

HURSTBOURNE CG | 7000 RIDGE CREEK ROAD

Louisville Metro Planning Commission, 19ZONE1029

Clay Barkley, JD, MRP | March 5, 2020



GENERAL NOTES

1. SUBJECT MATTER SHALL BE SERVICED BY THE LOCAL WATER COMPANY. THE NECESSARY WATER IMPROVEMENTS REQUIRED TO SERVICED THE DEVELOPMENT SHALL BE AT THE OWNER'S DEVELOPER'S EXPENSE.
2. THE PRESENT PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LATER AND ARCHITECT FOR APPROVING PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION FENCE SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. THE PROTECTION OF BEST FUTURE USES OF THE ADJACENT AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE DUMPING OF SOILS, ROCKS, AND DEBRIS SHALL BE PROHIBITED IN ANY AREAS OF THE SITE. THE DUMPING OF SOILS, ROCKS, AND DEBRIS SHALL BE PROHIBITED IN ANY AREAS OF THE SITE.
4. LANDSCAPE AND TREE REMOVAL SHALL BE AS SHOWN ON THE PLAN. THE DEVELOPMENT LIES IN THE FIRM CREEP ZONE. THE DEVELOPMENT SHALL BE MAINTAINED AS SHOWN ON THE PLAN. THE DEVELOPMENT SHALL BE MAINTAINED AS SHOWN ON THE PLAN.
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PERMITS

1. CONSTRUCTION SHALL BE PROVIDED WITH COFFERED AND EXPOSED SOILS TO PROTECT THEM FROM DISTURBANCE DURING AND AFTER CONSTRUCTION.
2. EROSION CONTROL MEASURES SHALL BE PROVIDED TO PREVENT SOIL EROSION AND TO MAINTAIN THE STABILITY OF THE SOILS.
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PUBLIC WORKS AND UTILITY NOTES

1. NO CONSTRUCTION SHALL BE PERMITTED IN STATE AND FEDERAL HIGHWAY RIGHT-OF-WAY WITHOUT AN ENVIRONMENTAL STATEMENT.
2. CONSTRUCTION SHALL BE PROVIDED WITH COFFERED AND EXPOSED SOILS TO PROTECT THEM FROM DISTURBANCE DURING AND AFTER CONSTRUCTION.
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TRACT 1 SITE DATA

ACRES	10.00
NET AREA	435,600 SF
NET AREA	435,600 SF
NET AREA	435,600 SF
NET AREA	435,600 SF
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NET AREA	435,600 SF
NET AREA	435,600 SF
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NET AREA	435,600 SF
NET AREA	435,600 SF
NET AREA	435,600 SF

TRACT 2 SITE DATA

ACRES	10.00
NET AREA	435,600 SF
NET AREA	435,600 SF
NET AREA	435,600 SF
NET AREA	435,600 SF
NET AREA	435,600 SF
NET AREA	435,600 SF
NET AREA	435,600 SF
NET AREA	435,600 SF
NET AREA	435,600 SF
NET AREA	435,600 SF
NET AREA	435,600 SF



MINDLE SCOTT
PLANNING & DESIGN SERVICES
1000 EAST MAIN STREET, SUITE 100
LOUISVILLE, KY 40202
TEL: 502-636-1111
WWW.MINDLESCOTT.COM



IMPERVIOUS AREA (TRACT 1)	10,000 SF
IMPERVIOUS AREA (TRACT 2)	10,000 SF
TOTAL	20,000 SF

LANDSCAPE DATA

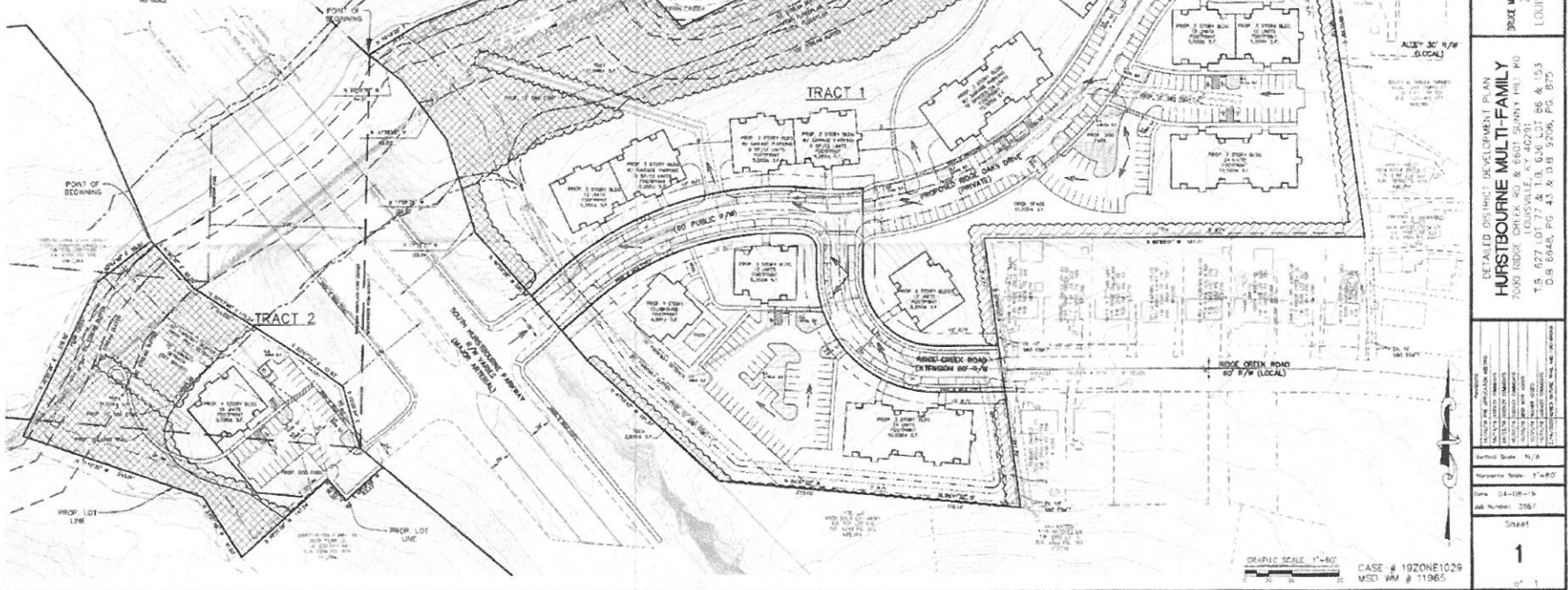
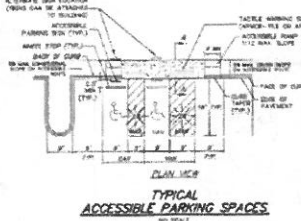
PLANTING	10,000 SF
PLANTING	10,000 SF
PLANTING	10,000 SF
PLANTING	10,000 SF

