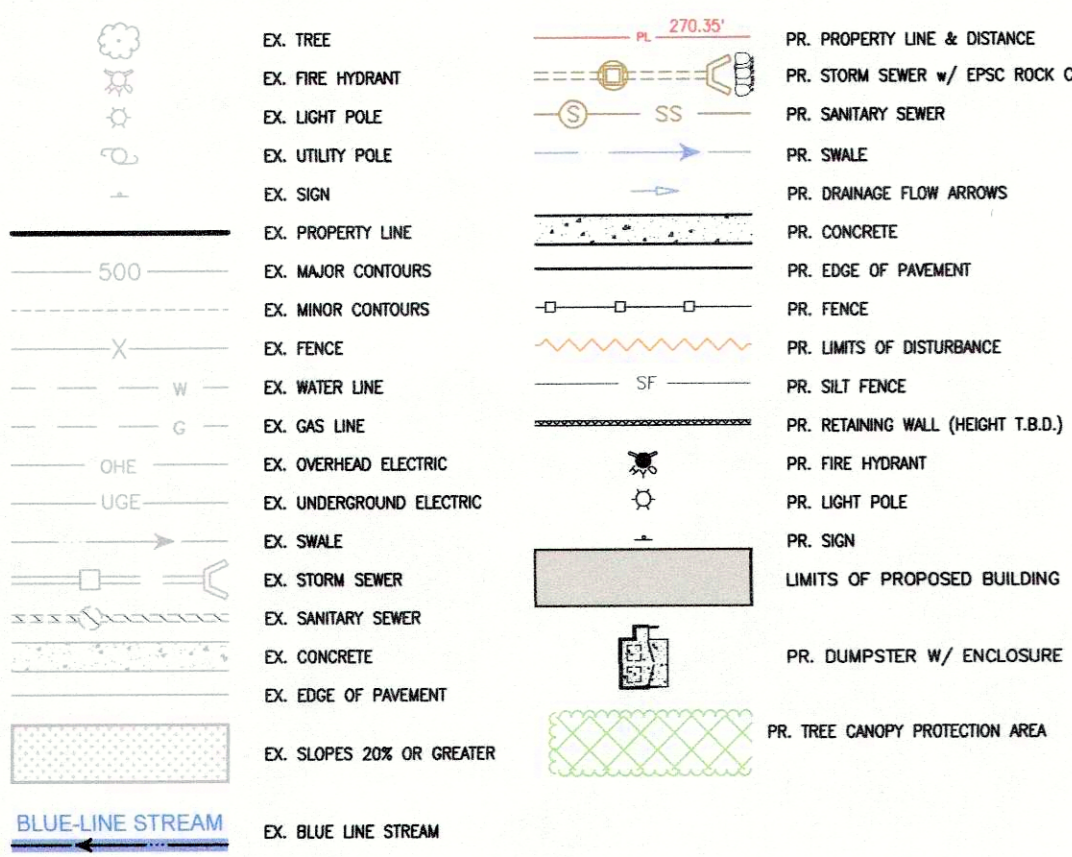
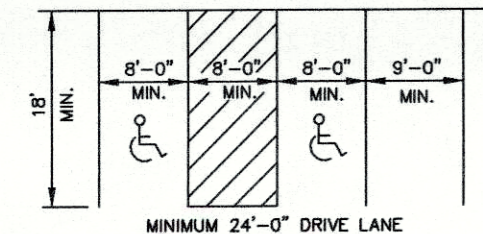


LEGEND



BLUE LINE STREAM

R-4 (VFD)
LAURA PLOETNER
KELLEY PLOETNER
DB 7094, PG 759



NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE

MSD EASEMENTS (PROPOSED)

- PROPOSED 15' SANITARY SEWER AND DRAINAGE EASEMENT
 - PROPOSED VARIABLE SANITARY SEWER AND DRAINAGE EASEMENT
- NOTE: FOR CLARITY, ALL PROPOSED EASEMENTS ARE SHOWN ON DEVELOPMENT PLAN BUT LABELED WITH THE Δ OR INDICATION AS SHOWN ABOVE FOR TYPE. FINAL REQUIRED EASEMENTS, LOCATIONS AND MINIMUM WIDTHS WILL BE DETERMINED AT TIME OF CONSTRUCTION PER MSD MINIMUM REQUIREMENTS.

