

GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- WASTEWATER: SANITARY SEWER IS AVAILABLE BY LATERAL EXTENSION AGREEMENT SUBJECT TO FEES. SANITARY SEWER PATTERN DERIVED FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- STORMWATER: FINAL CONFIGURATION AND SIZE OF DETENTION PONDS, DRAINAGE PIPES, CHANNELS, AND PERMANENT WATER QUALITY FEATURES TO BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- ALL PAVEMENT WITHIN PARKING AREAS TO BE ASPHALT.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- CURBS & GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT.
- THIS SITE IS SUBJECT TO REGIONAL FACILITY FEES. STORM WATER RUNOFF CURVE NUMBER SHALL BE EQUAL TO OR LESS THAN THE ORIGINAL DESIGN.
- A SITE RECONNAISSANCE WAS CONDUCTED BY MR. RUSSELL BROOKS AND MR. SCOTT BONDS OF LAW ENGINEERING & ENVIRONMENTAL SERVICES ON JULY 17, 2000 AS RECORDED IN THE FILE FOR CASE NUMBER 9-36-0001 AT THE PLANNING AND DESIGN SERVICES LIBRARY. KARST FEATURES WERE FOUND AS INDICATED ON THE PLAN.
- ALL SIGNS WILL COMPLY WITH CHAPTER 8 REQUIREMENTS AND ACQUIRE THE PROPERTY PERMITS.

SWPP NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

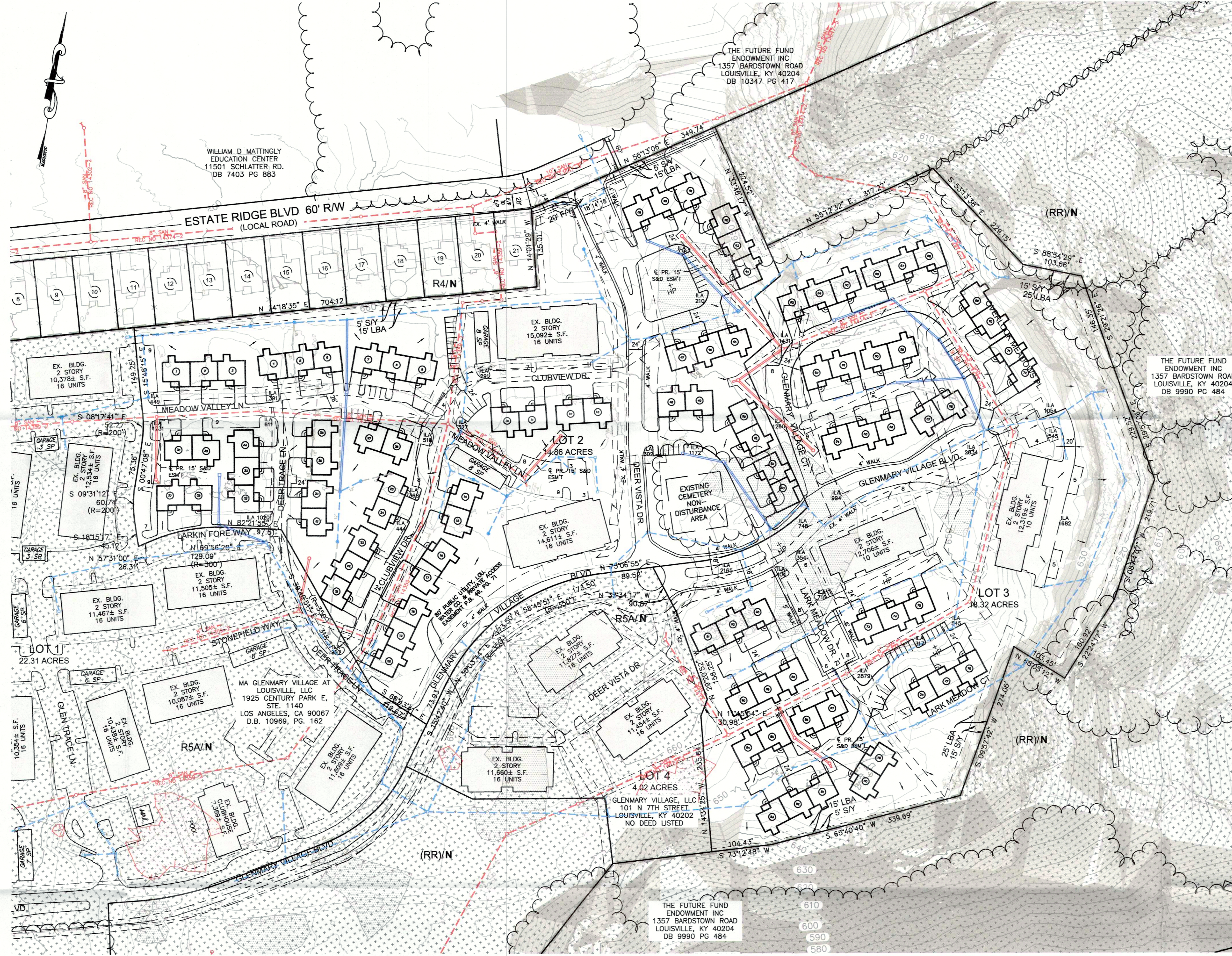
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

