

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0009E dated December 5, 2006.
- 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.
- A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
- All service structures are to be screened per Code.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
- Landscape Planting, screening and buffering will be provided in accordance with the L.D.C.
- Refuse pickup will be on an individual unit basis.
- Fire hydrants shall be provided by code & in accordance with Worthington Fire Department.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Karst study & steep slopes report prepared by Sandor Greenbaum P.E. dated June 30, 2021. No indication of slope instability or any surface manifestation of karst topography were noted.

MSD NOTES:

- 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.
- Sanitary sewer service will be provided by L.E. and subject to applicable fees. MSD sanitary sewer capacity will be reserved.
- A Downstream Capacity Request was approved by MSD June 2017.
- The site will connect to the Hite Creek Treatment Plant.
- Local floodplain to be established prior to construction approval.
- Corp of Engineers approval may be required for disturbance of intermittent blue-line stream.
- Onsite detention has been provided with an earlier phase of this development.
- Velocity controls required at each outlet.
- There will be no increase in impervious surface area above what was approved by the original development plan resulting in the revisions to this plan.
- 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 Mgmt. Practices.
- Any deviations from the general KYR10 permit, including stream buffer requirements, will require KDOI approval.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Sufficient pipe protection shall be provided for the sanitary sewer retaining wall crossing. A detail shall be provided and approved by MSD's sanitary department prior to MSD construction plan approval.
- The applicant shall provide an evaluation of the sewerhead upstream of this property. Sewer alignment and easement locations may be modified from locations depicted on this conceptual plan and shall be placed and sized to adequately serve the watershed. MSD and the applicant shall execute an agreement consistent with MSD's excess cost policy prior to construction approval. This will be evaluated at the construction plan phase.

METRO WORKS & KTC NOTES:

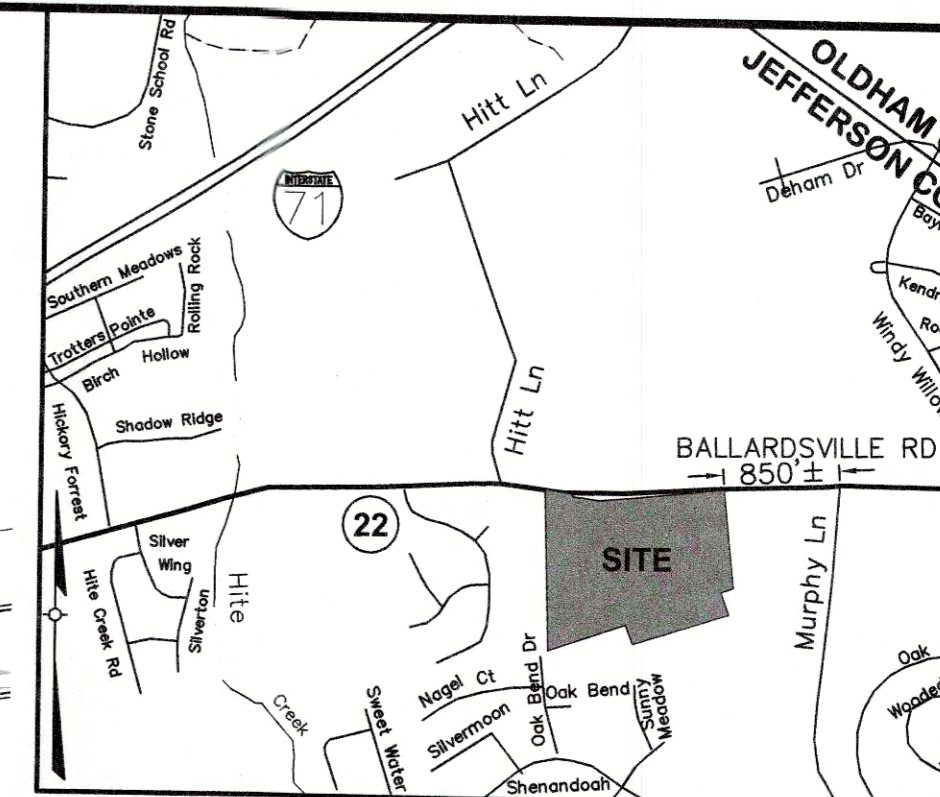
- Ballardsville Road improvements along the property frontage have been completed by KTC.
- Construction plans, bond and permits are required by Metro Works prior to construction approval.
- Existing Netherwood Right-of-Way dedication by P.B. 53, Page 41 and P.B. 54, Page 90.
- Verge areas within the public R.O.W. to be provided per Metro Works.
- Compatible utility lines (electric, phone, cable) shall be placed in 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.
- All street name signs and pavement markings shall conform with the manual on uniform traffic control devices (MUTCD) requirements and be installed prior to construction of the first building on the street and shall be placed at the time of the bond release.
- The minimum grade of all streets shall be 1% and maximum grade shall be 10%.
- The developer will be responsible for any utility relocation on the property, excluding the KTC/Ballardsville Road improvements.
- All cut-de-sacs, pavement widths, radii, sidewalk locations and offsets shall be in accordance with Metro Works standards and approved at the time of construction.
- Curbs & gutter shall be provided along all public streets within the development. Sidewalks shall be provided along all streets where required.
- Handicap accessible sidewalk and ramps will be constructed.
- Landscape buffer may be required to be dedicated to Right-of-way within 60 days of request from Public Works director.
- For Ballardsville Road right-of-way, all lighting on the site shall not glare in drivers' eyes.
- No signs will be permitted within the Ballardsville Road right-of-way.
- An encroachment permit and bond may be required by Metro Public Works for roadway repairs on all surrounding access roads to the development site due to damages caused by construction traffic activities.
- Final design of proposed traffic calming devices shall be determined at construction stage as required by Public Works and Fire Department.
- There should be no increase in drainage runoff to the Ballardsville Road right of way. Calculations will be required for any runoff to the state right of way.
- There should be no landscaping in the Ballardsville Road right of way without an encroachment permit.
- The minimum driveway length is 25 ft. from garage or building facade to back of sidewalk or edge of pavement or curb. For internal private roads as typically seen on condominium developments, this number may be reduced to 22 ft. minimum. Maximum residential driveway width is 20 ft.
- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.