RUNOFF CALCULATIONS

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

$$\Delta C = 0.75 - 0.30 = 0.45$$

$$A = 1,327,296 \text{ SF } (30.471 \text{ Acres})$$

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

$$X = (0.45)(1,327,296)(2.8) / 12 = 139,366 \text{ CUBIC-FEET}$$

REQUIRED X = 139,366 CU.FT.
BASIN AREA = 65,900 SF
TOTAL = 65,900 SF @ APPROX. 3.5 FT. DEPTH = 230,650 CU.FT. > 139,366 CU.FT.

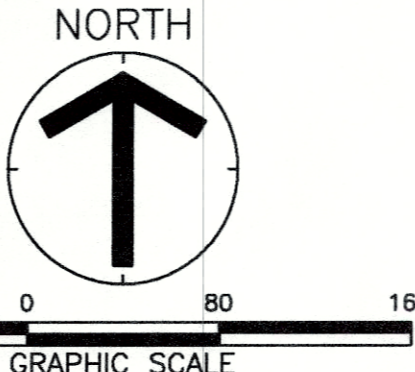
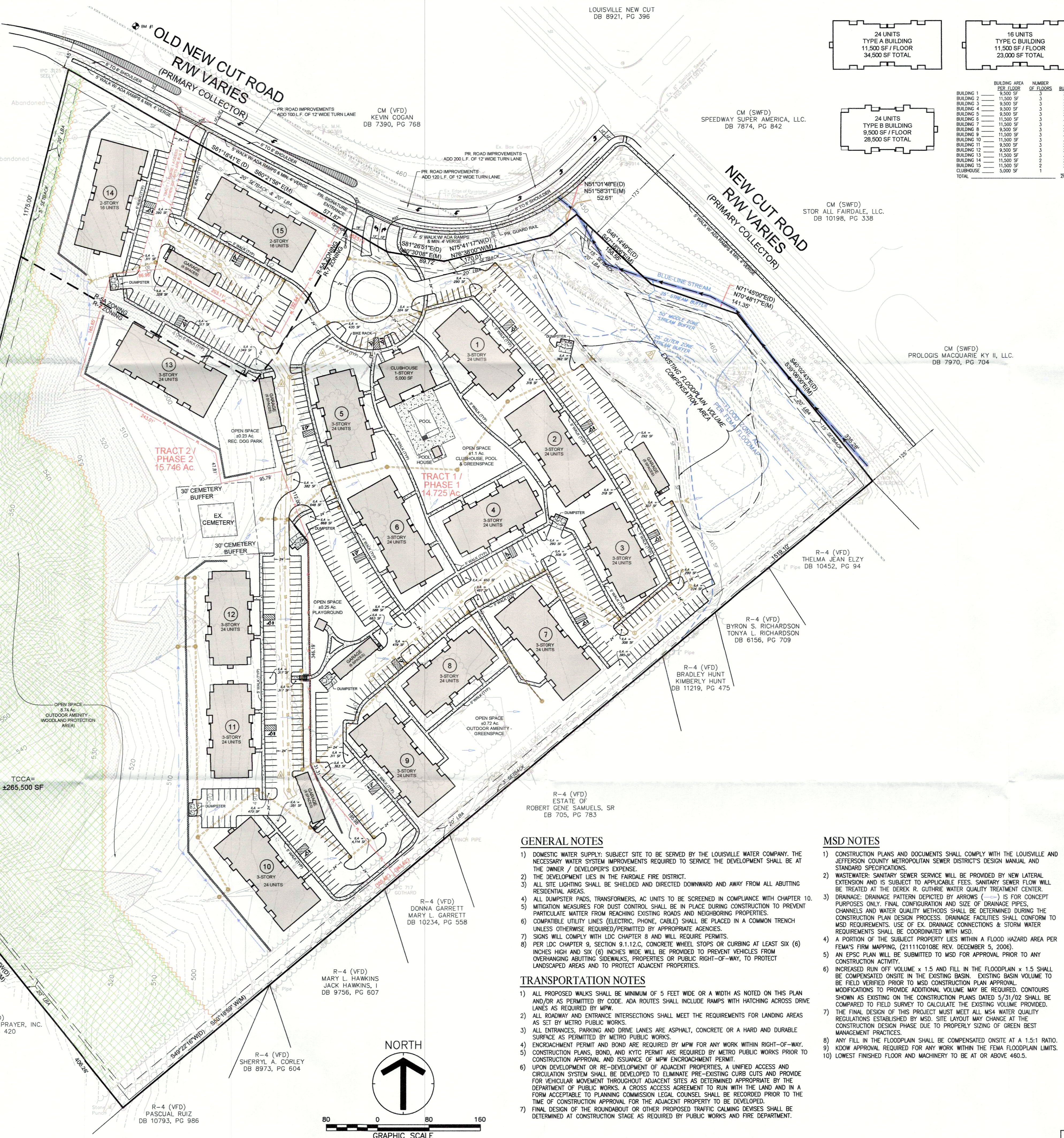
R-4 (VFD)
THOMAS E. LESTER
DB 6112, PG 315

