

GENERAL NOTES:

1. DEVELOPER SHALL OBTAIN NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT FROM THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION: THE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED: PROTECTION OF TREES TO BE PRESERVED SHALL BE PROVIDED TO ANY GRADING OR CONSTRUCTION ACTIVITIES. PROTECTION OF TREES TO BE PRESERVED SHALL BE PROVIDED TO ANY GRADING OR CONSTRUCTION ACTIVITIES. PROTECTION OF TREES TO BE PRESERVED SHALL BE PROVIDED TO ANY GRADING OR CONSTRUCTION ACTIVITIES.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS PART OF THE SUBMITTALS TO THE PLANNING COMMISSION. THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT. PROPOSED SIGNATURE ENTRANCE SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THE SIGNATURE ENTRANCE SHALL MEET THE REQUIREMENTS OF CHAPTER 4.3.2 OF THE LDC.
5. CAUSE DIRECT LIGHT FROM THE SIGNATURE TO BE DIRECTED TOWARDS RESIDENTIAL USES ON ADJACENT OR NEARBY PARCELS, OR TO GREATLY REDUCE LIGHT ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3 OF THE LDC.
6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
7. ALL EXISTING UTILITIES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
8. ALL EXISTING UTILITIES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
9. A REVIEW OF PUBLIC WORKS INFORMATION FROM THE CITY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SIGNMAKES OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED FROM THE MEASUREMENTS.
10. ALL INTERIOR SIGNMAKES THAT MUST BE PLACED TO BE FOUR (4) FEET WIDE MINIMUM.
11. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEMIOTIC DESIGN MANUAL AND STANDARD SPECIFICATIONS.
12. SANITARY SEWER BY LATERAL EXTENSION TO THE CLEAR CREEK TREATMENT PLANT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY MSD. PROPOSED LATERAL EXTENSION SHALL BE DESIGNED AND CONSTRUCTED TO FLOW FROM DEVELOPMENT TO SITE AS DESCRIBED ON THE PLAN.
13. THE NEIGHBORING SECTION: DIRECTION TO BE PROVIDED ON SITE AS DESCRIBED ON THE PLAN.
14. PROPOSED DEVELOPMENT SHALL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 20, AND 100 YEAR STORMS OR TO DOWNSTREAM CAPACITY, WHICH IS MORE RESTRICTIVE. DRAINAGE PATTERN INDICATED 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.
15. 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.
16. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM MAPS (1911000E & 2111001E).
17. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER DESIGN OF GREY WATER MANAGEMENT PRACTICES.
18. MSD DRAINAGE BOND REQUIRED FROM CONSTRUCTION PLAN APPROVAL.
19. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS, AND GREASE REGULATIONS.
20. GEOTECHNICAL STUDY MAY BE REQUIRED FOR THE KARST FEATURES LOCATED WITHIN THE SECTION BASH UNITS. ALL FEATURES SHALL BE MITIGATED AND CLOSED PER MSD REQUIREMENTS.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL. BY PLANNING WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNDERGROUND READING ADDRESS.
4. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT CURB CUTS AND MANHOLE PROJECTIONS. TREE LOCATION SHALL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
5. AN ENGAGEMENT POINT 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.
6. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
7. TREE AND SURVEY SHALL BE PROVIDED AS REQUESTED. PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
8. ALL SIGNMAKES SHALL BE PROVIDED TO A DESIGN STANDARDS SPECIFICATION. THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIGNMAKES RAMP PER KTC STANDARD DRAWING FOR SIGNMAKES AND FOR KTC SIGNMAKES STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. LATEST EDITION.
9. FINAL METHOD OF COMPLIANCE FOR SIGNMAKES REQUIREMENT 6.5.6.C TO BE DETERMINED DURING CONSTRUCTION PLAN REVIEW.