TRUCK CANOPY DATA

TRUCK CANOPY	10,000 SF
TRUCK CANOPY	10,000 SF
TRUCK CANOPY	10,000 SF
TRUCK CANOPY	10,000 SF

RECEIVED
FEB 19 2010
PLANNING & DESIGN SERVICES

LOCATION MAP
1000 EAST MAIN STREET, SUITE 100
LOUISVILLE, KY 40202



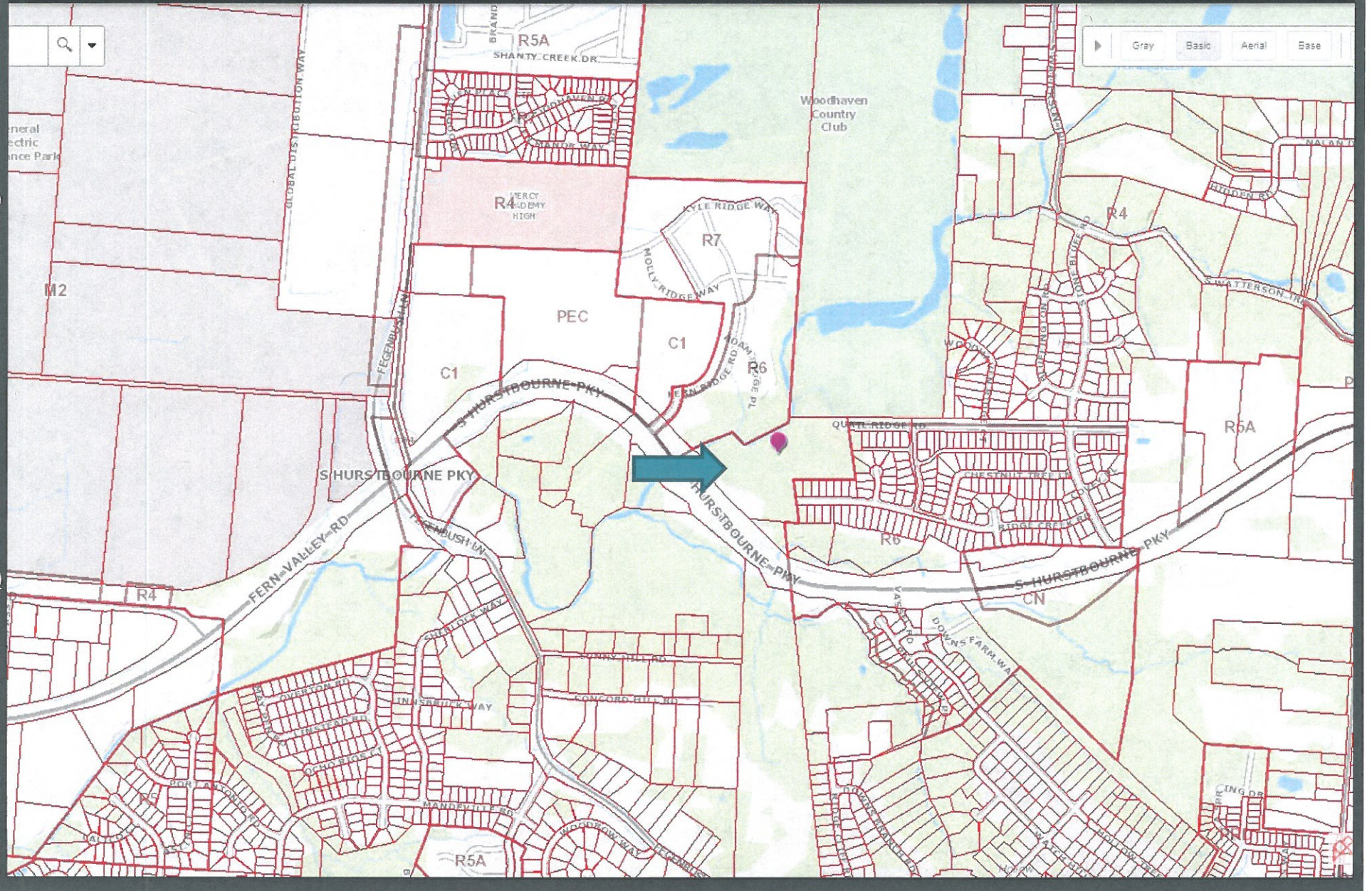
OWNER
GUYTON DEVELOPMENT
HURSTBOURNE MULTI-FAMILY
2837 TIER LANE
LOUISVILLE, KY 40205

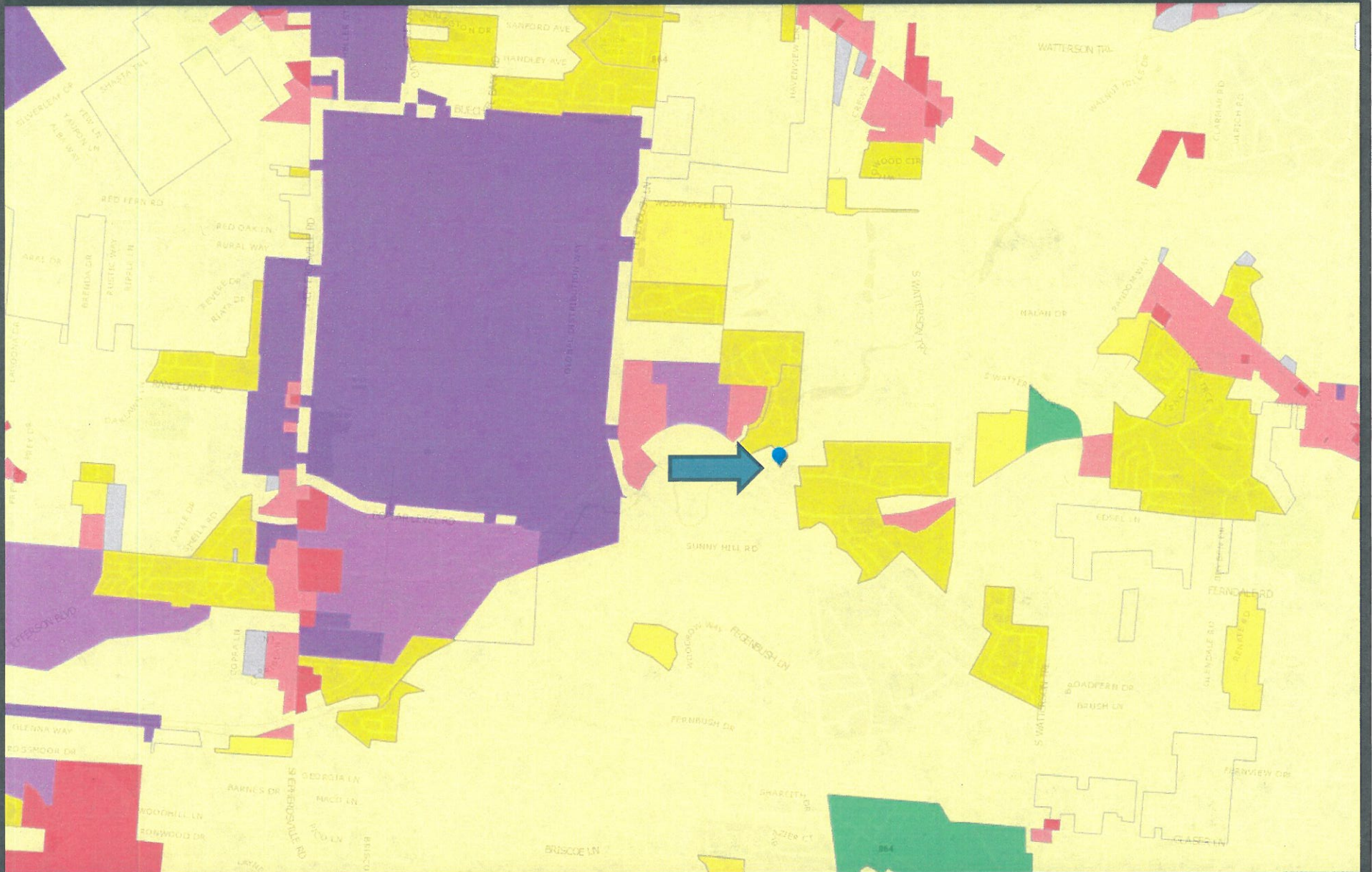
DETAILED DISTRICT DEVELOPMENT PLAN
HURSTBOURNE MULTI-FAMILY
7000 RIDGE CHIEK RD & 6801 SUNNY HILL RD
LOUISVILLE, KY 40291
T.S. 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