VARIANCES REQUESTED:

- Variations are requested for Tr 2 from Section 5.3.1.C of the Louisville Land Development Code to vary the 20 ft front/streetside setbacks as follows:
 Units 1, 2, 16, 17, 18 thru 29 = 18 ft setback provided. 2 ft encroachment
 Units 3, 4, 5, 9 thru 11 = 13 ft setback provided. 7 ft encroachment.
 Unit 12 = 12 ft setback provided. 8 ft encroachment.
 Units 13, 14 & 15 = 17 ft setback provided. 3 ft encroachment.
 Unit 34 hammerhead 20 ft setback = 13 ft setback prvd. 7 ft encroachment
 Unit 35 hammerhead 20 ft setback = 10 ft. setback provided. 10 ft encroachment.

WAIVER GRANTED Docket: 8636 May 23, 2007

- A Landscape Waiver was granted from Section 10.2.4.B of the Land Development Code to allow a retaining wall to be in a Landscape Buffer Area.



LOCATION MAP NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA = 23.0 Ac.
 (INCLUDES TRACT 1 = 10.9 AC. AND TRACT 2 = 12.1 AC.
 DOES NOT INCLUDE NETHERWOOD RIDGE DRIVE R/W)
 PROP. R/W DEDICATION = 1.93 AC.
 (INCLUDES PROPOSED JORDAN DR., STREET "A", COURTS.
 "A" AND "B.")
 TOTAL NET SITE AREA = 21.1 Ac.
 EXISTING ZONING = R-5A
 EXISTING FORM DISTRICT = NEIGHBORHOOD
 EXISTING USE TO REMAIN = MULTI-FAMILY RESIDENCE
 EXISTING UNITS = 44 UNITS
 PROPOSED UNITS = 35 UNITS
 TOTAL UNITS = 79 UNITS
 NOTE: THERE IS A BREAK IN THE NUMBERING OF UNITS SHOWN ON THIS PLAN THAT MUST BE MAINTAINED TO COORDINATE WITH RECORDED CONDOMINIUM DOCUMENTS.
 TOTAL DENSITY FOR 79 UNITS = 3.74 DU/ACRE
 (12.01 DU/AC. MAX. ALLOWED)

EXISTING BUILDING AREA = 155,000 S.F.
 PROPOSED BUILDING AREA = 110,000 S.F.
 TOTAL BUILDING AREA = 165,000 S.F.

F.A.R. = 0.2
 (0.5 MAX. ALLOWED)
 OPEN SPACE REQUIRED = NA

NOTE: PER TABLE 5.4.1 OF THE LOUISVILLE LAND DEVELOPMENT CODE DEVELOPMENTS WITH A DENSITY LESS THAN 5 DU/ACRE ARE NOT REQUIRED TO PROVIDE OPEN SPACE.

BUILDING HEIGHT = 2 STORY
 EXISTING PARKING FOR 44 UNITS
 REQUIRED (1.5 SPACES/UNIT MIN.) = 66 SPACES MIN.
 REQUIRED (2.5 SPACES/UNIT MAX.) = 110 SPACES MAX.