EROSION PREVENTION PLAN

ALL STORM WATER RUNOFF FROM DISTURBED AREAS WILL BE DIRECTED TO DITCH CHECKS OR SILT FENCE PERIMETER CONTROLS UNTIL STORM SEWERS ARE INSTALLED. AFTER STORM SEWER INSTALLATION ALL STORM INLETS SHALL BE PROTECTED WITH STONE BAGS, SILT SACKS OR OTHER MSD APPROVED INLET CONTROL. SILT FENCE SHALL BE UTILIZED AS PERIMETER CONTROLS AROUND SENSITIVE AREAS DURING CONSTRUCTION. SMALL WATERSHED AREAS MAY BE PROTECTED WITH SILT FENCE AND/OR DITCH CHECKS BASED ON FINAL GRADING.

UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-752-6007) FORTY-EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES) WHEN CONTACTING THE "B.U.D." CALL CENTER. PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED M.S.D. SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS, AND SPECIAL PROVISIONS.

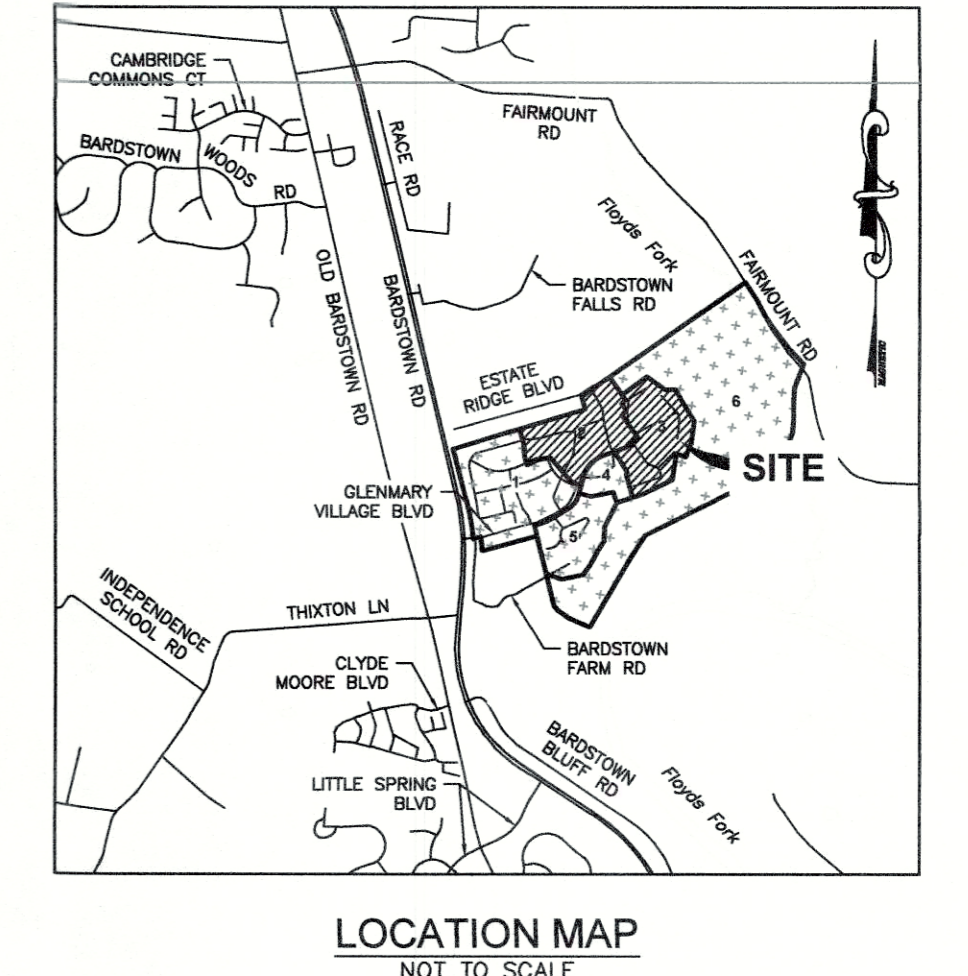
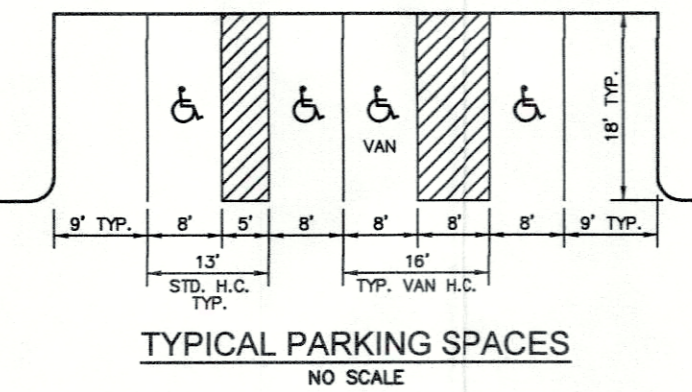
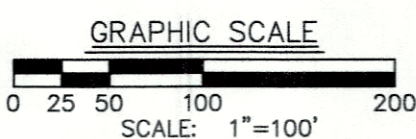