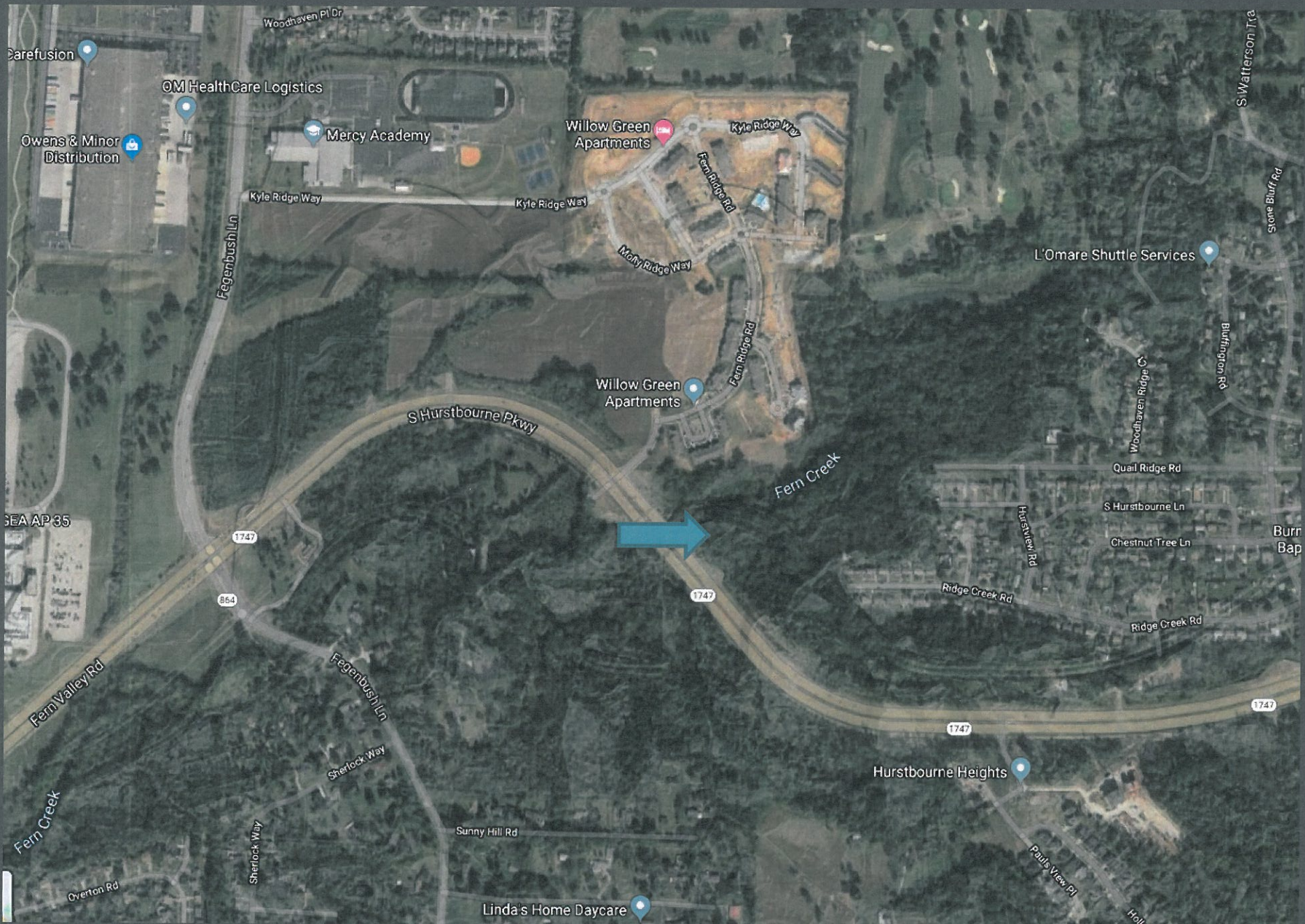
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Date: 02-10-10
Job Number: 3587
Sheet: 1
Case #: 19ZONE1029
MSD: VM # 11965