EXISTING PROVIDED FOR 44 UNITS
 GARAGE (2 SPACES/UNIT) = 166 SPACES

PROPOSED PARKING FOR 35 UNITS
 REQUIRED (1.0 SPACES/UNIT MIN.) = 35 SPACES MIN.
 REQUIRED (2.0 SPACES/UNIT MAX.) = 70 SPACES MAX.

PROPOSED PROVIDED FOR 35 UNITS
 GARAGE (2 SPACES/UNIT) = 70 SPACES

PROPOSED VEHICULAR USE AREA = 56,182 SF
 INTERIOR LANDSCAPE AREA REQD = (7.5%) 4,214 SF
 INTERIOR LANDSCAPE AREA PRVD = (7.6%) 4,260 SF

EXISTING IMPERVIOUS = 205,381 S.F.
 PROPOSED IMPERVIOUS = 160,902 S.F.

EASEMENT DEDICATION NOTES:

ALL EASEMENTS ARE DEDICATED BY P.B. 53, PG. 41 AND P.B. 54, PG. 90 UNLESS OTHERWISE NOTED.

RECEIVED

SITE ADDRESS:
 JUL 14 2021 11001 JORDAN DRIVE
 LOUISVILLE, KY 40241
 PARCEL ID: 000800950000
 PLANNING & DESIGN SERVICES D.B. 11298, PG. 313
 COUNCIL DISTRICT - 17
 FIRE PROTECTION DISTRICT - WORTHINGTON

CASE: 21-DDP-0014, 21-VARIANCE-0083
 RELATED CASES: 17DEVPLAN1074,
 16DEVPLAN1058, 8636, 9-20-06,
 10-20-06, 13DEVPLAN1033

DETENTION BASIN CALCULATIONS

$$X = \Delta C R A / 12$$

$$C = 0.70 - 0.26 = 0.44$$

$$A = 24.6 \text{ ACRES}$$

$$R = 2.8 \text{ INCHES}$$

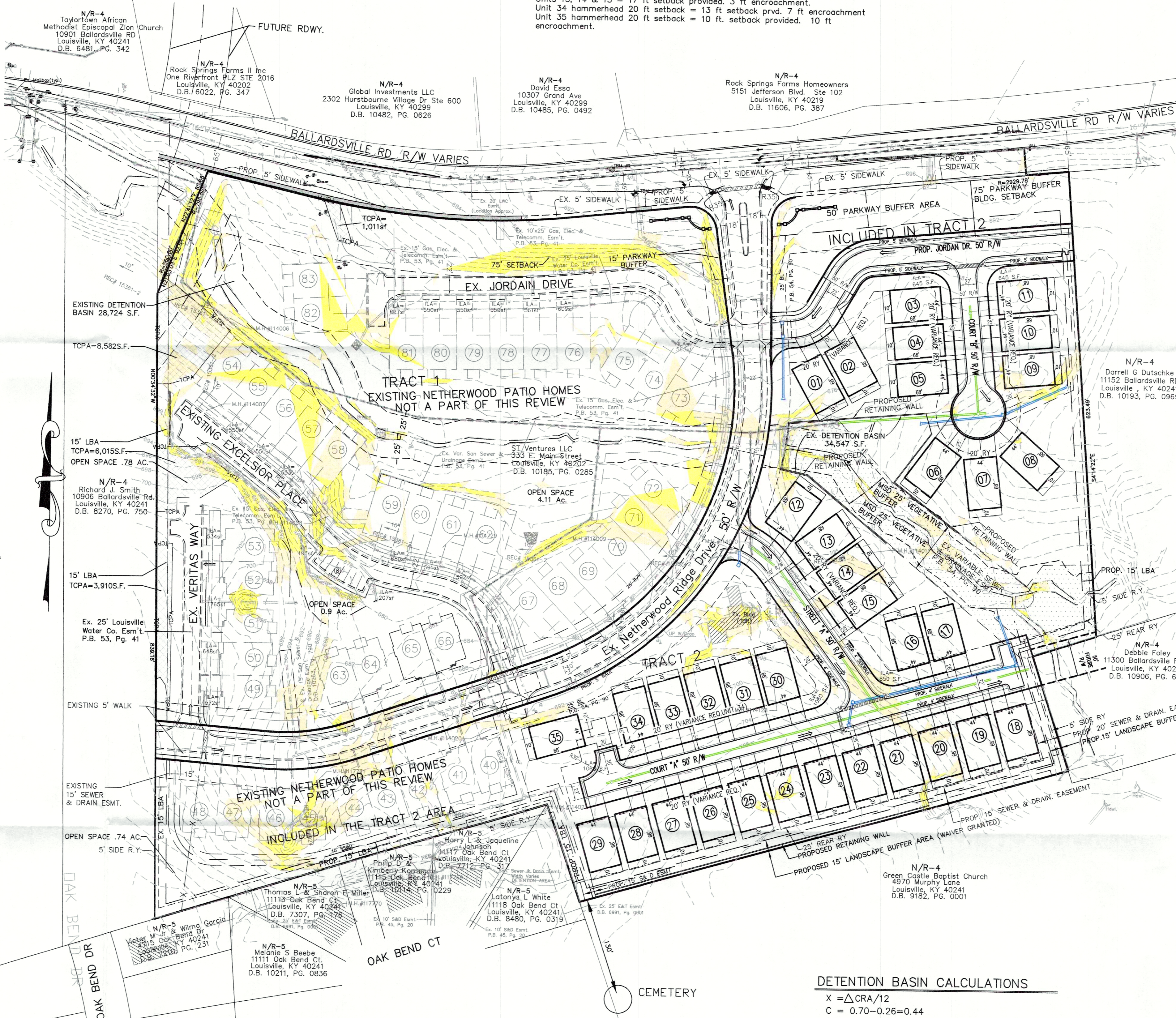
$$X = (0.44)(23.2)(2.8)/12 = 2.38 \text{ AC.-FT.}$$

