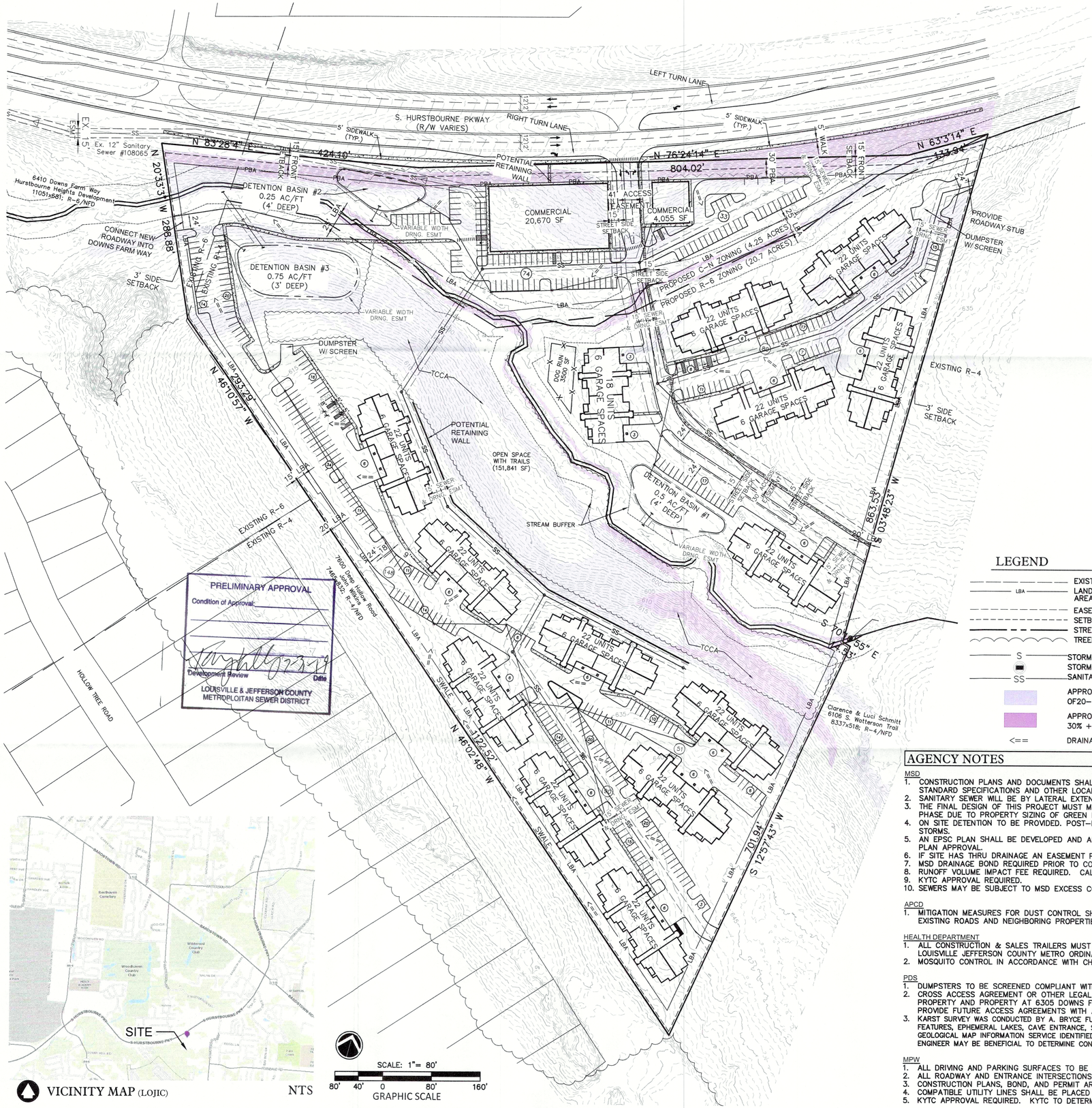

VICINITY MAP (LOJIC) NTS

LEGEND

- EXISTING TOPO
- LBA — LANDSCAPE BUFFER AREA
- EASEMENT
- SETBACK
- STREAM
- TREELINE
- S — STORM SEWER
- STORM STRUCTURE
- SS — SANITARY SEWER
- APPROXIMATE LOCATION OF 20–30% SLOPES
- APPROXIMATE LOCATION 30% + SLOPES
- <== DRAINAGE ARROW

