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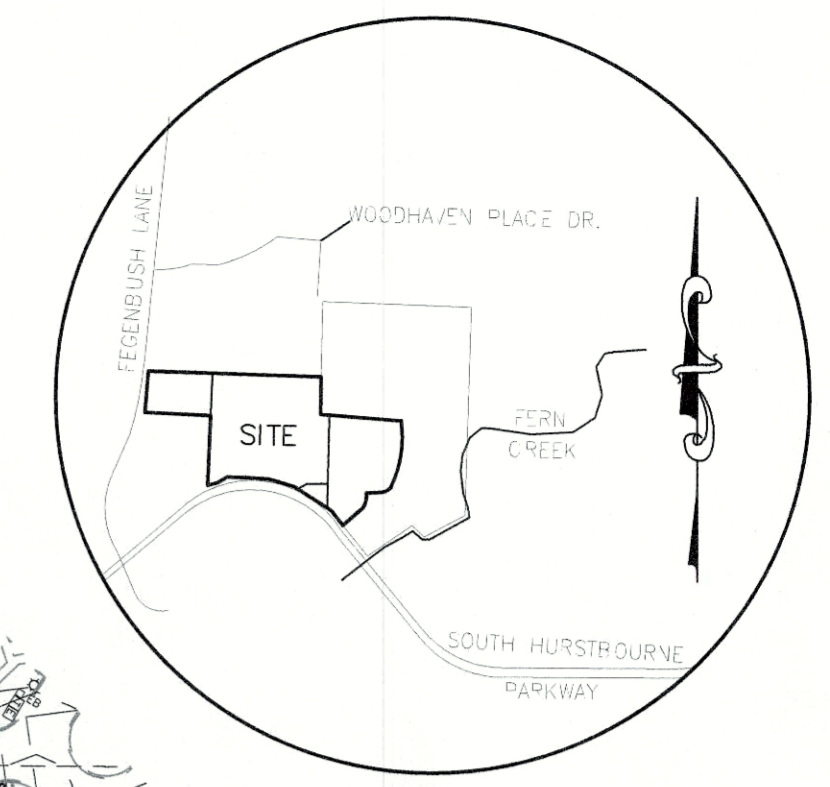
OWNER/DEVELOPER  
**HURSTBOURNE CORPORATE GROUP LLC**  
 15510 CHAMPION LAKES PLACE  
 LOUISVILLE, KY 40245

GENERAL DISTRICT DEVELOPMENT PLAN  
**HURSTBOURNE STATION**  
 7300 S. HURSTBOURNE PKWY., LOUISVILLE, KY 40228  
 TAX BLOCK 627, LOT 78  
 D.B. 6698; PG. 431 & D.B. 9164, PG 14

Revision	Per Agency Comments	Revised
10/11/21	PER AGENCY COMMENTS	12/27/21
3/7/22	REVISED ROADWAY	5/2/22
5/2/22	PER AGENCY COMMENTS	6/16/22
6/16/22	REVISED ROADWAY	7/6/22
7/6/22	UPDATED DEED REFERENCES	7/8/22
7/8/22	REV. '07' ACCESS ESMT	

Vertical Scale: N/A  
 Horizontal Scale: 1"=100'  
 Date: 8/30/2021  
 Job Number: 3366-300  
 Sheet

