

X:\AA-Projects-2017\17053 - Delcour Multi-Family Development Plan.dwg PLOT DATE: October 30, 2017 - 11:23am

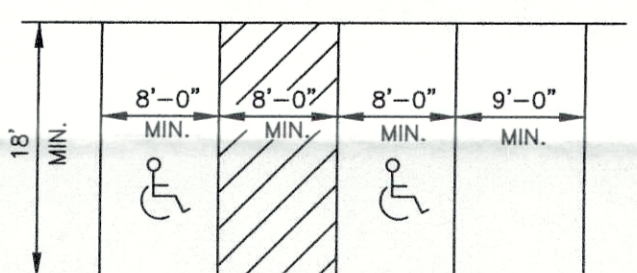
LEGEND

- EX. TREE
EX. FIRE HYDRANT
EX. LIGHT POLE
EX. UTILITY POLE
EX. SIGN
EX. PROPERTY LINE
EX. FENCE
EX. WATER LINE
EX. GAS LINE
EX. OVERHEAD ELECTRIC
EX. UNDERGROUND ELECTRIC
EX. SWALE
EX. STORM SEWER
EX. SANITARY SEWER
EX. CONCRETE
EX. EDGE OF PAVEMENT
PR. STORM SEWER w/ EPSC ROCK CHCK
PR. SANITARY SEWER
PR. PROPERTY SERVICE CONNECTION
PR. ELECTRIC W/ TRANSFORMER
PR. WATER LINE
PR. GAS LINE
PR. SWALE
PR. CONCRETE
PR. EDGE OF PAVEMENT
PR. FENCE
PR. SILT FENCE
PR. FIRE HYDRANT
PR. LIGHT POLE
PR. SIGN
PR. 15' LANDSCAPE BUFFER AREA (LBA)
LIMITS OF EXISTING BUILDING
LIMITS OF PROPOSED BUILDING

DETENTION CALCULATIONS

X = ΔCBA/12
ΔC = 0.75 - 0.30 = 0.45
A = 531,432 S.F.
R = 2.8 INCHES
X = (0.45)(531,432)(2.8)/12 = 55,800 CUBIC FEET
BASIN AREA 1 = 14,000 S.F.
BASIN AREA 2 = 14,200 S.F.
TOTAL = 28,200 S.F. @ APPROX. 2 FT. DEPTH
TOTAL = 56,400 CU.FT. > 55,800 CU.FT.

NOTE: DETENTION REQUIREMENTS WILL BE MET USING SEPARATELY OR A COMBINATION OF ONSITE BASIN AREAS, OVERSIZED STORM DRAINAGE PIPES AND/OR SAND INFILTRATION AS ALLOWED BY AND PER MSD STANDARDS.