SITE DATA - OVERALL (R4 SECTION)

FORM DISTRICT: R4
 EXISTING ZONING: R4
 PROPOSED ZONING: R4
 EXISTING LAND USE: VACANT/AGRICULTURAL
 PROPOSED LAND USE: MULTI-FAMILY (MFD)
 GROSS LAND AREA: 85,538 AC.
 TOTAL NUMBER OF UNITS: 433 UNITS
 MULTI-FAMILY: 433 UNITS
 GROSS BUILDING AREA (ALLOWABLE 5.00 PER ACR): 2,100,000 S.F. (240,000 S.F. PER ACR)
 TOTAL OPEN SPACE PROVIDED: 970,854 S.F. (27%)

SITE DATA - SINGLE-FAMILY

FORM DISTRICT: R4
 EXISTING ZONING: R4
 PROPOSED ZONING: R4
 EXISTING LAND USE: VACANT/AGRICULTURAL
 PROPOSED LAND USE: SINGLE-FAMILY (S.F.)
 GROSS LAND AREA: 85,538 AC.
 TOTAL NUMBER OF UNITS: 190 UNITS
 SINGLE-FAMILY: 190 UNITS
 GROSS BUILDING AREA (ALLOWABLE 5.00 PER ACR): 950,000 S.F. (240,000 S.F. PER ACR)
 TOTAL OPEN SPACE PROVIDED: 970,854 S.F. (27%)

SITE DATA - MULTI-FAMILY

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WATER REQUEST

A WATER REQUEST OF THE LDC IS REQUESTED TO ALLOW MORE THAN 15% OF A REAR YARD OF A BUILDING LOT TO BE OCCUPIED BY A DRAINAGE EASEMENT.

WALKER REQUEST

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MDP POINT CALCULATION

MULTI-FAMILY DWELLING UNITS: 433 UNITS TOTAL (190 MULTI-FAMILY) (433) 2 POINTS
 AFFORDABLE UNITS: 0 (22 UNITS) 0 POINTS
 OPEN SPACE PROVIDED: 970,854 S.F. (27%) 2 POINTS
 GROSS TRACT LIVING BELOW POVERTY: 0 (0 UNITS) 0 POINTS
 PUBLIC PARK PROXIMITY: 0 (0 UNITS) 0 POINTS
 TREE CANOPY PROVIDED: 970,854 S.F. (27%) 2 POINTS
 TOTAL: 6 POINTS

AVERAGE LOT SIZE CALCULATIONS

TOTAL BUILDABLE LOT AREAS/TOTAL BUILDABLE LOTS = XXXX S.F.
 2,338,428 S.F. / 433 UNITS MULTI-FAMILY LOTS = 5,400 S.F.

AVERAGE LOT SIZE CALCULATIONS

TOTAL BUILDABLE LOT AREAS/TOTAL BUILDABLE LOTS = XXXX S.F.
 2,338,428 S.F. / 190 UNITS SINGLE-FAMILY LOTS = 12,308 S.F.

DETENTION CALCULATIONS

2.97/2 (0.50-0.23) (85.53 AC) = 5.58 AC-FT

SITE DATA - OVERALL (RR SECTION)

FORM DISTRICT: RR
 EXISTING ZONING: RR
 PROPOSED ZONING: RR
 EXISTING LAND USE: VACANT/AGRICULTURAL
 PROPOSED LAND USE: RURAL RESIDENTIAL
 GROSS LAND AREA: 108,948 AC.
 NET LAND AREA: 101,328 AC.

SITE DATA - SINGLE-FAMILY

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LANDSCAPE DATA - MULTI-FAMILY

LAND USE: MULTI-FAMILY
 EXISTING TREE CANOPY: 1,722,288 (48%)
 EXISTING TREE CANOPY TO BE PRESERVED: 1,919,204 S.F. (48%)
 TOTAL TREE CANOPY REQUIRED: 1,400,178 S.F. (40%)
 TREE CANOPY DEFICIT ON PLAN AND LAND SURVEY: ACTUAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED FROM THE MEASUREMENTS.