R-4 (VFD)
TONY R. FOSTER
DB 8612, PG 393



UTILITY NOTE:
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) 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). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailled by
2	10/24/19	AGENCY COMMENTS (2ND REVIEW) & REV. PROPERTY LINE	JDC
1	9/26/19	AGENCY COMMENTS (1ST REVIEW) & ADD PROPERTY LINE	JDC



GENERAL NOTES

- DOMESTIC WATER SUPPLY; SUBJECT SITE TO 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.
- THE DEVELOPMENT LIES IN THE FAIRDALE FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ABUTTING RESIDENTIAL AREAS.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
- SIGNS WILL COMPLY WITH LDC CHAPTER 8 AND WILL REQUIRE PERMITS.
- PER LDC CHAPTER 9, SECTION 9.1.12.C, CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE WILL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES.

TRANSPORTATION NOTES

- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- CONSTRUCTION PLANS, BOND, AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- UPON DEVELOPMENT OR RE-DEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING 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.
- FINAL DESIGN OF THE ROUNDABOUT OR OTHER PROPOSED TRAFFIC CALMING DEVICES SHALL BE DETERMINED AT CONSTRUCTION STAGE AS REQUIRED BY PUBLIC WORKS AND FIRE DEPARTMENT.

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER, SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW LATERAL EXTENSION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111101010E REV. DECEMBER 5, 2006).
- AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- INCREASED RUN OFF VOLUME x 1.5 AND FILL IN THE FLOODPLAIN x 1.5 SHALL BE COMPENSATED ON SITE IN THE EXISTING BASIN. EXISTING BASIN VOLUME TO BE FIELD VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. MODIFICATIONS TO PROVIDE ADDITIONAL VOLUME MAY BE REQUIRED. CONTOURS SHOWN AS EXISTING ON THE CONSTRUCTION PLANS DATED 5/31/02 SHALL BE COMPARED TO FIELD SURVEY TO CALCULATE THE EXISTING VOLUME PROVIDED.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A 1.5:1 RATIO.
- KDOW APPROVAL REQUIRED FOR ANY WORK WITHIN THE FEMA FLOODPLAIN LIMITS.
- LOWEST FINISHED FLOOR AND MACHINERY TO BE AT OR ABOVE 460.5.