LEGEND

- EX. STORM SEWER
- EX. STORM SEWER (DEMO)
- PROP. STORM SEWER
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- DRAINAGE FLOW ARROWS
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- ZONING BOUNDARY
- FORM DISTRICT BOUNDARY
- SINKHOLE TO BE FILLED
- SINKHOLE TO REMAIN
- NOT A PART OF REVISION
- SLOPES 20% TO 30%
- SLOPES GREATER THAN 30%

ADJOINING PROPERTY OWNERS

- PHILLIP SULLIVAN & KATRENA CLARK
14419 ESTATE RIDGE BLVD
LOUISVILLE, KY 40291
DB 9223 PG 172
- RONIKA PAYNE & JOWAN D THOMAS
14501 ESTATE RIDGE BLVD
LOUISVILLE, KY 40291
DB 9456 PG 829
- STEPHANIE A DOSSEY
14503 ESTATE RIDGE BLVD
LOUISVILLE, KY 40291
DB 9973 PG 721
- STEPHANIE A DOSSEY
14505 ESTATE RIDGE BLVD
LOUISVILLE, KY 40291
DB 9973 PG 721
- RONALD L WARD & ROBIN D WARD
14507 ESTATE RIDGE BLVD
LOUISVILLE, KY 40291
DB 9452 PG 304
- KATHLEEN H JACKSON
14509 ESTATE RIDGE BLVD
LOUISVILLE, KY 40291
DB 9529 PG 879
- JASON HULON & MELINDA HULON
14511 ESTATE RIDGE BLVD
LOUISVILLE, KY 40291
DB 9568 PG 533
- MATTHEW C PHILLIPS & AMY MICHELLE PHILLIPS
14513 ESTATE RIDGE BLVD
LOUISVILLE, KY 40291
DB 10916 PG 904
- JACOB D ADAMS & KAYLA M ADAMS
14515 ESTATE RIDGE BLVD
LOUISVILLE, KY 40291
DB 10535 PG 88
- DARTAGNAN RAMSEY
14517 ESTATE RIDGE BLVD
LOUISVILLE, KY 40291
DB 11435 PG 502
- STACY D PULLIAM & TIMIKO PULLIAM
14519 ESTATE RIDGE BLVD
LOUISVILLE, KY 40291
DB 11155 PG 384



SITE DATA

FORM DISTRICT:	NEIGHBORHOOD
ZONING:	RS-4
EXISTING USE:	MULTI-FAMILY RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
GROSS SITE AREA:	1,445,197 SF OR 33.18 AC
TOTAL UNITS:	145 UNITS
EXISTING CONDOS:	52 UNITS
PROPOSED GARDEN HOMES:	93 UNITS
GROSS DENSITY:	4.37 DU/AC
GROSS BUILDING FOOTPRINT AREA:	233,288 SF
EXISTING CONDOS:	54,728 SF
PROPOSED GARDEN HOMES:	178,560 SF
GROSS FLOOR AREA OF ALL BUILDINGS:	288,016 SF
EXISTING CONDOS:	109,456 SF
PROPOSED GARDEN HOMES:	178,560 SF
TALLEST STRUCTURE HEIGHT:	35' MAX FROM GRADE TO MIDPOINT OF ROOF