SITE DATA

LAND USE

SITE ADDRESS:	6875 S. HURSTBOURNE PARKWAY 40291
TAX BLOCK & LOT:	T.B. 636, 45; T.L. 145
EXISTING ZONING DISTRICT:	R-4, R-6
PROPOSED ZONING DISTRICT:	R-6, C-N
EXISTING FORM DISTRICT:	NEIGHBORHOOD
PROPOSED FORM DISTRICT:	NEIGHBORHOOD
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL, MULTI-FAMILY RESIDENTIAL
EXISTING PARCEL AREA:	24.95 ACRES
PROPOSED R-6 AREA:	20.7 ACRES
PROPOSED C-N AREA:	4.25 ACRES
DEED BOOK & PAGE:	10442x848

BUILDING DATA

R-6

PERMITTED NUMBER OF RESIDENTIAL UNITS:	360 UNITS (17.42/ACRE)
PROPOSED NUMBER OF RESIDENTIAL UNITS:	304 UNITS (14.69/ACRE)
BUILDING HEIGHT:	35'
BUILDING FOOTPRINT:	176,490
GROSS FLOOR AREA:	509,747
FLOOR TO AREA RATIO:	0.57
OPEN SPACE REQUIRED:	15% (39,204 SF)
RECREATIONAL OPEN SPACE REQUIRED:	7.5% (19,602 SF) OF THE 15% REQ.

C-N

PERMITTED NUMBER OF RESIDENTIAL UNITS:	74 UNITS (17.42/ACRE)
PROPOSED RESIDENTIAL UNITS	0 UNITS (0/ACRE)
BUILDING HEIGHT:	45' MAX.
BUILDING FOOTPRINT:	24,725 SF
GROSS FLOOR AREA:	24,725 SF
FLOOR TO AREA RATIO:	0.13

PARKING CALCULATIONS

R-6

MINIMUM REQUIRED (1.5 SPACES/UNIT):	456 SPACES
MAXIMUM PERMITTED (3 SPACES/UNIT):	912 SPACES
RESIDENTIAL PARKING PROVIDED:	482 SPACES
BIKE PARKING REQUIRED:	NONE REQUIRED
ACCESSIBLE PARKING REQUIRED/PROVIDED:	9 ACCESS. OF WHICH 2 ARE VAN

C-N

MINIMUM REQUIRED (1/250 S.F.):	99 SPACES.
MAXIMUM PERMITTED (1/150 S.F.):	165 SPACES
COMMERCIAL PARKING PROVIDED:	107 SPACES
BIKE PARKING REQUIRED:	2 LONG TERM; 1/25,000 S.F. SHORT TERM
ACCESSIBLE PARKING REQUIRED/PROVIDED:	6 ACCESS. OF WHICH 2 ARE VAN

TREE CANOPY CALCULATIONS

SITE AREA:	1,086,849 S.F.
TREE CANOPY CATEGORY:	CLASS C
EXISTING TREE COVERAGE:	76-100%
PRESERVED TREE CANOPY:	14% (151,8441 S.F.)
NEW TREE CANOPY REQUIRED:	6% (65,211 S.F.)
TOTAL TREE CANOPY REQUIRED	20% (217,051 S.F.)

ILA/VUA CALCULATIONS

R-6

VEHICULAR USE AREA:	175,186
INTERIOR LANDSCAPE AREA (7.5%):	13,139 S.F.
ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED:	55 TREES

C-N

VEHICULAR USE AREA:	48,866
INTERIOR LANDSCAPE AREA (7.5%):	3,665 S.F.
ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED:	15 TREES

FREESTANDING SIGNAGE

PERMITTED HEIGHT:	10' (1 TENANT)/ 12' (2-3 TENANTS)/ 14' (4+TENANTS)
PERMITTED AREA:	80 S.F./100 S.F./120 S.F.