EROSION CONTROL 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 SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- 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 GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

LANDSCAPE DATA

PROPOSED V.U.A.	203,769 SF
I.L.A. REQUIRED (70%)	15,283 SF
I.L.A. PROVIDED	16,224 SF

OPEN SPACE DATA

TOTAL SITE AREA	30,471 ACRES
OPEN SPACE REQUIRED	4.57 ACRES (15%)
OPEN SPACE PROVIDED	10.81 ACRES (35%)

(INC. RECREATIONAL OPEN SPACE AT POOL/CLUBHOUSE, PLAYGROUND, DOG PARK AND GREENSPACE)

PARKING SUMMARY

APARTMENTS	344 UNITS
MIN. PARKING REQUIRED (1.5 SPACES/UNIT)	516 SPACES
MAX. PARKING PERMITTED (3 SPACES/UNIT)	1,032 SPACES
SURFACE PARKING PROVIDED	553 SPACES
GARAGE PARKING PROVIDED	+30 SPACES
TOTAL PARKING PROVIDED	583 SPACES
(TOTAL PARKING PROVIDED INCLUDES 17 ADA SPACES)	
PARKING RATIO	1.69 SP./UNIT

NOTE: BIKE PARKING ADDED AT CLUBHOUSE.

TREE CANOPY CALCULATIONS

GROSS SITE AREA	1,327,296.81 SF (30.471 Ac.)
EXISTING TREE CANOPY ON-SITE	630,047.57 (62.5%)
CANOPY COVERAGE CLASS	CLASS D
TOTAL TREE CANOPY REQUIRED	265,500 SF (20%)
TREE CANOPY (TO BE PRESERVED)	265,500 SF (20%)
TREE CANOPY (TO BE PLANTED)	T.B.D.

SETBACK DATA

FRONT YARD	25'
STREET SIDE YARD	25'
SIDE YARD	3'
REAR YARD	25'
MAX. BUILDING HEIGHT	35'
PR. BUILDING HEIGHT	35'

SITE DATA

6501 OLD NEW CUT ROAD	LOUISVILLE, KY 40118
1469 S. 4TH STREET, SUITE 1	LOUISVILLE, KY 40208
GROSS SITE AREA	14.725 ACRES
TAX BLOCK 1050, LOT 721	
PR. TRACT 1	15,746 ACRES
PR. TRACT 2	30,771 ACRES
FORM DISTRICT	VILLAGE
EX. ZONING	R-7 & R-SA
EX. LAND USE	VACANT
PR. LAND USE	MULTI-FAMILY

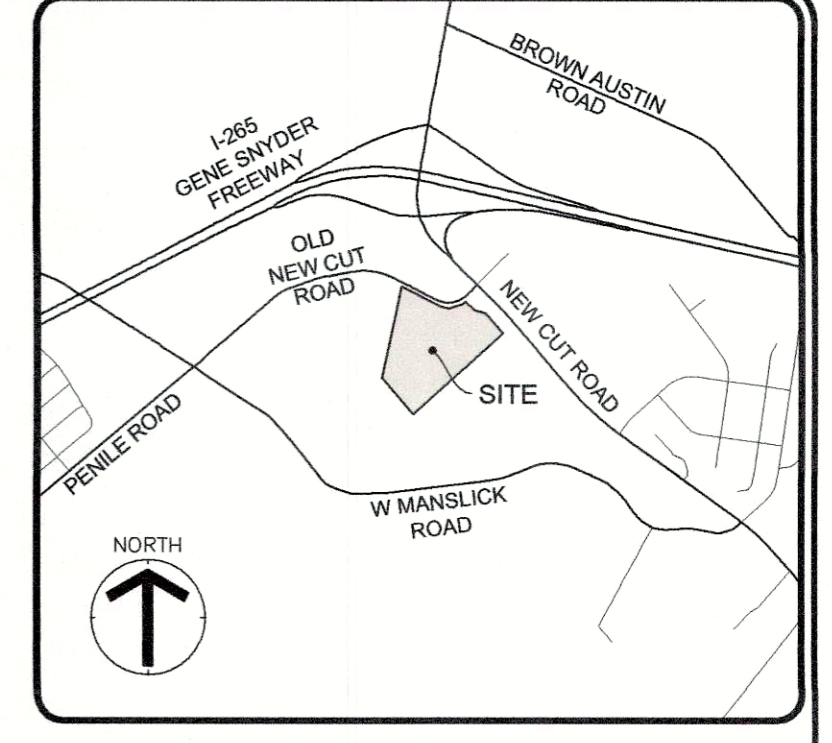
OWNER

LDG LAND HOLDINGS, LLC.
1469 S. 4TH STREET, SUITE 1
LOUISVILLE, KY 40208

SITE AREA	R-7	R-5A	GROSS TOTALS
NUMBER OF UNITS	312 UNITS	32 UNITS	344 UNITS
ZONING DENSITY	11.4 DU/AC	10.6 DU/AC	11.3 DU/AC
ZONING FLOOR AREA	411,500 SF	46,000 SF	457,500 SF
ZONING FLOOR AREA RATIO	0.34 FAR	0.35 FAR	0.35 FAR

