

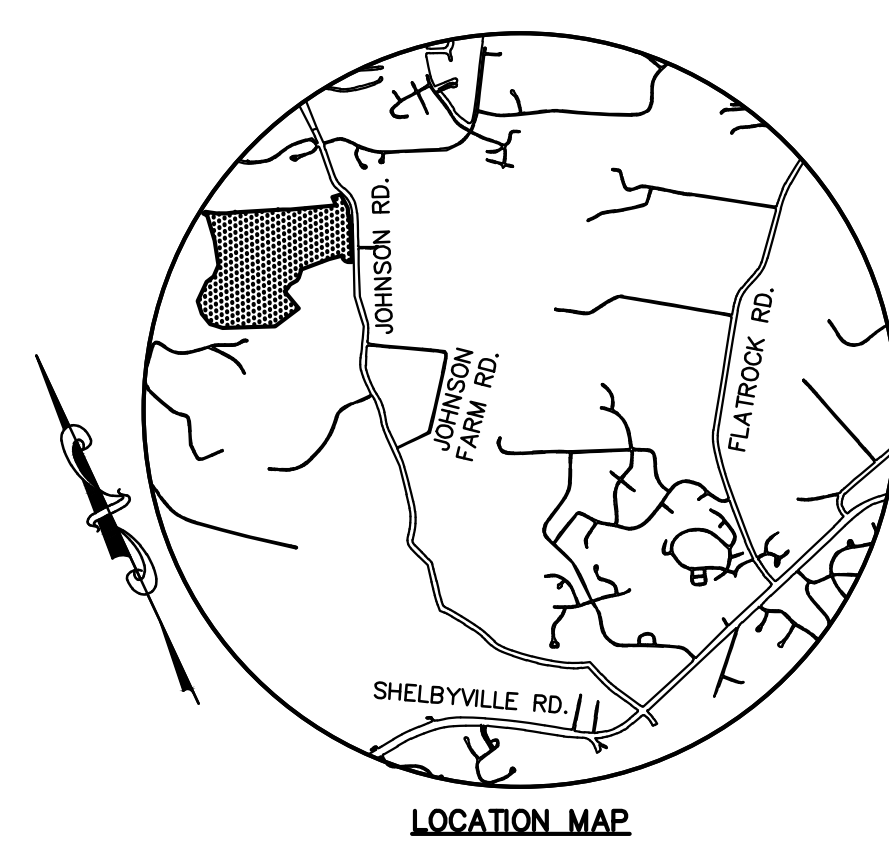
- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
  - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
  - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTING 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.
  - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - THE DEVELOPMENT LIES IN THE ANCHORAGE MIDDLETOWN FIELD DISTRICT.
  - IF PROPOSED, SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
  - ALL LUMINAIRES SHALL BE AMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (E. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3 OF THE LDC.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
  - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
  - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY WILLIAM GRANT HESS, P.E. AND LIZ NEWCOMB, P.E. ON 05/20/22 AND KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY, WHICH HAVE BEEN VISUALLY CONFIRMED. THERE WILL BE A NEED TO REMEDIATE SINKHOLES DURING CONSTRUCTION OF THIS SITE AND IT IS RECOMMENDED TO HAVE A GEOTECHNICAL CONSULTANT FAMILIAR WITH THE SITE ON-HAND TO CALL WHEN SINKHOLES ARE ENCOUNTERED. CARE SHOULD BE TAKEN TO PROPERLY REMEDIATE SINKHOLES. PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS, CARE SHOULD ALSO BE TAKEN DURING EARTHWORK TO INVESTIGATE AND REMEDIATE ANYTIME A POTENTIAL KARST FEATURE IS ENCOUNTERED. IT WILL BE IMPORTANT TO PROOFROLL THOROUGHLY BEFORE FLAGGING FILL AND AFTER CUTTING.
  - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
  - WHEEL STOPS AND PROTECTIVE CURBING, CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERRUNNING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
  - STREAM ZONE BUFFER AREAS HAVE BEEN MEASURED FROM THE TOP OF BANK OF THE PERENNIAL STREAM UTILIZING FIELD SURVEYED TOPOGRAPHIC DATA.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
  - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYD'S FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES, SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
  - DRAINAGE/STORMWATER DETENTION: DRAINAGE/STORMWATER DETENTION SHALL BE PROVIDED ON SITE AS DEPICED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO DOWNSTREAM CAPACITY, WHICH IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPicted BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. 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.
  - EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS FOR CONSTRUCTION. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211100 035E).
  - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
  - KDOW APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
  - MSD FLOODPLAIN PERMIT REQUIRED. ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE MITIGATED ON SITE BELOW THE FEMA FLOODPLAIN. ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT 1.5 TO 1.
  - TRACT 2 WILL REQUIRE A DETAILED DEVELOPMENT PLAN TO ADDRESS THROUGH DRAINAGE PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - ANY PROPOSED LOTS SHOULD NOT ENCRoACH INTO THE REQUIRED 25' BUFFER AREAS OF PERENNIAL STREAMS. ANY PROPOSED LOTS ENCRoACHING INTO THE REQUIRED 25' BUFFER AREAS OF INTERMITTENT STREAMS SHALL BE SHOWN AND NOTED ON THE CONSTRUCTION PLAN APPROVAL.
  - A CLOMR SHALL BE SUBMITTED AND APPROVED BY FEMA PRIOR TO PLACEMENT OF ANY FILL IN THE FEMA FLOODPLAIN.
  - A FEMA FLOODPLAIN MODEL CONFORMING TO THE CLOMR AND A LOCAL REGULATORY FLOODPLAIN MODEL SHALL BE DEVELOPED AND APPROVED BY MSD PRIOR TO CONSTRUCTION PLAN APPROVAL FOR THE UNNAMED PERENNIAL STREAM, GENERALLY IN THE MIDDLE CORRIDOR OF THIS PROJECT. MODELING FOR THIS STREAM SHALL BE PERFORMED USING THE UNNAMED FEMA AND LRF FLOODPLAIN MODEL AND THE EXISTING AND PROPOSED CONDITIONS OF THE PERENNIAL STREAM. A POST-DEVELOPED MODEL THAT REFLECTS THE PROPOSED SITE'S MODIFICATIONS SHALL MEET A NO-EROSION CRITERION FOR THE FEMA AND LRF FLOODPLAIN ELEVATIONS.
  - A LORR APPROVED BY FEMA AND SUBMITTED TO MSD IS REQUIRED PRIOR TO ISSUE OF ANY CERTIFICATE OF OCCUPANCY FOR STRUCTURES IN THE CURRENT FEMA FLOODPLAIN.
  - PRIOR TO CONSTRUCTION DOCUMENT APPROVAL, ALL 25' STREAM BUFFERS WILL BE FIELD SURVEYED AND LOCATED FROM THE HYDRAULIC TOP OF BANK. ADDITIONALLY, 25' STREAM BUFFERS WILL BE STAKED FOR VISUAL OBSERVATION THROUGHOUT ANY LAND DISTURBING ACTIVITY.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
  - RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
  - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
  - 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.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SIGHT DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
  - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