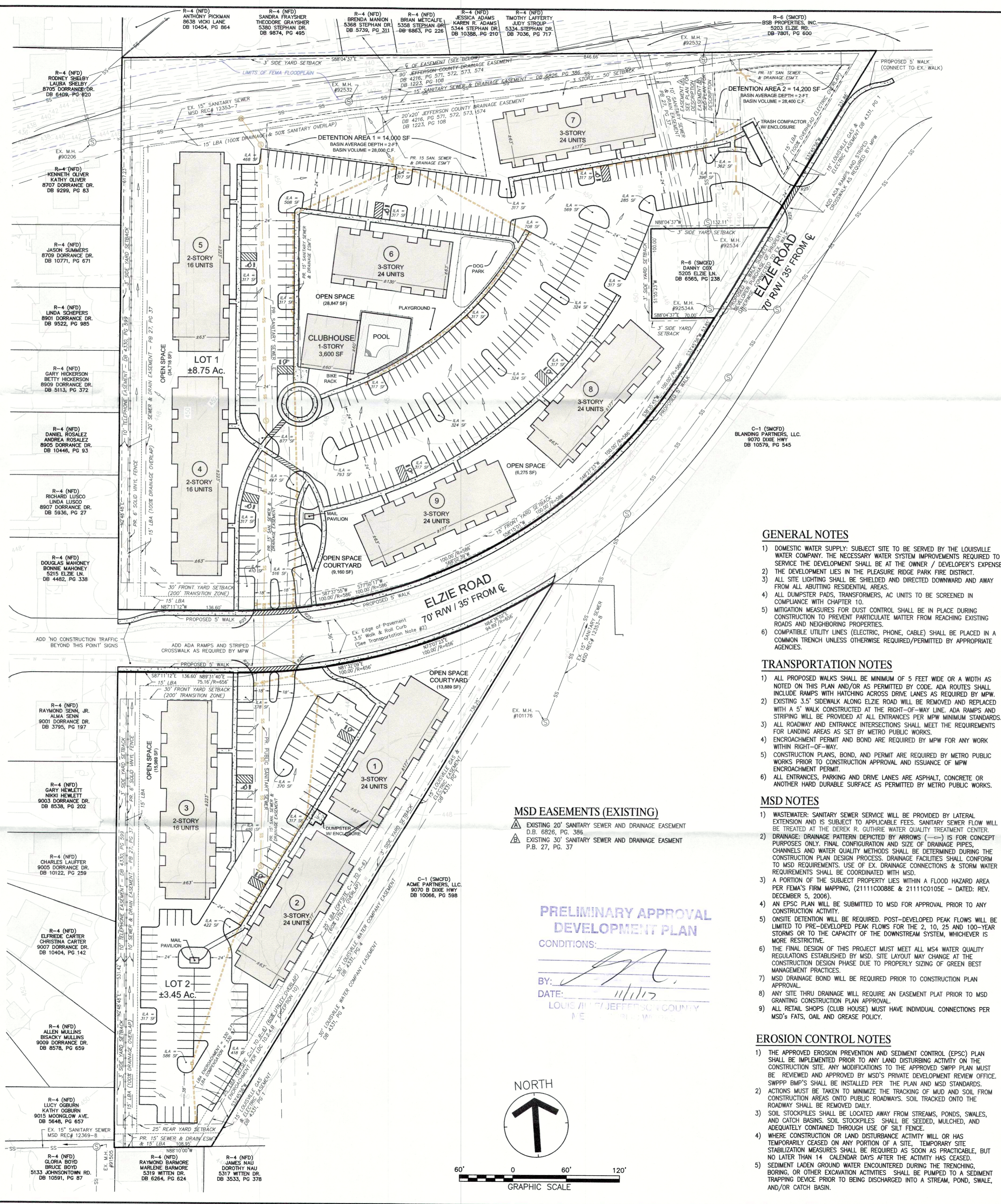
NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

TYPICAL PARKING SPACE LAYOUT

BENCHMARK
TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.



Table with 4 columns: Revision, Date, Description, Detailed by. Includes entries for utility notes and agency comments.



GENERAL NOTES

- 1) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY...
2) THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
3) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
4) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
5) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
6) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.

TRANSPORTATION NOTES

- 1) ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
2) EXISTING 3.5' SIDEWALK ALONG ELZIE ROAD WILL BE REMOVED AND REPLACED WITH A 5' WALK CONSTRUCTED AT THE RIGHT-OF-WAY LINE. ADA RAMPS AND STRIPING WILL BE PROVIDED AT ALL ENTRANCES PER MPW MINIMUM STANDARDS.
3) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
5) CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
6) ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR ANOTHER HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

MSD NOTES

- 1) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY LATERAL EXTENSION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
2) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
3) A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0088 & 21111C0100E - DATED: REV. DECEMBER 5, 2008).
4) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
5) ONSITE DETENTION WILL BE REQUIRED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
6) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
7) AN EPSC DRAINAGE BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
8) ANY SITE THRU DRAINAGE WILL REQUIRE AN EASEMENT PLAT PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
9) ALL RETAIL SHOPS (CLUB HOUSE) MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