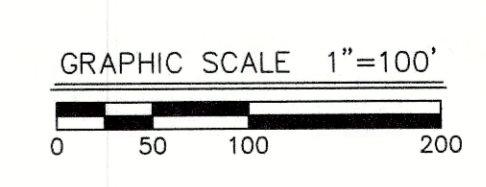
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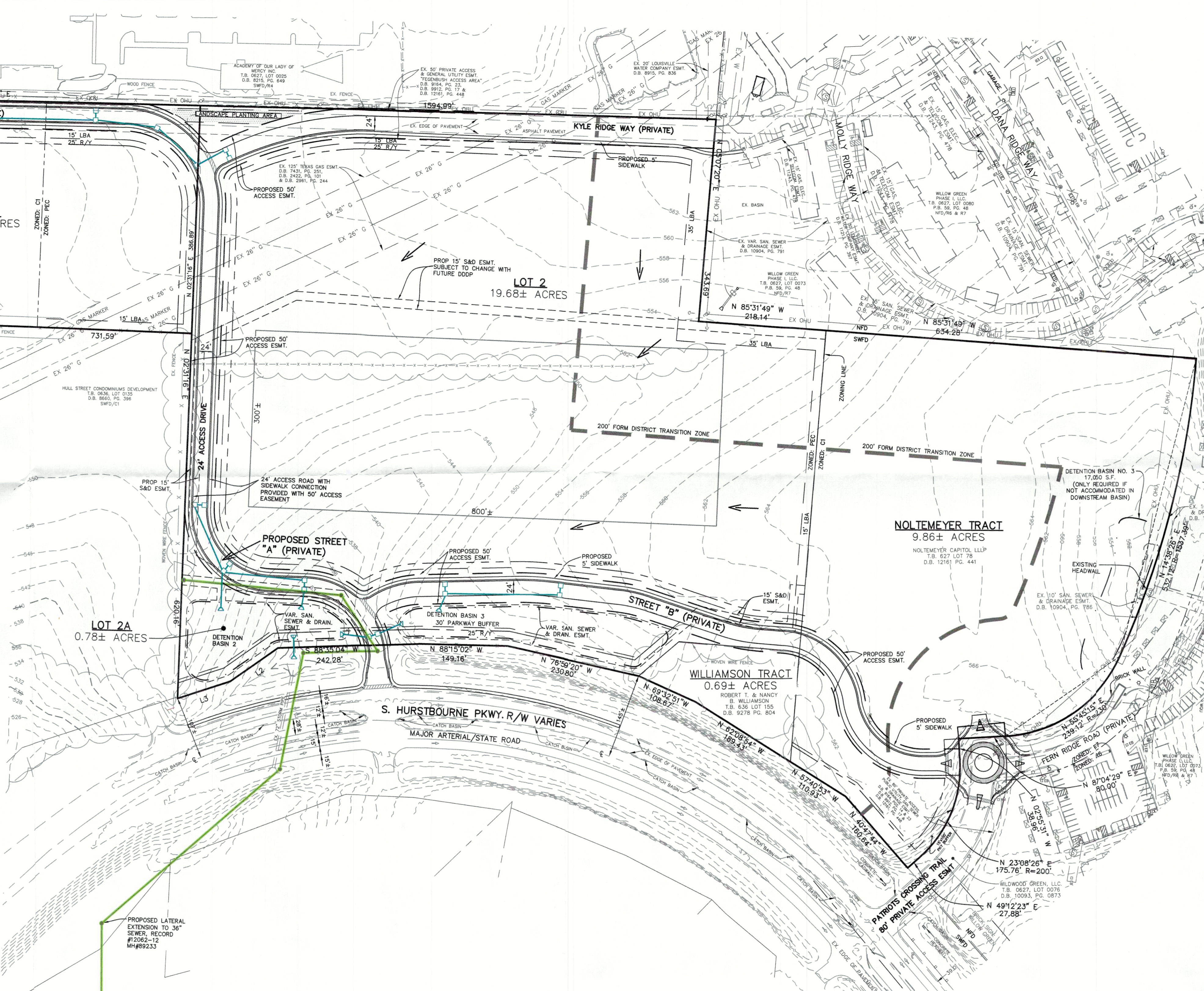
LOCATION MAP  
 NO SCALE

RECEIVED  
 JUL 28 2021  
 PC  
 DESIGN SERVICES

LINE	BEARING	DISTANCE
L1	S 50°01'16" W	90.28'
L2	S 55°33'13" W	99.04'
L3	S 72°26'53" W	94.54'