**DETENTION CALCULATIONS**  
 2.9/12 (TOST C=PRE C) (ACRES) = XX AC-FT  
 2.9/12 (0.56 - 0.30) 35 = 2.19 AC-FT

**BENCHMARKS**  
 NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOCAL BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.  
 SOURCE BENCHMARK STA037-2001 NAVD 1988 ELEV. 619.67  
 FROM THE INTERSECTION OF OLD HENRY ROAD AND BUSH FARM ROAD (FORMERLY AKEN ROAD), TRAVEL 1.5 MILES ALONG BUSH FARM ROAD TO THE STATION ON THE LEFT, 90 FEET FROM THE ENTRANCE TO PINELUX GARDENS.



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**DEVELOPER**  
**HIGHGATES MANAGEMENT**  
 7301 MONSIEY CIRCLE  
 LOUISVILLE, KY 40219

**OWNER**  
**JEAN RUFF**  
 1617 JOHNSON ROAD  
 LOUISVILLE, KY 40245

**MAJOR SUBDIVISION PLAN**  
**(MIXED RESIDENTIAL DEVELOPMENT INCENTIVE)**  
**JOHNSON ROAD RESIDENTIAL**  
 1614 JOHNSON ROAD  
 LOUISVILLE, KY 40245  
 T.B. 0025, LOT 0068  
 D.B. 6403, PG. 0333

Vertical Scale: N/A  
 Horizontal Scale: 1"=100'  
 Date: 03/07/22  
 Job Number: 3622  
 Sheet: 1  
 of 1

**SITE DATA:**

FORM DISTRICT	ANCHORAGE	NEIGHBORHOOD	84
EXISTING ZONING	495	VACANT/AGRICULTURAL	
PROPOSED LAND USE	SINGLE & MULTI-FAMILY RESIDENTIAL (MRD)		
GROSS LAND AREA	72,552 AC		
TRACT 1	61,102 AC		
TRACT 2	11,450 AC (NOT INCLUDED IN PROPOSED DEVELOPMENT)		
NET LAND AREA	64,732 AC		
TOTAL NUMBER UNITS	193 UNITS		
SINGLE-FAMILY	97 UNITS		
MULTI-FAMILY	96 UNITS		
GROSS DENSITY	2.98 D.U./AC		
NET DENSITY	2.98 D.U./AC		
TOTAL OPEN SPACE PROVIDED	31,742 AC (1382576 SF)		

