1/C-2/N
 Fountains Condo Council
 5151 Jefferson Blvd 103
 Louisville, KY 40219
 D.B. 8467 PG. 0599

R-4/N
 Walter B & Cheryl A Brown
 8000 Red Bud Hill Dr
 Louisville, KY 40228
 D.B. 8176 PG. 0363

WAIVERS GRANTED:

- Tract 1: A Waiver was granted 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 was granted 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 was granted 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.

PROJECT DATA

TOTAL SITE AREA	= 10.68± Ac.
R/W DEDICATION AREA	= 0.64± Ac.
NET SITE AREA	= 10.04± Ac.
EXISTING ZONING	= R-5A
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
# OF UNITS	= 104 UNITS
PROPOSED BUILDING HEIGHT	= 2 STORY (35' MAX. ALLOWED)
TOTAL FOOTPRINT BUILDING AREA	= 81,650 SF
TOTAL GROSS BUILDING AREA	= 159,300 SF
F.A.R.	= 0.34 (0.5 MAX ALLOWED)
DENSITY	= 9.73 (12.01 MAX ALLOWED)
NET DENSITY	= 10.36 (12.01 MAX ALLOWED)
OPEN SPACE	
OPEN SPACE REQUIRED	= (15%) 1.51 Ac. - 65,601 SF
OPEN SPACE PROVIDED	= (27%) 2.72 Ac. - 120,481 SF
RECREATIONAL OPEN SPACE	= (7.5%) 0.76 Ac. - 32,800 SF
PARKING REQUIRED	MIN. 156 SP MAX. 312 SP
104/1.5 SP MIN.	= 156 SP
104/3 SP MAX.	= 312 SP
-10% REDUCTION PER SECTION 9.1.2.F.2	= 140 SP 312 SP
TOTAL PARKING PROVIDED	= 258 SP (10 HC SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 103,020 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 7,726 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 8,813 SF

SETBACKS

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

Ex. ZELMA FIELDS AVENUE

R-4/N
 Lynda B Briscoe
 8000 Zelma Fields Ave
 Louisville, KY 40228
 D.B. 6740 PG. 0527

R-4/N
 Newton B & Elois Miller
 7505 Beulah Church Rd
 Louisville, KY 40228
 D.B. 5483 PG. 0017

PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature]
 Development Review
 LOUISVILLE/JEFFERSON COUNTY METRO PLANNING & DESIGN SERVICES
 RECEIVED
 SEP 17 2015

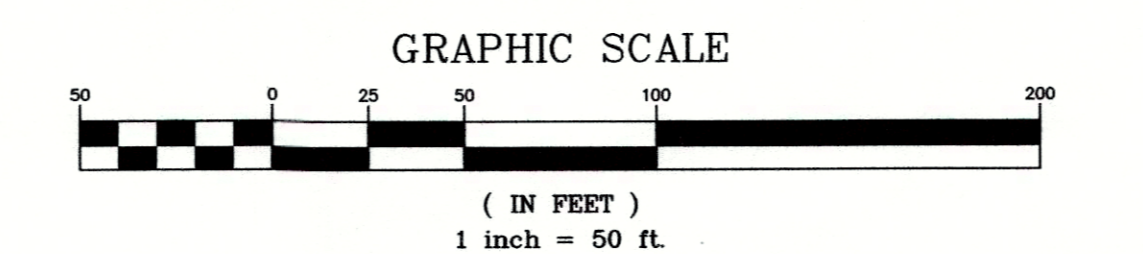
TREE CANOPY CALCULATIONS (CLASS C) (0%-40% COVERAGE)

TOTAL SITE AREA	= 465,172 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (93,034 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (93,600 S.F.)

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $AC = 0.80 - 0.23 = 0.57$
 $A = 7.57 \text{ Ac.}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.57)(7.57)(2.8)/12 = 1.00 \text{ AC.-FT.}$
 REQUIRED X = 43,857 CU.FT.
 PROVIDED BASIN = 31,000 SQ.FT.

TOTAL = 31,000 SQ.FT. @ APPROX. 1.5 FT. DEPTH
 = 46,500 CU.FT. > 43,857 CU.FT.



LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- PROPOSED SILT FENCE
- PROPOSED STONE BAG INLET PROTECTION
- POTENTIAL WETLANDS

TYPICAL PARKING SPACE LAYOUT
 NO SCALE

24' MINIMUM WIDTH OF AISLEWAY

REVISIONS

NO.	DATE	DESCRIPTION
1	9/15/15	REVISED PER AGENCY COMMENTS

PROJECT DATA
 FILE NAME: 14156-RDDDP
 DATE: 8-24-15
 CHECKED BY: KMY
 SCALE: AS SHOWN
 DRAWN BY: JH

ENGINEER'S SEAL
 SURVEYOR'S SEAL

ASHTON PARK PHASE II
 DEVELOPER
 ASHTON PARK LLC
 7600 BEULAH CHURCH ROAD
 LOUISVILLE, KY 40228

LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND ARCHITECTURE - LANDSCAPE ARCHITECTURE
 505 WESTERN AVENUE, SUITE 501
 LOUISVILLE, KY 40202
 PHONE: 502.449.9794
 FAX: 502.449.9794
 WWW.LDD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT
 ASHTON PARK PHASE II
 DEVELOPER
 ASHTON PARK LLC
 7600 BEULAH CHURCH ROAD
 LOUISVILLE, KY 40228

JOB NO. 14156
 SHEET 1 OF 1

15DEVPLAN1102