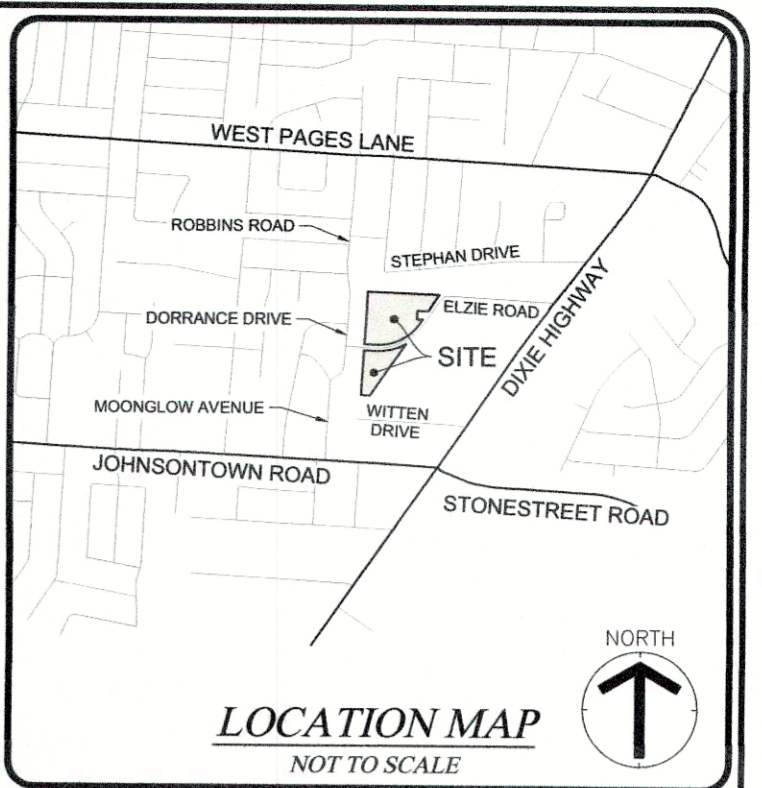
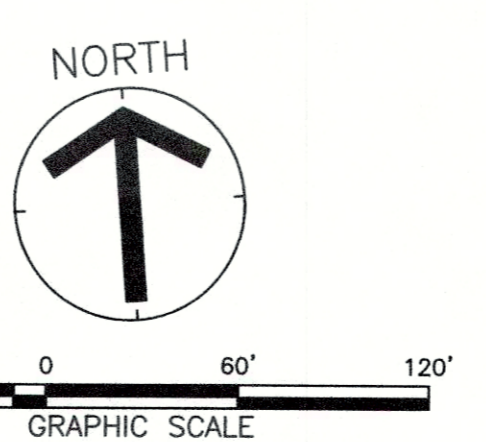
EROSION CONTROL NOTES

- 1) THE APPROVED EROSION PREVENTION AND SEDIMENT (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2) 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.
3) SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
4) 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 NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
5) SEDIMENT LADEN DRAINAGE WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

MSD EASEMENTS (EXISTING)
EXISTING 20' SANITARY SEWER AND DRAINAGE EASEMENT D.B. 6826, PG. 385
EXISTING 30' SANITARY SEWER AND DRAINAGE EASEMENT P.B. 27, PG. 37

PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:

BY: [Signature]
DATE: 10/17/17
LOUISVILLE, KY JEFFERSON COUNTY



HERITAGE ENGINEERING, LLC
603 North Shore Drive
Louisville, KY 40202
(502) 562-1412
(502) 562-1413 Fax

KENNETH DELCOUR
100 W. KNOX BOULEVARD
RADCLIFF, KENTUCKY 40160

CATEGORY 3 DEVELOPMENT PLAN FOR DELCOUR MULTI-FAMILY 5209 & 5212 ELZIE ROAD LOUISVILLE, KY 40258

PRELIMINARY APPROVAL
Condition of Approval:
Tom Kelly 11-1-17
Date

OWNER

BOYD & SONS, LLC
5307 GALAXIE DRIVE
LOUISVILLE, KY 40258

SITE DATA

LOT 1
5209 ELZIE ROAD
LOUISVILLE, KY 40258
TAX BLOCK 1424, LOT 2
D.B. 10520, PG. 19
LOT 2
5212 ELZIE ROAD
LOUISVILLE, KY 40258
TAX BLOCK 1424, LOT 3
D.B. 10520, PG. 19

