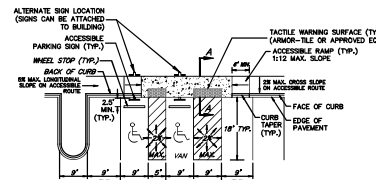


GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- A LANDSCAPE AND TREE CANOPY PLAN CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPING LIES IN THE ST. MATTHEWS FIRE DISTRICT.
- SIGNATURE ENTRANCES SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.3 OF THE LDC.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRES OR LIGHT DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- WHEEL STOPS AND PROTECTIVE CURBING, CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE WOODY VEGETATION, WALKWAY OR STRUCTURE.
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH 10.2.8. OF THE LDC.
- INDIVIDUAL TRASH CANS TO BE USED FOR COLLECTION. NO DUMPSTER/COMPACTOR PROVIDED ON SITE.

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A 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.
- AN ENCROACHMENT PERMIT 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 PRACTICES.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMPS SHALL CONFORM TO ADA STANDARD SPECIFICATION, THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS PER KTC STANDARD DRAWING FOR HERR LANE WILL BE COMPLETED WITH THE EQUIPED SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- NO INCREASE OF RUNS ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.
- ROAD IMPROVEMENTS FOR HERR LANE WILL BE COMPLETED WITH THE EQUIPED IMPROVEMENTS FOR PROVIDENCE POINT.
- DEVELOPER SHALL RECORD A CROSSOVER AGREEMENT WITH PROVIDENCE POINT PRIOR TO CONSTRUCTION APPROVAL OF PROVIDENCE POINT. PROVIDENCE POINT CASES INCLUDE 9-8-09 OR 20-1009-0046.
- THIS DEVELOPMENT IS RESPONSIBLE TO CONSTRUCT THE WESBORO ROAD ENTRANCE/EXTENSION IF HERR LANE IMPROVEMENTS HAVE NOT BEEN SUBMITTED OR APPROVED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.



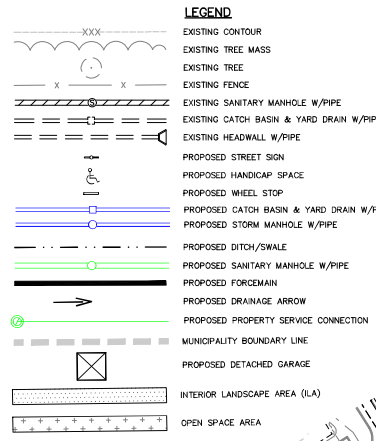
TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

FENCED IN OPEN SPACE AREA:

| | |
|---------------------------------|------------------------------|
| BUILDINGS 1-2 | 1,746.94 S.F. EACH (2 TOTAL) |
| TOTAL S.F. | 3,493.88/2 = 1,746.94 S.F. |
| BUILDING 3 | 2,077.2 S.F. (1 TOTAL) |
| TOTAL S.F. | 2,077.2/2 = 1,038.6 S.F. |
| BUILDINGS 4-7 | 3,838.6 S.F. EACH (4 TOTAL) |
| TOTAL S.F. | 14,954.4/2 = 7,477.2 S.F. |
| BUILDINGS 8 & 11 | 2,838.6 S.F. EACH (2 TOTAL) |
| TOTAL S.F. | 5,677.2/2 = 2,838.6 S.F. |
| BUILDINGS 9-10 | 3,288.6 S.F. EACH (2 TOTAL) |
| TOTAL S.F. | 6,577.2/2 = 3,288.6 S.F. |
| TOTAL FENCED IN OPEN SPACE S.F. | = 16,389.94 S.F. |

MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SENIOR DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FORMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SENIOR DISTRICT.
- DRAINAGE/STORMWATER DETENTION: POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO 50% OF THE PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. A TEMPORARY OFF-SITE DETENTION MAY BE REQUIRED WHILE OFFSITE DIMENSIONS AND IMPROVEMENTS ARE MADE.
- 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.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C 030E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER DESIGN OF GREEN BEST MANAGEMENT PRACTICES.
- PRIVACY FENCES SET ALONG THE PERIMETER PROPERTY LINES SHALL BE SET ABOVE EXISTING GRADE SO AS NOT TO PROHIBIT EXISTING STORMWATER SHEET FLOW.



LEGEND



LOUISVILLE SITE DATA:

| | |
|-------------------------------|---------------|
| GROSS LAND AREA | 2.00± AC. |
| NO. OF DWELLING UNITS | 22 |
| DENSITY | 11.0 D.U./AC. |
| TOTAL BUILDING SQUARE FOOTAGE | 54,118± S.F. |
| PARKING REQUIRED: | |
| MIN. (1 SP/DU) | 22-44 SPACES |
| MAX. (2 SP/DU) | 44 SPACES |
| PARKING PROVIDED | |

LOUISVILLE DIMENSIONAL STANDARDS

| | |
|---------------------------|-----------------------------------|
| MINIMUM LOT AREA | 6,000 S.F. |
| MAXIMUM BUILDING HEIGHT | 35' |
| FRONT/STREET SIDE YARDS | 15'; 25' ADJACENT TO ARTERIAL RD. |
| GARAGE DOOR FACING STREET | 2' |
| SEI BACK | 2' |
| REAR YARD MIN. | 25' |

LOUISVILLE TREE CANOPY DATA:

| | |
|--------------------------------------|--------------------|
| GROSS SITE AREA | 87,120± S.F. |
| LAND USE | MULTI-FAMILY |
| EXISTING TREE CANOPY | 18,350± S.F. (21%) |
| EXISTING TREE CANOPY TO BE PRESERVED | 0± S.F. (0%) |
| TOTAL TREE CANOPY REQUIRED/PROVIDED | 30,492± S.F. (35%) |