EPSC DATA

EXISTING IMPERVIOUS AREA:	2,586 S.F.
PROPOSED IMPERVIOUS AREA:	444,629 S.F.
SENSITIVE FEATURES:	INTERMITTENT STREAM, POTENTIAL STEEP SLOPES
SOIL TYPE:	CaD2, CrC, CrB, CcF2, CaC2, UhC
HYDROLOGIC SOIL GROUP:	MOSTLY D

DETENTION CALCULATION

BASIN 1
ΔC = 0.28
0.28 x 2.8 x 7.4 / 12 = 0.48 ACRE/FEET

BASIN 2
ΔC = 0.43
0.43 x 2.8 x 2.28 / 12 = 0.23 ACRE/FEET

BASIN 3
ΔC = 0.66
0.66 x 2.8 x 8.82 / 12 = 0.74 ACRE/FEET

AGENCY NOTES

MSD
1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
2. SANITARY SEWER WILL BE BY LATERAL EXTENSION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WQTC.
3. 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 PROPERTY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
4. ON SITE DETENTION TO BE PROVIDED. POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR 2, 10 AND 100-YEAR STORMS.
5. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
6. IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
7. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
8. RUNOFF VOLUME IMPACT FEE REQUIRED. CALCULATION BASED ON RFF X 1.5.
9. KYTC APPROVAL REQUIRED.
10. SEWERS MAY BE SUBJECT TO MSD EXCESS COST TO PROVIDE GRAVITY OUTLET FOR UPSTREAM PROPERTIES.

RECEIVED
JUL 31 2019
PLANNING & DESIGN SERVICES

APCD
1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

HEALTH DEPARTMENT
1. ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

PDS
1. DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
2. CROSS ACCESS AGREEMENT OR OTHER LEGAL INSTRUMENT ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE REQUIRED BETWEEN SUBJECT PROPERTY AND PROPERTY AT 6305 DOWNS FARM PLACE PRIOR TO CONSTRUCTION PLAN APPROVAL FOR ANY FUTURE DEVELOPMENT. STUB ROADWAYS WILL PROVIDE FUTURE ACCESS AGREEMENTS WITH ABUTTING PROPERTIES UPON THEIR REQUEST.
3. KARST SURVEY WAS CONDUCTED BY A. BRYCE FULLER, PE ON 03/11/2019 AND THE FOLLOWING KARST FEATURES WERE NOT ENCOUNTERED: SINKHOLE COLLAPSE FEATURES, EPHEMERAL LAKES, CAVE ENTRANCE, SUBSURFACE CAVE PASSAGE, SPRINGS, CLOSED DEPRESSION, OR SINKING STREAM SINK POINT. THE KENTUCKY GEOLOGICAL MAP INFORMATION SERVICE IDENTIFIED THE AREA AS MEDIUM RISK FOR KARST GEOLOGY. A DETAILED KARST SURVEY BY THE PROJECT GEOTECHNICAL ENGINEER MAY BE BENEFICIAL TO DETERMINE CONSTRUCTION.

MPW
1. ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
4. COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. KYTC APPROVAL REQUIRED. KYTC TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED ON S HURSTBOURNE PARKWAY.

WM #11866
PROJECT # 18ZONE1071

Engineering
Planning
1047 E. Chestnut Street, Louisville, Kentucky 40204
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Kentucky • Indiana • Georgia • Tennessee

Seals

6875 S. Hurstbourne Parkway
Rezoning Plan
6875 S. Hurstbourne Parkway
Louisville, Kentucky 40291
Owner:
Cayman Investments LLC
5801 Bardstown Road
Louisville, Kentucky 40291

REV #	DATE	DESCRIPTION
1	03/08/2019	Agency Revisions
2	04/01/2019	Agency Revisions
3	05/06/2019	Agency Revisions, Layout Modification
4	05/13/2019	Commercial Modifications
5	07/16/2019	Sewer Alignment/Layout Modification
6	07/30/2019	Sewer Alignment/Layout Modification

Rezoning Plan

Job No:	18326.000
Date:	December 28, 2018
Scale:	1" = 80'
Drawn By:	AWB
Checked By:	AWB

Drawing Title:
6875 S. Hurstbourne Parkway
Rezoning Plan

Drawing No:
1 of 1

User: abartley Plot Date: July 30, 2019 3:18 PM
File Name: U:\18326.000 - 6104 Stone Bluff\Civil Site\Drawings\Development Plans\18326-Rezone_2019-07-29.dwg