LOT 1 SITE AREA

LOT 1 SITE AREA: 48.75 ACRES
LOT 2 SITE AREA: 43.45 ACRES
TOTAL SITE AREA: 92.20 ACRES
FORM DISTRICT: SUBURBAN MARKETPLACE (NEIGHBORHOOD)
EX. ZONING: R-8
EX. LAND USE: VACANT
PR. LAND USE: MULTI-FAMILY
PR. NUMBER OF UNITS: 192 TOTAL
PR. DENSITY: 15.74 DU/ACRE GROSS
GROSS FLOOR AREA: 264,600 S.F. (SEE CALC. BELOW)
PR. FLOOR AREA RATIO: 0.5%

SETBACK DATA

MIN. FRONT YARD: 15'/30' IN TRANSITION ZONE
MAX. FRONT YARD: N/A
SIDE YARD: 15'/30' IN TRANSITION ZONE
STREET SIDE YARD: 3'
REAR YARD: 25'
MAX. BUILDING HEIGHT: 35'
MAX. CLUBHOUSE/BLDG HEIGHT: 20'

PARKING SUMMARY

APARTMENTS: LOT 1 136 UNITS, LOT 2 56 UNITS, TOTAL 192 UNITS
MIN. PARKING REQUIRED (1.5 SPACES/UNIT): 204 SPACES, 84 SPACES, 288 SPACES
MAX. PARKING PERMITTED (3 SPACES/UNIT): 408 SPACES, 168 SPACES, 576 SPACES
TOTAL PARKING PROVIDED: 295 SPACES, 112 SPACES, 407 SPACES
PARKING RATIO: (NC. 7 ADA), 2.17 SP/UNIT, (NC. 3 ADA), 2.00 SP/UNIT, (NC. 10 ADA), 2.12 SP/UNIT

OPEN SPACE DATA

TOTAL SITE AREA: 12.2 ACRES
OPEN SPACE REQUIRED: 1.83 ACRES (15%)
OPEN SPACE PROVIDED: 2.50 ACRES (21%)
(NC. 1.2 ACRES OF RECREATIONAL OPEN SPACE AT POOL/CLUBHOUSE, DOG PARK AND COURTYARD)

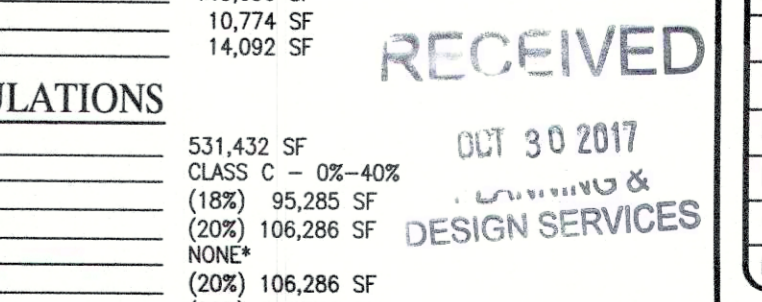
LANDSCAPE DATA

PROPOSED V.I.A.: 143,656 SF
I.L.A. REQUIRED (7.5%): 10,774 SF
I.L.A. PROVIDED: 14,092 SF

TREE CANOPY CALCULATIONS

GROSS SITE AREA: 531,432 SF
CANOPY COVERAGE CLASS: CLASS C - 0% - 40%
AREA OF SITE WITH EX. TREE CANOPY: (18%) 95,285 SF
TREE CANOPY REQUIRED: (20%) 106,286 SF
TREE CANOPY PRESERVED: NONE
TREE CANOPY TO BE PLANTED: (20%) 106,286 SF
TOTAL TREE CANOPY PROVIDED: (20%) 106,286 SF

NOTE: IF AT TIME OF CONSTRUCTION PLAN PREPARATION AND BASED ON FINAL SITE GRADING, TREE CANOPY AREAS CAN BE DETERMINED TO REMAIN. THEY MAY BE INCLUDED AS PART OF THIS PROJECT AND WILL BE SHOWN ON THE LANDSCAPE PLAN AS TREE CANOPY PROTECTION AREAS (TCPA).



CASE# 17DEVPLAN1164 WM# 5850

Table with 2 columns: Field, Value. Includes JOB NO: 17053, HORIZ. SCALE: 1"=60', VERT. SCALE: N/A, DESIGNED BY: JDC, CHECKED BY: SWH, DATE: AUGUST 21, 2017.

C04