Ship to Meet the
s of Louisville, KY







Parefution

OM HealthCare Logistics

Owens & Minor Distribution

Mercy Academy

Willow Green Apartments

Willow Green Apartments

L'Omare Shuttle Services

SEA AP 35

1747

854

1747

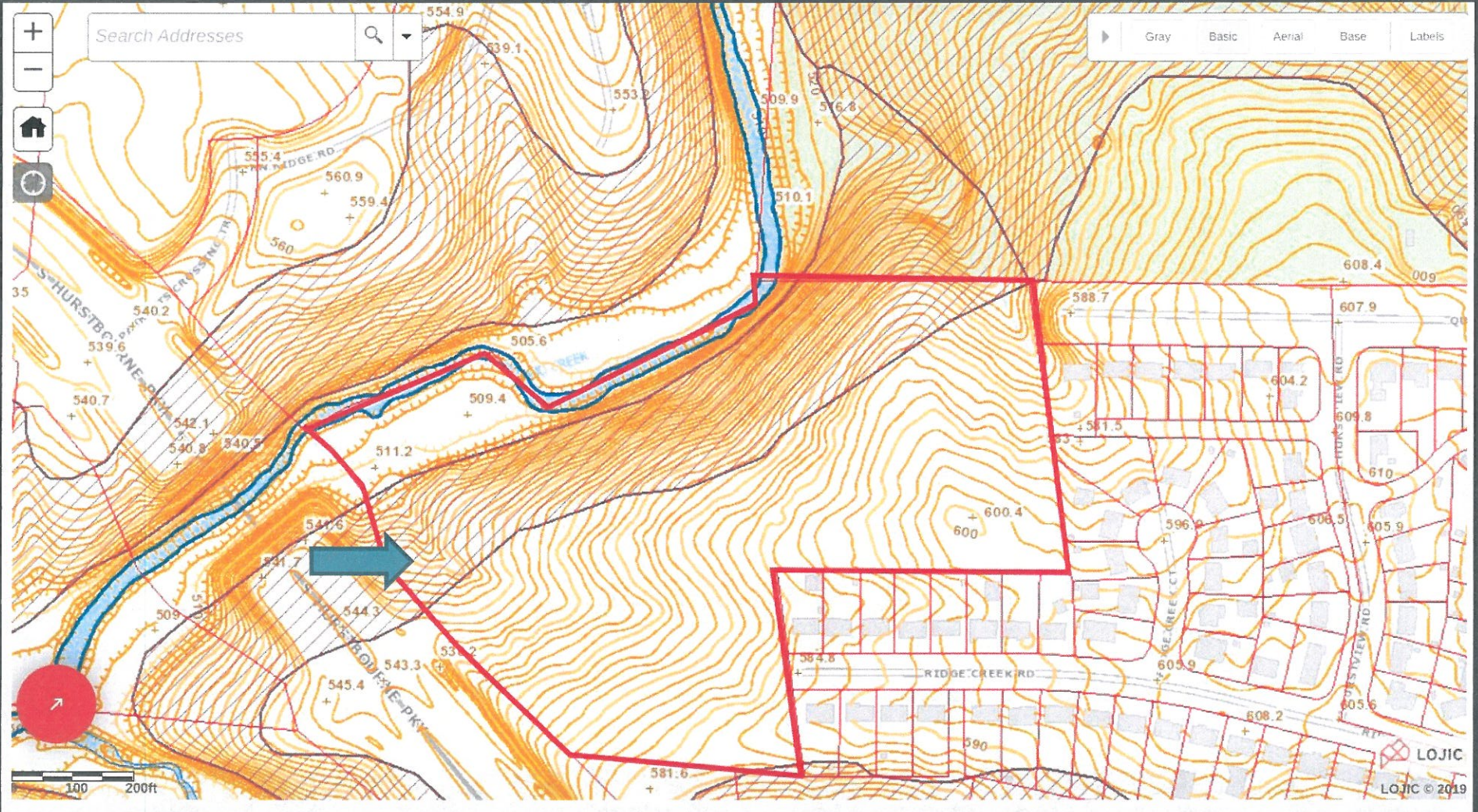
1747

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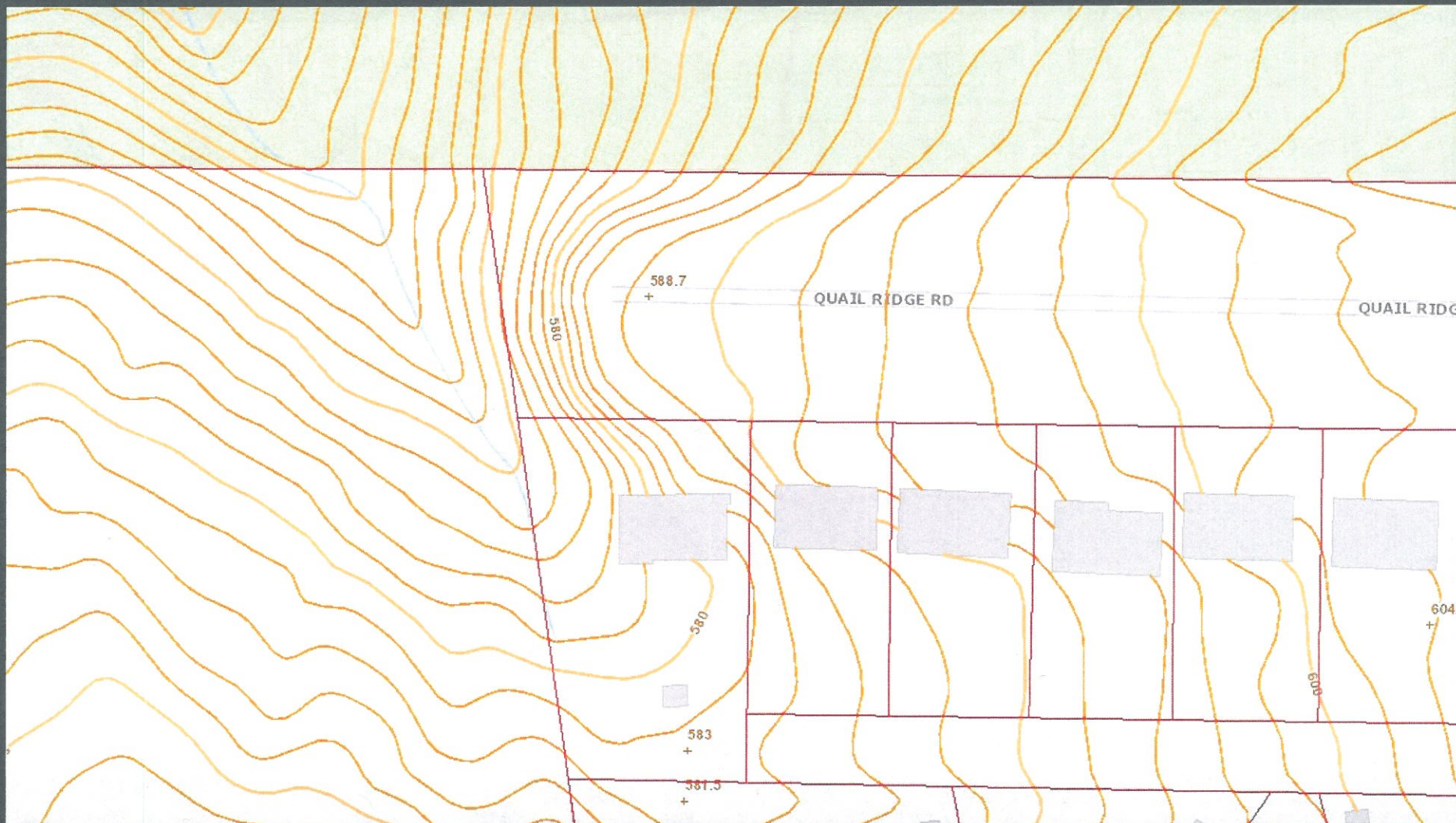
Hurstbourne Heights