PARKING CALCULATIONS

MINIMUM REQUIRED PARKING (1.5 SPACES/UNIT)	218 SPACES
MAXIMUM OUTDOOR PARKING SPACES (3 SPACES/UNIT)	435 SPACES
PARKING PROVIDED:	435 SPACES
GARAGE SPACES:	202 SPACES
SURFACE SPACES:	233 SPACES

ILAVUA CALCULATIONS

SUBJECT PROPERTIES	
VIA TOTAL:	284,776 SF
ILA REQUIRED: (7.5% OF VJA)	21,358 SF
ILA PROVIDED:	25,895 SF
TREES REQUIRED:	72 TREES
LOT 1 (CASE #L-12-02)	
VIA TOTAL:	273,134 SF
ILA REQUIRED: (5.0% OF VJA)	13,657 SF
ILA PROVIDED:	15,000 SF
LOT 4 (CASE #L-194-04)	
VIA TOTAL:	28,544 SF
ILA REQUIRED: (5.0% OF VJA)	1,428 SF
ILA PROVIDED:	2,795 SF
LOT 5 (CASE #L-15-SCAPE1201)	
NO ILA CALCULATIONS WERE PROVIDED ON THE APPROVED LANDSCAPE PLAN FOR THIS SITE.	

TREE CANOPY CALCULATIONS

SUBJECT PROPERTIES	
GROSS SITE AREA:	1,445,197 SF
EXISTING TREE CANOPY:	0 SF (0%)
TREE CANOPY TO BE PRESERVED:	0 SF (0%)
TOTAL TREE CANOPY REQUIRED (20%):	289,039 SF (20%)
LOT 1 (CASE #L-12-02)	
THIS SITE WAS APPROVED UNDER ARTICLE 12, PRIOR TO TREE CANOPY CALCULATION REQUIREMENTS.	
LOT 4 (CASE #L-194-04)	
THIS SITE WAS APPROVED UNDER ARTICLE 12, PRIOR TO TREE CANOPY CALCULATION REQUIREMENTS.	
LOT 5 (CASE #L-15-SCAPE1201)	
GROSS SITE AREA:	464,172 SF
EXISTING TREE CANOPY:	0 SF (0%)
TREE CANOPY TO BE PRESERVED:	0 SF (0%)
TOTAL TREE CANOPY REQUIRED (20%):	92,834 SF (20%)
TOTAL TREE CANOPY PROVIDED:	93,600 SF (20%)
LOT 6 (DB 7766 PG 856)	
THIS SITE WAS APPROVED UNDER ARTICLE 12, PRIOR TO TREE CANOPY CALCULATION REQUIREMENTS, HOWEVER, 2,713,352 SF OF WPA WAS PROVIDED.	

OPEN SPACE CALCULATIONS

WITH A DENSITY < 5 DU/AC, NO OPEN SPACE IS REQUIRED FOR THIS SITE PER LDC 5.11.3.A. PREVIOUSLY DEVELOPED PORTIONS OF THIS PROJECT DID NOT SHOW ANY REQUIRED OPEN SPACE ON THE APPROVED DEVELOPMENT PLANS.

RECEIVED
JAN 13 2020
PLANNING & DESIGN SERVICES

CASE # 19-DDP-0069
WM # 6861
TAX BLOCK 3609, LOTS 2 & 3
OWNER:
LIMESTONE BANK, INC
2500 EASTPOINT PARKWAY
LOUISVILLE, KY 40223
D.B. 9534, PG. 212 & D.B. 9534, PG. 216

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
LOUISVILLE, KENTUCKY 40202
608 S. THIRD STREET, LOUISVILLE, KY 40202



NO.	REVISION	DATE
1	REVISED PER AGENCY COMMENTS	10/13/20

REVISED DETAILED DEVELOPMENT PLAN
PROJECT TITLE: GLENMERRY VILLAGE LOTS 2 & 3
9400 CLUBVIEW DRIVE, LOUISVILLE, KY 40291
DEVELOPER: CDJ DEVELOPMENT, LLC
11511-A SHELBYVILLE RD, LOUISVILLE, KY 40243

JOB NO.	3106
SCALE:	1"=100'
DATE:	11/18/19
DRAWING NO.	
DDP	
SHEET 1 OF 1	