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

OVERALL SITE DATA:

| | |
|---|----------------------|
| FORM DISTRICT | NEIGHBORHOOD |
| EXISTING ZONING | RSA |
| PROPOSED ZONING | SINGLE FAMILY/OFFICE |
| EXISTING LAND USE | 8,27± AC. |
| GROSS LAND AREA | 8,11± AC. |
| NET LAND AREA | 72 |
| NO. OF DWELLING UNITS | 22 |
| BUILDING HEIGHT | 28'± |
| DENSITY | 8.70 D.U./AC. |
| TOTAL BUILDING SQUARE FOOTAGE | 169,106± S.F. |
| OPEN SPACE REQUIRED | 54,018 S.F. (15%) |
| OPEN SPACE PROVIDED (INC. FENCED IN O.S. 16,389.94) | 59,688± S.F. |
| REG. OPEN SPACE REQUIRED | 27,018 S.F. (7.5%) |
| REG. OPEN SPACE PROVIDED (INC. DOG PARK & PLAYGROUND) | 32,132± S.F. |

OVERALL SITE LANDSCAPE AREA:

| | |
|--------------------------|-------------|
| VEHICULAR USE AREA (VUA) | 89,01± S.F. |
| LA REQUIRED (7.5%) | 6,675± S.F. |
| LA PROVIDED | 7,758± S.F. |

IMPERVIOUS AREA:

| | |
|--------------------------|--------------|
| EXISTING IMPERVIOUS AREA | 217,06± S.F. |
| PROPOSED IMPERVIOUS AREA | 345,07± S.F. |
| NET IMPERVIOUS AREA | 128,01± S.F. |

GEYMOR-DEVONDALE SITE DATA:

| | |
|-------------------------------|---------------|
| GROSS LAND AREA | 6.11± AC. |
| NO. OF DWELLING UNITS | 8 |
| DENSITY (MAX. 12.01 D.U./AC) | 8.18 D.U./AC. |
| FLOOR AREA RATIO (MAX. 0.2) | 0.44 |
| TOTAL BUILDING SQUARE FOOTAGE | 116,908± S.F. |
| PARKING REQUIRED: | |
| MIN. (1.5 SP/DU) | 75-150 SPACES |
| MAX. (3 SP/DU) | 106 SPACES |

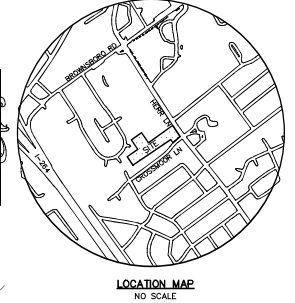
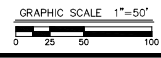
GEYMOR-DEVONDALE DIMENSIONAL STANDARDS

| | |
|-------------------------|-----------------------------------|
| MINIMUM LOT AREA | 6,000 S.F. |
| MAXIMUM BUILDING HEIGHT | 35' |
| FRONT/STREET SIDE YARDS | 20'; 30' ADJACENT TO ARTERIAL RD. |
| REAR YARD MIN. | 5' |
| REAR YARD MAX. | 25' |

GEYMOR-DEVONDALE TREE CANOPY DATA:

| | |
|-------------------------------|---------------------|
| GROSS LAND AREA | 268,152± S.F. |
| TREE CANOPY CATEGORY | CLASS C |
| EXIST. TREE CANOPY | 20,228± S.F. (7.6%) |
| TREE CANOPY TO BE PRESERVED | 0± |
| TREE CANOPY REQUIRED/PROVIDED | 53,230± S.F. (20%) |

CASE #22-ZONE-0073
RELATED CASE #22-ZONEPA-0054
WM #12446



MINDEL SCOTT
SURVEYING & PLANNING
5151 Jefferson Blvd., Louisville, KY 40219
502-855-5900 | mindelscott.com

OWNER
KY ARTIFICIAL BREEDING ASSOC.
KABA SELECT Sires INC.
1930 HERR LANE
LOUISVILLE, KY 40222

DEVELOPER
HAGAN PROPERTIES
12911 REAMERS RD
LOUISVILLE, KY 40245

DETAILED DISTRICT DEVELOPMENT PLAN
BULL RUN TOWNHOMES
1920 & 1922 HERR LANE, LOUISVILLE, KY 40222
TAX BLOCK W003, LOT 25 & 184
DEED BOOK 2095 PAGE 390, DB 3535 PG 176, DB
6495 PG 226, PART OF DB 2435 PG 353, DB 3321
PG 316, & DB 4928 PG 747

| | |
|----------|--------------------------|
| 6/13/21 | FINAL REVIEW |
| 6/13/21 | PER AGENCY COMMENTS |
| 6/27/21 | PER AGENCY COMMENTS |
| 6/29/21 | OPEN SPACE MODIFICATION |
| 8/17/21 | UPDATED AGENCY SPACES |
| 8/17/21 | PER AGENCY COMMENTS |
| 8/17/21 | PER AGENCY COMMENTS |
| 8/17/21 | OPEN SPACE MODIFICATION |
| 10/14/21 | UPDATED LANDSCAPE WALKER |
| 10/14/21 | UPDATED AGENCY AREAS |
| 11/07/22 | UPDATED LABELS |
| 12/05/22 | UPDATED AGENCY AREAS |

Vertical Scale: N/A
Horizontal Scale: 1"=50'

Date: 5/23/22
Job Number: 3913
Sheet