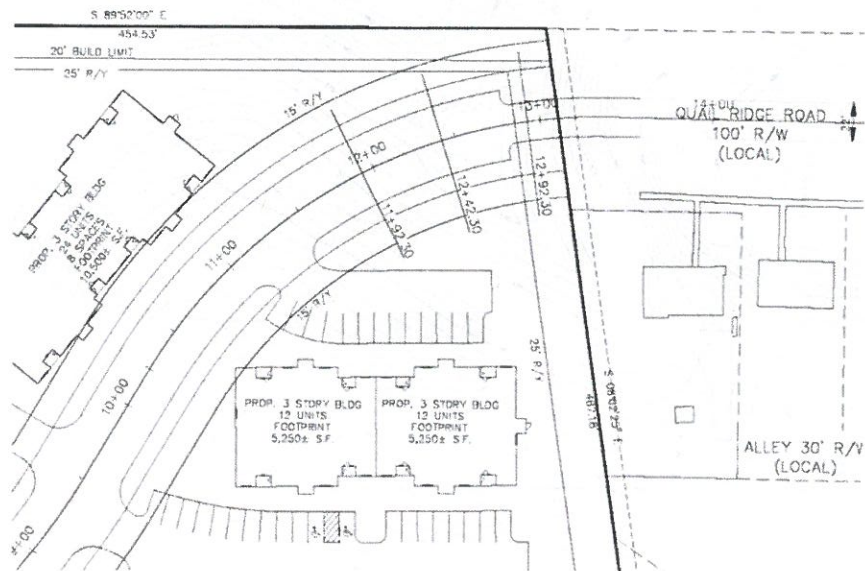
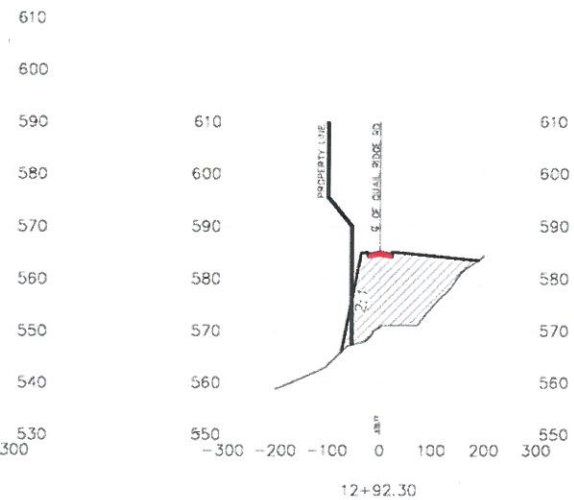
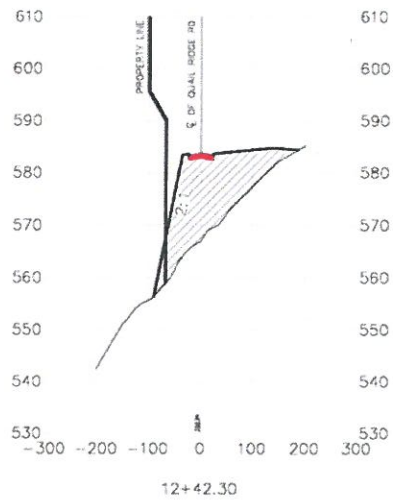
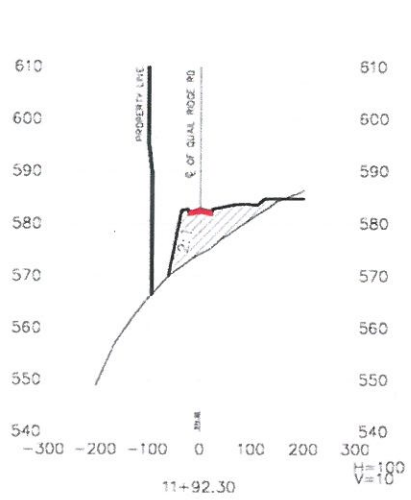
Linda's Home Daycare