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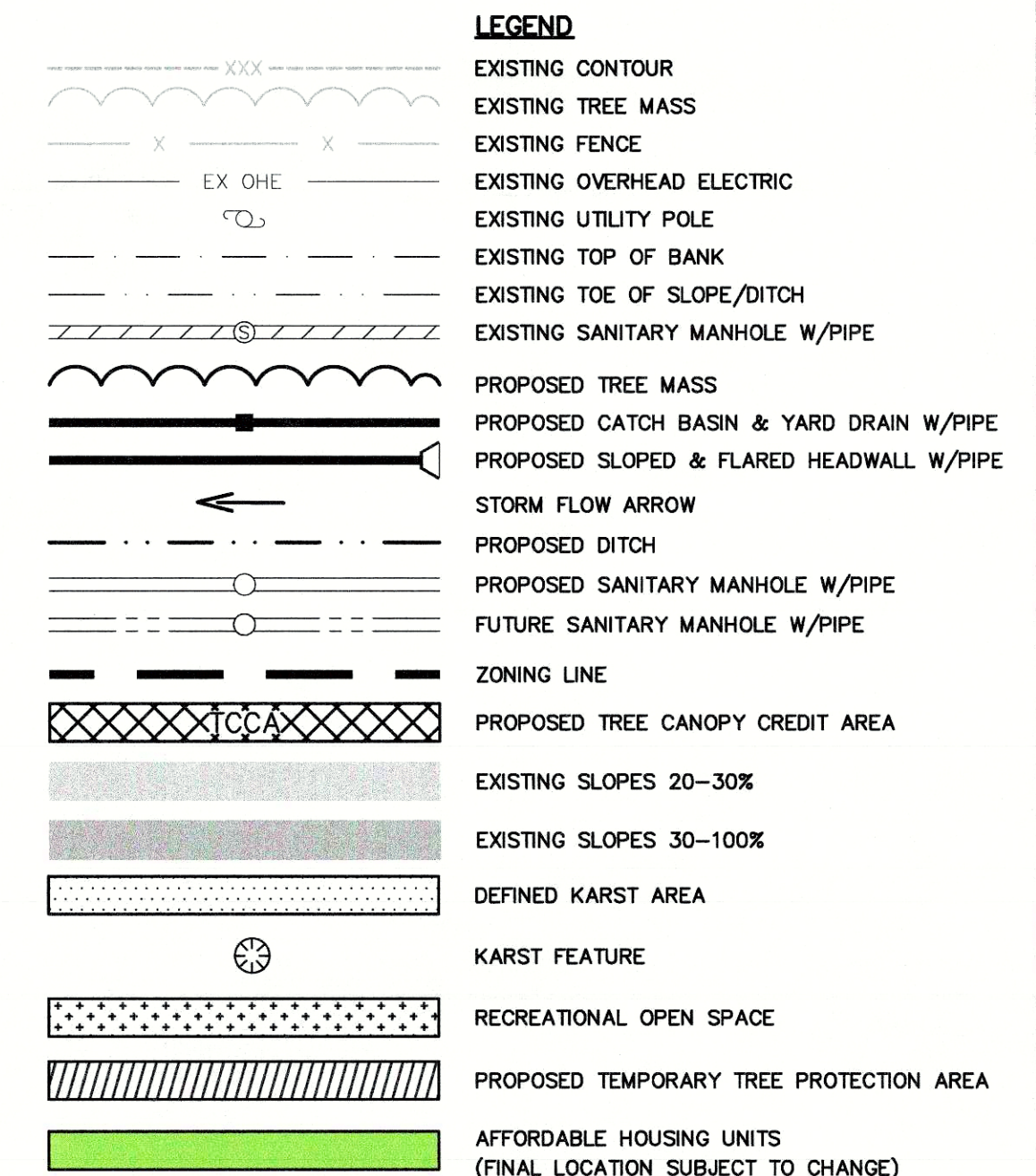
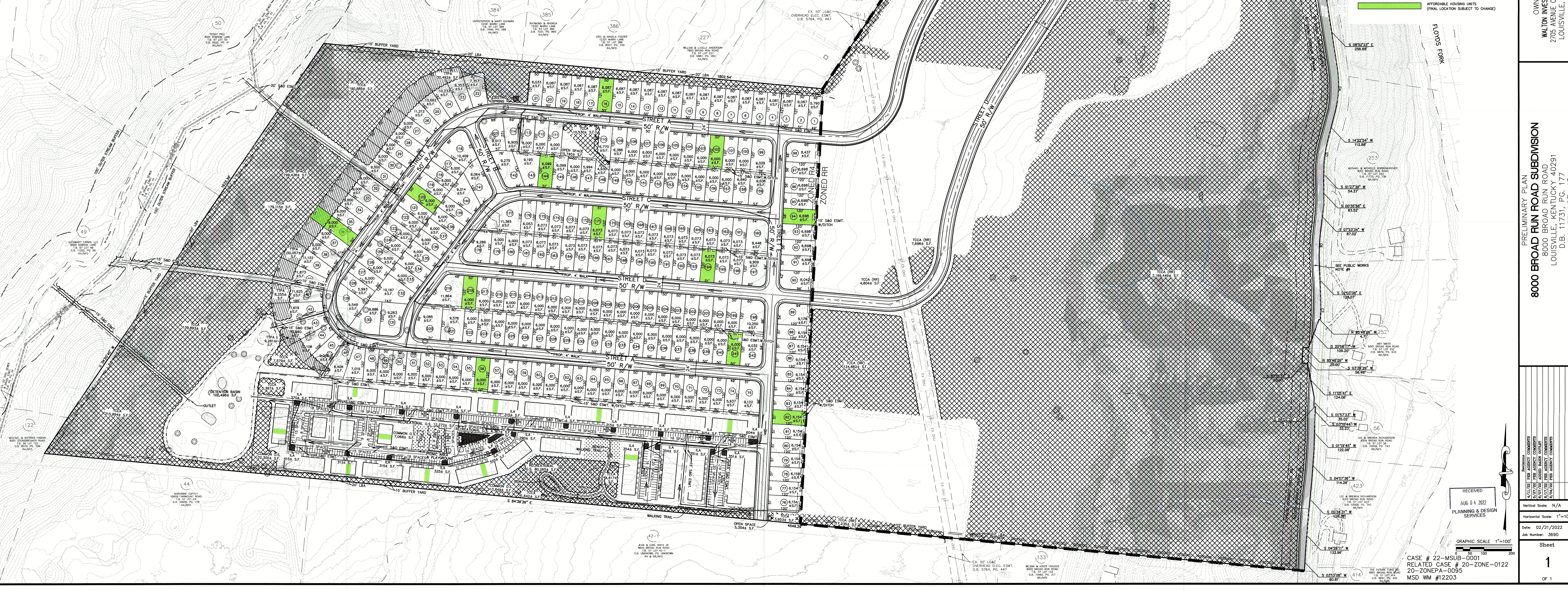
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PRELIMINARY PLAN

8000 BROAD RUN ROAD SUBDIVISION

6000 BROAD RUN ROAD
 LOUISVILLE, KENTUCKY 40291
 D.B. 11.731, PG. 177
 T.B. 57, LOT 43

DEVELOPER:
 HIGGAMTES MANAGEMENT
 7300 MONKEY CIRCLE
 LOUISVILLE, KY 40219

OWNER:
 WALTON INVESTMENTS LLC
 2705 AVENUE OF THE WOODS
 LOUISVILLE, KY 40241

ENGINEER:
 MINDEL SCOTT
 ENGINEERING INC.
 5151 Jefferson Road, Louisville, KY 40228
 502-485-1258 • Fax: 502-485-1259 • mindel.com

Vertical Scale: N/A
 Horizontal Scale: 1"=100'
 Date: 02/21/2022
 Job Number: 3690
 Sheet: 1

RECEIVED
 AUG 04 2022
 PLANNING & DESIGN SERVICES

CASE # 22-MSUB-001
 RELATED CASE # 20-ZONE-0122
 20-ZONEA-0095
 MSD WM #12203