CASE # 21-DDP-0055  
 RELATED CASE # 20-DDP-0055  
 RELATED CASE # 15ZONE1021  
 MSD WM # 11192



- LEGEND**
- XXX EXISTING CONTOUR
  - X EXISTING TREE MASS
  - EXISTING FENCE
  - EXISTING WATER LINE W/SIZE
  - EXISTING WATER VALVE
  - EXISTING FIRE HYDRANT
  - EX. G. EXISTING GAS W/SIZE
  - EX. CHU. EXISTING OVERHEAD UTILITIES
  - EXISTING UTILITY POLE
  - EXISTING DOWN GUY
  - EXISTING CATCH BASIN & YARD DRAIN W/PIPE
  - EXISTING DOUBLE CATCH BASIN W/PIPE
  - EXISTING STORM MANHOLE W/PIPE
  - EXISTING TOP OF BANK
  - EXISTING TOE OF SLOPE/DITCH
  - EXISTING SANITARY MANHOLE W/PIPE
  - PROPOSED FENCE
  - PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
  - PROPOSED DOUBLE CATCH BASIN W/PIPE
  - PROPOSED SLOPED & FLARED HEADWALL W/PIPE
  - PROPOSED SANITARY MANHOLE W/PIPE
  - PROPOSED DRAINAGE ARROW
  - 200' FORM DISTRICT TRANSITION ZONE
  - FORM DISTRICT BOUNDARY
  - ZONING BOUNDARY

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER 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 SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
  - THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - 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.
  - CALCULATIONS REQUIRED FOR ANY RUNOFF TAKEN TO STATE RIGHT OF WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA, OR RUNOFF FACTORS, OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25 AND 100 YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTS TO ALTER DRAINAGE ON A RIGHT OF WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL OR BETTER THAN THE EXISTING FACILITIES.
  - SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
  - METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
  - CONSTRUCTION PLANS, BOND AND KTC PERMIT REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
  - 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.
  - LOT 1 AND LOT 2 WILL USE STREET "A" AS THEIR ACCESS TO FEGBUSH LN AND S. HURSTBOURNE PARKWAY.
  - ALL LOTS SHALL PROVIDE SIDEWALKS ALONG THE ADJUTING STREETS IN ACCORDANCE WITH SECTION 6.2.6 OF THE LDC. SIDEWALKS TO BE CONSTRUCTED AS LOTS ARE DEVELOPED.
  - CROSS ACCESS AND CIRCULATION AGREEMENT SHALL BE RECORDED FOR ALL LOTS PRIOR TO ISSUANCE OF THE FIRST SITE CONSTRUCTION PLAN APPROVAL.
  - HULL STREET CONDOMINIUMS DEVELOPMENT HAS ACCESS TO HURSTBOURNE PARKWAY ACROSS HURSTBOURNE CORPORATE GROUP'S LOT 2 THROUGH D.B. 9340, PG. 404.

- 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 DEREK GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
  - DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED 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. 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.
  - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111CO 078E).
  - 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.
  - RUNOFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF X 1.5
  - AN EASEMENT PLAT SHALL BE REQUIRED FOR ALL THRU DRAINAGE PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
  - MSD DRAINAGE BOARD REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL. THIS IS A GENERAL PLAN. A DETAILED PLAN WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE 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 ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION 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.
  - 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 BUECHEL FIRE DISTRICT.
  - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. 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.
  - ALL LOADING AREAS AND DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
  - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY ATC, RYAN C. ORTIZ ON 01/10/2020 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
  - STREET TREES WILL BE PROVIDED PER 10.2.8. FINAL LOCATIONS AND TYPES WILL BE INDICATED ON THE LANDSCAPE PLAN FOR EACH LOT.

- OVERALL SITE DATA:**
- |                        |            |
|------------------------|------------|
| EXISTING FORM DISTRICT | SWFD       |
| EXISTING ZONING        | PEC & C1   |
| EXISTING LAND USE      | VACANT     |
| GROSS LAND AREA        | 36.56± AC. |
| NET LAND AREA          | 36.11± AC. |
- LOT 1 SITE DATA:**
- |                 |           |
|-----------------|-----------|
| TOTAL LAND AREA | 6.33± AC. |
| NET LAND AREA   | 6.21± AC. |
| EXISTING ZONING | C1/PEC    |
- LOT 2 & 2A SITE DATA:**
- |                 |            |
|-----------------|------------|
| TOTAL LAND AREA | 20.99± AC. |
| NET LAND AREA   | 20.46± AC. |
| EXISTING ZONING | PEC        |
- LOT 3 (NOLTEMEYER) SITE DATA:**
- |                 |           |
|-----------------|-----------|
| TOTAL LAND AREA | 9.86± AC. |
| EXISTING ZONING | C1        |
- LOT 4 (WILLIAMSON) SITE DATA:**
- |                 |           |
|-----------------|-----------|
| TOTAL LAND AREA | 0.69± AC. |
| EXISTING ZONING | PEC       |