Burr Bap



QUAIL RIDGE ELEVATION PROBLEM





PROPOSED NATURE TRAIL

TIE INTO SIDEWALK

STAND OF 4"-10" OAKS, MAPLES, ELMS & 2"-8" EASTERN RED CEDAR

STAND OF 2"-8" EASTERN RED CEDAR

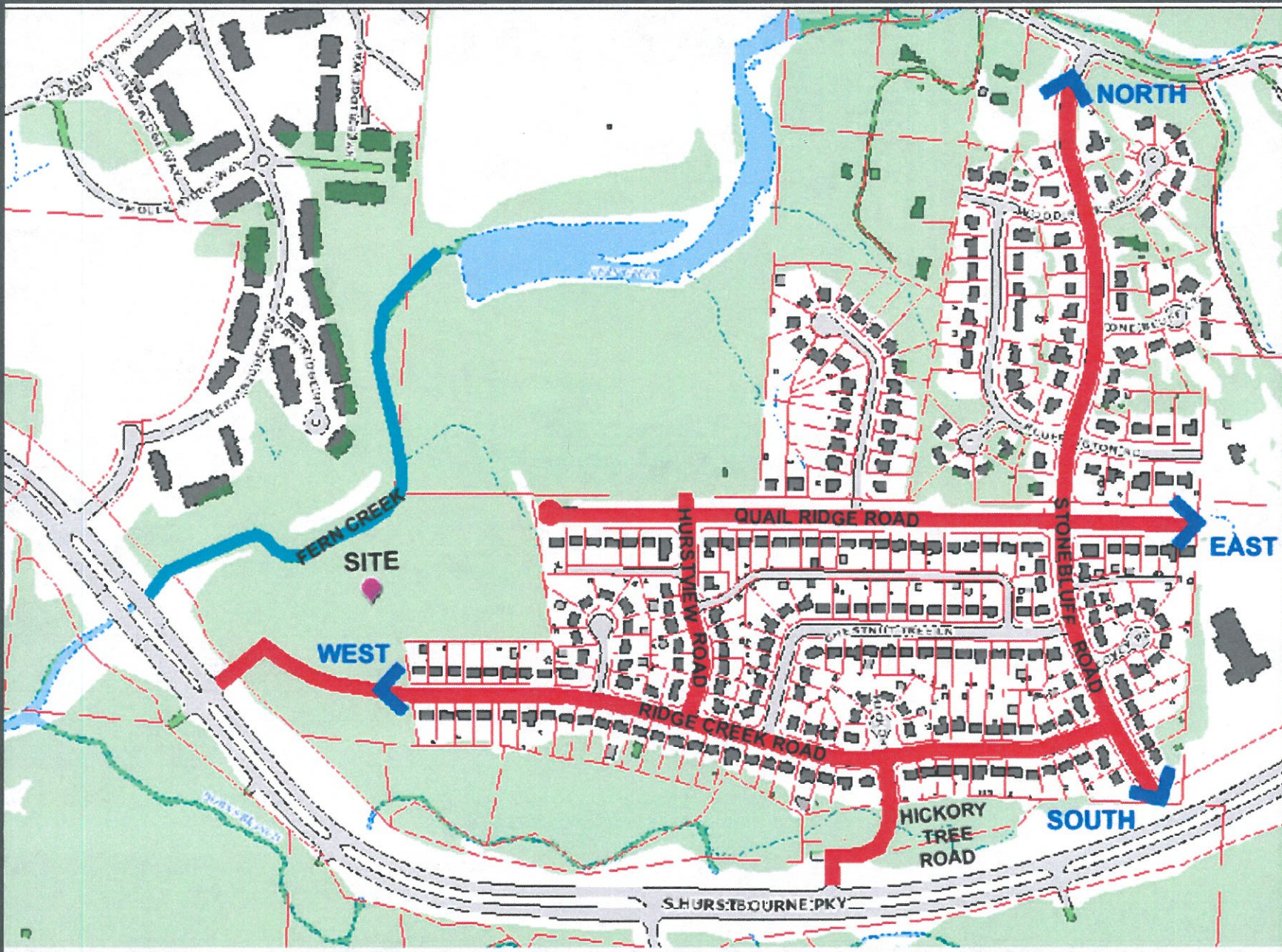
END OF QUAIL RIDGE ROAD

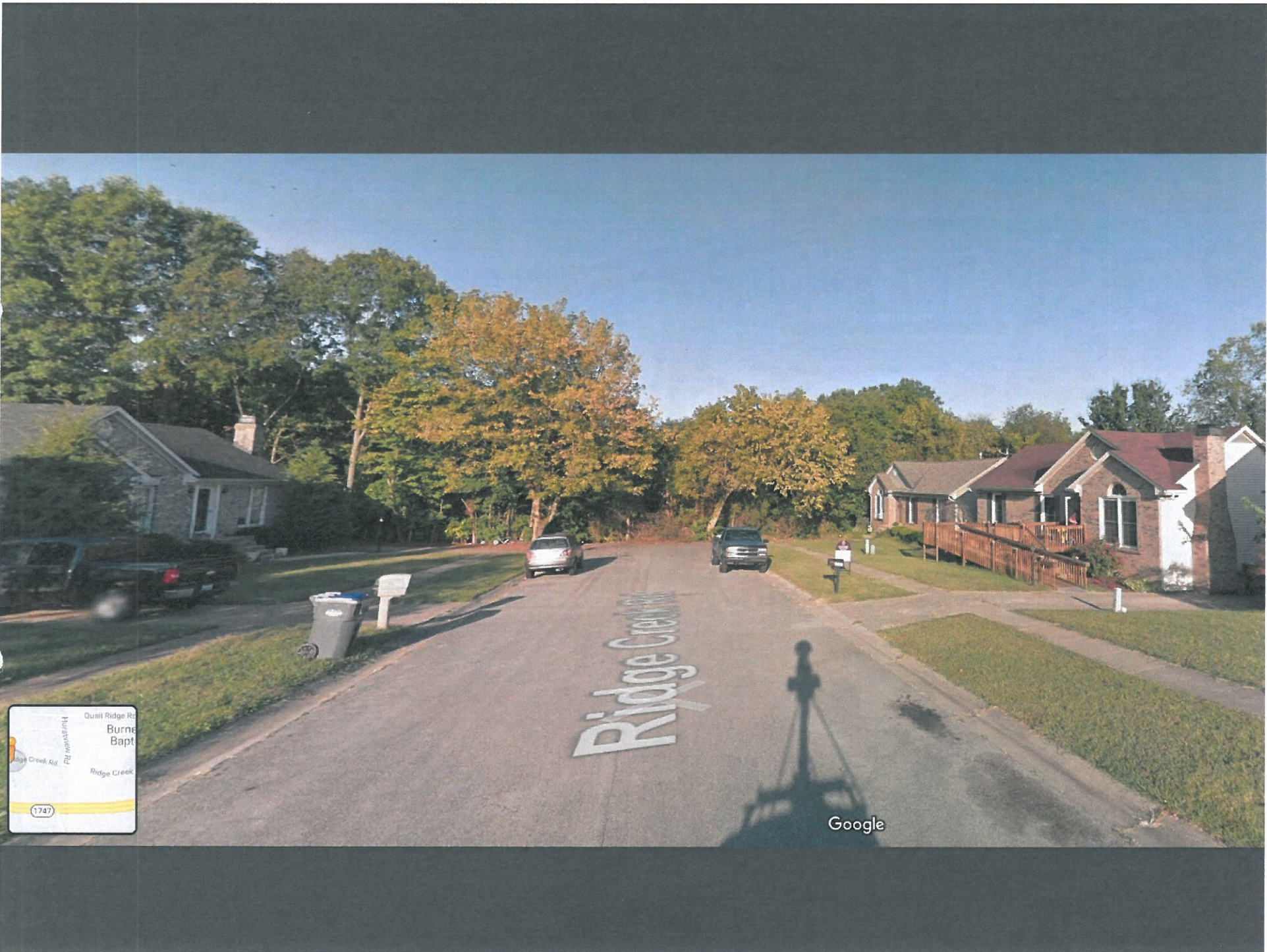
24'

PROPOSED STREET END

PROPOSED FOOTBRIDGE







Google



**KENTUCKY TRANSPORTATION CABINET
DEPARTMENT OF HIGHWAYS**

HURSTBOURNE PARKWAY
(Old Shepherdsville Road to Bardstown Road)

**Preliminary Line and Grade
Design Report**

**Jefferson County
OSTPM 08725 004
FD46 056 7163 166 D
Item No. 5-322.00**

GRW ENGINEERS, INC.