$$\text{REQUIRED } X = 103,754 \text{ CU.FT.}$$

PROVIDED BASINS = +103,754 CU.FT.
 (SEE MSD NOTE 6)

TREE CANOPY CALCULATIONS FOR PROPOSED 35 UNITS

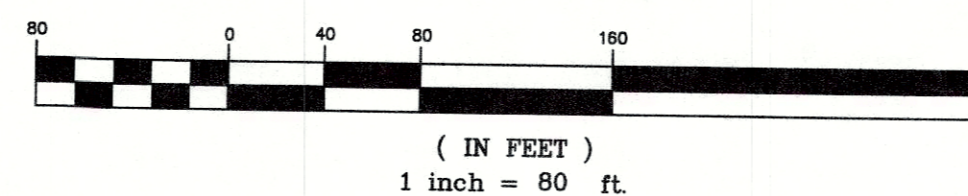
PROPOSED 35 UNIT SITE AREA (TR. 2) = 444,862 S.F.
 TR 2 AREA AFTER PROP. R/W DEDICATION
 EXISTING TREE CANOPY COVERAGE AREA = 60% (266,917 S.F.)
 EXISTING TREE CANOPY REQUIRED TO BE PRESERVED = 53,383 S.F. (20% OF 266,917 S.F.)
 EXISTING TREE CANOPY TO BE PRESERVED = 80,075 S.F. (18% OF 444,862 S.F.)
 TOTAL TREE CANOPY AREA REQUIRED = 155,702 S.F. (35% OF 444,862 S.F.)



SLOPES TABLE

| MINIMUM SLOPE | MAXIMUM SLOPE | COLOR |
|---------------|---------------|--------|
| 20.00% | > | Yellow |
| 30.00% | > | Orange |

GRAPHIC SCALE



LEGEND

- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- PROPOSED SEWER AND MANHOLE
- PROPOSED SILT FENCE
- PROPOSED DRAINAGE SWALE
- TO BE REMOVED
- TREE CANOPY PRESERVATION AREA

| REVISIONS | DESCRIPTION | DATE | BY |
|-----------|----------------------|---------|----|
| 1 | AGENCIES COMMENTS | 5/28/21 | BB |
| 2 | AGENCIES COMMENTS | 6/9/21 | JH |
| 3 | AGENCIES COMMENTS | 6/21/21 | AR |
| 4 | AGENCIES COMMENTS | 7/12/21 | AR |
| 5 | ADD WALK UNITS 18-22 | 7/13/21 | AR |

| PROJECT DATA | FILE NAME | SCALE | CHECKED BY |
|-----------------------|-----------------|------------------|-----------------|
| FILE NAME: 05143-RDDP | SCALE: AS SHOWN | DATE: 02/12/2021 | BY: BB/AR |
| | | | CHECKED BY: AER |

L&D
LAND DESIGN & DEVELOPMENT, INC.
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 LOUISVILLE, KENTUCKY 40202
 FAX: (502) 486-9976 PHONE: (502) 486-9974

NETHERWOOD PATIO HOMES
 OWNER/DEVELOPER
ST VENTURES LLC
 13800 LAKE POINT CIRCLE
 LOUISVILLE, KY 40223

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
 JOB NO. 05143
 SHEET 1
 21-DDP-0014

W.M. # 9157