**MIXED RESIDENTIAL DEVELOPMENT INCENTIVE (MRD) POINTS:**

% AFFORDABLE UNITS	10(5%)	1 POINT
% COMMON OPEN SPACE	5(6%)	3 POINTS
< 12% LOW POVERTY LEVEL	6(3%)	8 POINTS
TOTAL		

\*8 POINTS = 5% DENSITY BONUS = 5.08 DU/AC ALLOWED IN R-4

**SITE DATA: SINGLE-FAMILY RESIDENTIAL (LOTS 1-97)**

BUILDABLE LOTS	98
NON-BUILDABLE LOTS	4
BUILDING HEIGHT (35' MAX. ALLOWED)	35'
NET LAND AREA	4,500 SF (9,000 SF AVG)
NUMBER OF DWELLING UNITS	98
GROSS FLOOR AREA	123,528 SF
DENSITY	12.32 D.U./AC
OPEN SPACE PROVIDED	50,882 SF (15%)
REC. OPEN SPACE REQUIRED	185,285 SF (55%)
REC. OPEN SPACE TO BE PROVIDED	25,441 (50% REDCD OPEN SPACE)
PARKING REQUIRED	104 SPACE
MINIMUM (1 SPACE/D.U.)	208 SPACES
MAXIMUM (2 SPACE/D.U.)	197 SPACES (INCLUDES 6 ADA SPACES)
PARKING PROVIDED	1.9 SPACES/UNIT

**SITE DATA: MULTI-FAMILY RESIDENTIAL (LOT 98)**

NET LAND AREA	7,79 AC (339,215 SF)
GROSS SITE AREA	7,79 AC (339,215 SF)
NUMBER OF DWELLING UNITS	96
GROSS FLOOR AREA	123,528 SF
DENSITY	12.32 D.U./AC
OPEN SPACE PROVIDED	50,882 SF (15%)
REC. OPEN SPACE REQUIRED	185,285 SF (55%)
REC. OPEN SPACE TO BE PROVIDED	25,441 (50% REDCD OPEN SPACE)
PARKING REQUIRED	104 SPACE
MINIMUM (1 SPACE/D.U.)	208 SPACES
MAXIMUM (2 SPACE/D.U.)	197 SPACES (INCLUDES 6 ADA SPACES)
PARKING PROVIDED	1.9 SPACES/UNIT

**LANDSCAPE DATA:**

V.U.A. REQUIRED	73,141 SF
LLA PROVIDED	5,488 SF (7.5%)
LLA PROVIDED	8,960 SF

**SITE DATA TREE CANOPY:**

GROSS SITE AREA	61,102 AC (2,661,174 SF)
PROPOSED LAND USE	SINGLE & MULTI-FAMILY RESIDENTIAL (MRD)
EXISTING TREE CANOPY	1,052,434 SF (39%)
TREE CANOPY TO BE PRESERVED	575,102 SF (21.6%)
TOTAL TREE CANOPY REQUIRED	1,064,463 SF (40%)
TREE CANOPY TO BE PLANTED	489,361 SF (18.4%)

\*\*\*GROUND CHECKING OF EXISTING TREES EXCEEDING 18" DIA. WILL OCCUR AT CONSTRUCTION DOCUMENTATION PHASE OF THIS PROJECT. CREDIT WILL BE DOUBLED WHEN EXISTING TREES ARE GROUND CHECKED (PER LDC 10.1.5.A.2, TREE CANOPY "CALCULATION").

**WAIVER REQUEST:**  
 A WAIVER OF 7.3.30.E OF THE LDC IS REQUESTED TO ALLOW MORE THAN 15% OF A REQUIRED REAR YARD OF A BUILDABLE LOT TO BE OCCUPIED BY A DRAINAGE EASEMENT.

**LEGEND**

- TOP OF BANK
- LOCAL REGULATORY FLOODPLAIN
- FEMA FLOODPLAIN
- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING TREE
- EXISTING FENCE
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED TREE MASS
- PROPOSED HANDICAP SPACE
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED STORM MANHOLE W/PIPE
- PROPOSED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED FORCEMAIN
- PROPOSED TREE CANOPY CREDIT AREA
- PROPOSED DRAINAGE ARROW
- INTERIOR LANDSCAPE AREA (LLA)
- OPEN SPACE AREA
- LIMITS OF DISTURBANCE
- PROPOSED DIVERSITY HOUSING
- JURISDICTIONAL WETLANDS
- EXISTING SLOPES > 20%-30%
- EXISTING SLOPES > 30%