801 Corporate Drive
Lexington, Kentucky
(606) 223-3999

December 1994

Rec'd from
KDOT Frankfort
Room 610
12/13/95

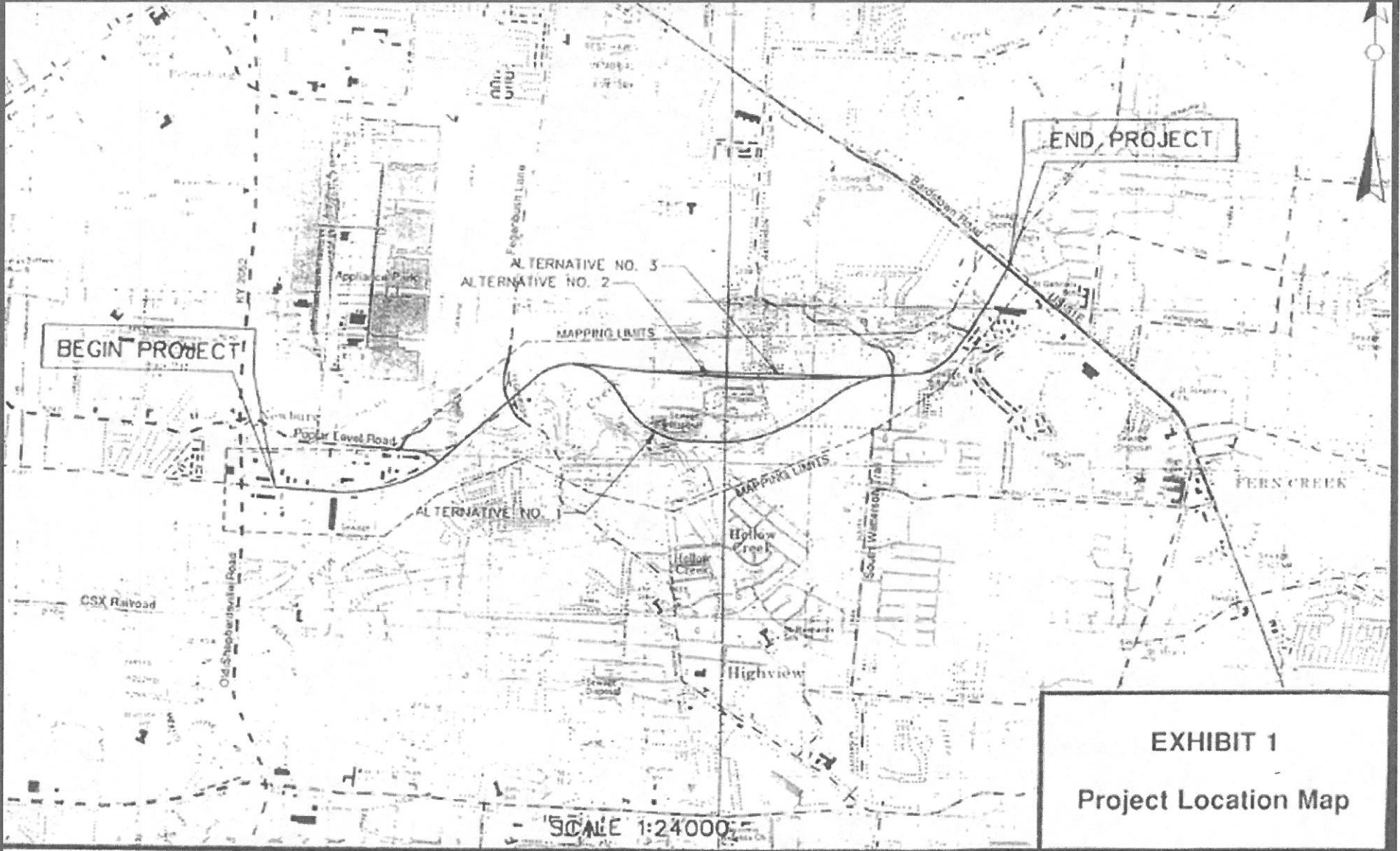


EXHIBIT 1
Project Location Map

LDC STUB STREET ISSUES

- LDC Stub Street Definition
 - *“A street usually ending at a property line which is designed to be extended in the future”*
- Quail Ridge Road
 - Was designed to bridge over property and Fern Creek as a State Highway
 - 6-foot drop from the west portion of Quail Ridge Road to property line
 - 25-foot drop from Quail Ridge Road to the nearby ephemeral stream
- Therefore, Quail Ridge Road does not meet LDC definition of stub street

7000 Ridge Creek Road Traffic Analysis Review

Adam Kirk, PE



Travel Time Analysis

Proposed Connections

- Quail Ridge Road
- Ridge Creek Road
- 11 Different Analysis Zones
- All Roads 25 mph
- 15 mph warning speed for Speed Bumps



Travel Time Results

Zone	Units	Ridge Creek			Quail Ridge			Watterson Trail		
		Turns	Dist (ft)	TT (sec)	Turns	Dist (ft)	TT (sec)	Turns	Dist (ft)	TT (sec)
A	30	1	4770	135.0	1	4000	114.1	1	3750	107.1
B	36	1	4020	114.5	1	3230	93.0	1	4510	128.0
C	26	2	2850	87.6	0	2280	62.2	2	5560	155.6
D	7	2	2500	78.3	2	1930	62.5	2	6180	167.8
E	12	2	2260	74.7	2	2260	76.3	4	6540	189.0
F	10	2	3040	92.9	2	3040	92.9	2	5510	160.2
G	20	1	3240	93.4	1	3470	99.6	1	4990	141.1
H	30	0	1390	37.9	2	2720	84.0	2	7190	206.0
I	12	1	1740	52.5	1	2300	67.6	2	6500	177.9
J	15	1	2530	73.9	3	3300	104.9	2	5810	168.3
K	43	0	2300	62.7	2	3080	93.9	2	6230	179.8

Summary

- A connection to Hurstbourne Parkway via Ridge Creek Road would provide the least travel time to 120 residences, compared to 69 via a connection at Quail Ridge Road.
- The anticipated volume of traffic that would most benefit from a connection through Stone Bluff neighborhood could be accommodated through a single connection.
- The travel time via either connection for the majority of residents who live along Quail Ridge Road would be similar, as vehicular access is provided by a rear alley off of Hurstview Road, which connects Ridge Creek Road and Quail Ridge Road.
- During peak hours only 50-60 vehicles per hour head to/from the west on Hurstbourne Parkway at S. Watterson Trail. S. Watterson Trail provides a quicker connection to S. Hurstbourne Parkway than a connection through Stone Bluff neighborhood, which would minimize cut-through traffic within the neighborhood.
- Travel time analysis presented above indicates that the Ridge Creek connection would provide the most efficient access for the majority of residents of Stone Bluff.

HURSTBOURNE CG | 7000 RIDGE CREEK ROAD

Louisville Metro Planning Commission, 19ZONE1029

Clay Barkley, JD, MRP | March 5, 2020



STUB STREET ALTERNATIVES

- Chamberlain Senior Care at 5217 Chamberlain Lane near Norton Commons was approved with the Civic Way stub street connected to the site's Private Road network, instead of connecting the Civic Way stub street with a public right-of-way across the site to Chamberlain Lane.
- Riverport Landings apartments at 4650 Cane Run Road was approved with no extension of the Camino Way stub street, which could have connected Camino Way to Cane Run Rd. However similar to our proposal for Quail Ridge Rd, a pedestrian connection was provided between the Camino Way stub street and the apartment development, instead of connecting with a roadway.
- The Paddock at Sawyer Park apartments at 9910 Westport Road was approved with no extension of the Cypress Creek Dr stub street, which could have connected Cypress Creek Dr to Westport Rd.

5.9.2 Connections

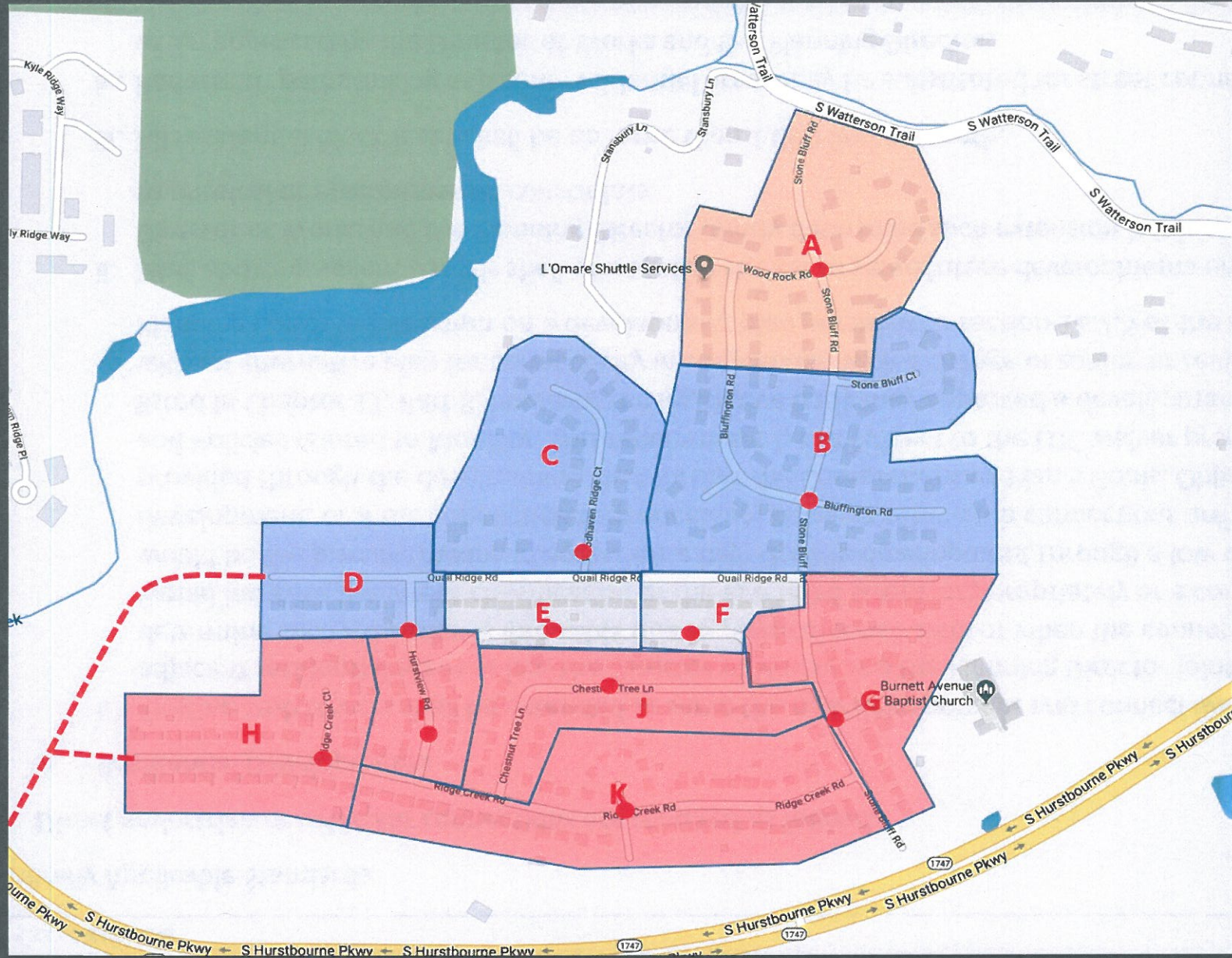
A. Generally Applicable Standards

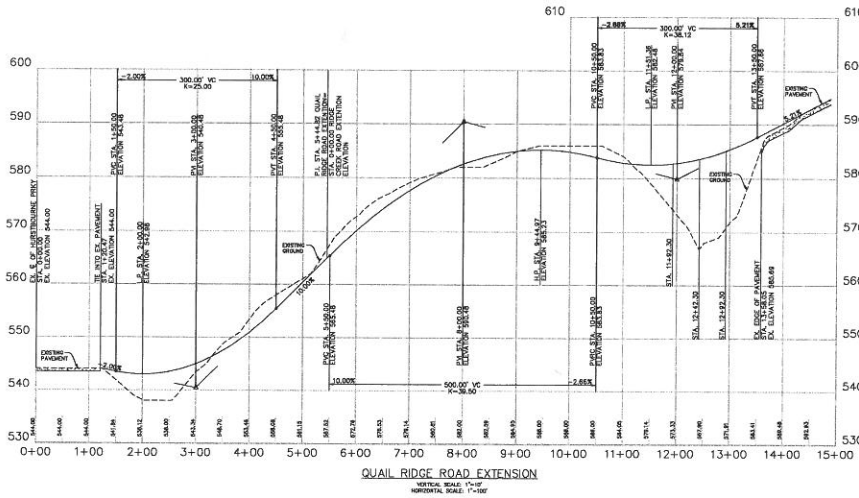
1. Direct pedestrian or vehicular connections are required as follows:

a. Residential Developments

- i. Existing stub streets shall be extended to serve the new development and connect with adjacent residential areas unless the Director of Works and the Planning Director jointly determine such extension is infeasible due to physical constraints or when the connection would increase the street classification of the extended street inappropriately or a connection would be the primary means of access for a high density development through a low density development, or if the connection is unnecessary because other stub connections are being provided through the development that further the Comprehensive Plan's Goals, Objectives, and Policies related to Mobility. This requirement is not subject to the LDC waiver provision listed in Chapter 11, Part 8, however the legislative body may approved a development plan with an alternative plan for connectivity in conjunction with a change in zoning or review of Planning Commission action on a development plan pursuant to section 11.7.5 of the LDC.
- ii. Sites abutting vacant parcels shall create stub streets to serve future developments unless the Director of Works and the Planning Director jointly determine such extension is infeasible due to physical or environmental constraints.
- iii. All residential block faces shall be no more than 1,600 feet in length.
- iv. Pedestrian paths linking adjacent residential areas may be substituted for street connections, when approved by the Director of Works and the Planning Director.
- v. Pedestrian paths shall be provided to connect residential developments with adjacent non-residential uses, unless the Planning Director determines such connection is redundant or inappropriate because of the nature of the non-residential use.

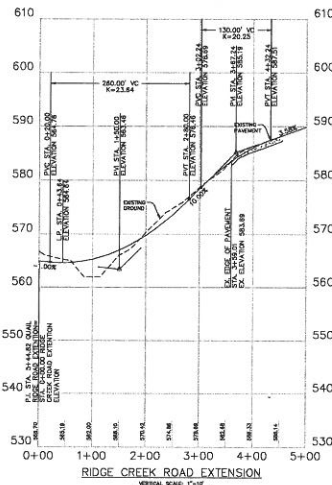
FIGURE 1: TRAVEL TIME ANALYSIS ZONES





QUAIL RIDGE ROAD EXTENSION

HORIZONTAL SCALE: 1"=100'



RIDGE CREEK ROAD EXTENSION

HORIZONTAL SCALE: 1"=100'

REVISION	DATE
1	04/08/19
2	04/08/19
3	04/08/19
4	04/08/19
5	04/08/19

Vertical Scale: 1"=10'

Horizontal Scale: 1"=100'

Date: 04-08-19

Job Number: 3567

Sheet

2

of 3

LAYOUT EXHIBIT
HURSTBOURNE MULTI-FAMILY
 7000 RIDGE CREEK RD. & 6601 SUNNY HILL RD
 LOUISVILLE, KY 40291
 T.B. 627 LOT 77 & T.B. 636 LOT 86 & 153
 D.B. 6646; P.C. 43 & D.B. 9206, P.C. 8/5

OWNER
 BRUCE M RYNAL RECREABLE TRST
 2037 TYLER LANE
 LOUISVILLE, KY 40205

OWNER/DEVELOPER
 HARBINGE COMMERCIAL REAL ESTATE
 1550 CHAMFORD LAKES PL
 LOUISVILLE, KY 40245



MINDEL SCOTT
 ARCHITECTURE
 ENGINEERING & PLANNING
 302-885-1008
 mindelscott.com