24 UNITS TYPE A BUILDING 11,500 SF / FLOOR 34,500 SF TOTAL	16 UNITS TYPE C BUILDING 11,500 SF / FLOOR 23,000 SF TOTAL
---	---

24 UNITS TYPE B BUILDING 9,500 SF / FLOOR 28,500 SF TOTAL	<table border="1"> <tr><th>BUILDING</th><th>AREA</th><th>FLOORS</th><th>TOTAL</th></tr> <tr><td>BUILDING 1</td><td>9,500 SF</td><td>3</td><td>28,500 SF</td></tr> <tr><td>BUILDING 2</td><td>11,500 SF</td><td>3</td><td>34,500 SF</td></tr> <tr><td>BUILDING 3</td><td>9,500 SF</td><td>3</td><td>28,500 SF</td></tr> <tr><td>BUILDING 4</td><td>9,500 SF</td><td>3</td><td>28,500 SF</td></tr> <tr><td>BUILDING 5</td><td>9,500 SF</td><td>3</td><td>28,500 SF</td></tr> <tr><td>BUILDING 6</td><td>11,500 SF</td><td>3</td><td>34,500 SF</td></tr> <tr><td>BUILDING 7</td><td>11,500 SF</td><td>3</td><td>34,500 SF</td></tr> <tr><td>BUILDING 8</td><td>9,500 SF</td><td>3</td><td>28,500 SF</td></tr> <tr><td>BUILDING 9</td><td>11,500 SF</td><td>3</td><td>34,500 SF</td></tr> <tr><td>BUILDING 10</td><td>11,500 SF</td><td>3</td><td>34,500 SF</td></tr> <tr><td>BUILDING 11</td><td>9,500 SF</td><td>3</td><td>28,500 SF</td></tr> <tr><td>BUILDING 12</td><td>9,500 SF</td><td>3</td><td>28,500 SF</td></tr> <tr><td>BUILDING 13</td><td>11,500 SF</td><td>3</td><td>34,500 SF</td></tr> <tr><td>BUILDING 14</td><td>11,500 SF</td><td>3</td><td>34,500 SF</td></tr> <tr><td>BUILDING 15</td><td>11,500 SF</td><td>2</td><td>23,000 SF</td></tr> <tr><td>BUILDING 16</td><td>11,500 SF</td><td>2</td><td>23,000 SF</td></tr> <tr><td>CLUBHOUSE</td><td>5,000 SF</td><td>1</td><td>5,000 SF</td></tr> <tr><td>TOTAL</td><td></td><td></td><td>284,000 SF</td></tr> </table>	BUILDING	AREA	FLOORS	TOTAL	BUILDING 1	9,500 SF	3	28,500 SF	BUILDING 2	11,500 SF	3	34,500 SF	BUILDING 3	9,500 SF	3	28,500 SF	BUILDING 4	9,500 SF	3	28,500 SF	BUILDING 5	9,500 SF	3	28,500 SF	BUILDING 6	11,500 SF	3	34,500 SF	BUILDING 7	11,500 SF	3	34,500 SF	BUILDING 8	9,500 SF	3	28,500 SF	BUILDING 9	11,500 SF	3	34,500 SF	BUILDING 10	11,500 SF	3	34,500 SF	BUILDING 11	9,500 SF	3	28,500 SF	BUILDING 12	9,500 SF	3	28,500 SF	BUILDING 13	11,500 SF	3	34,500 SF	BUILDING 14	11,500 SF	3	34,500 SF	BUILDING 15	11,500 SF	2	23,000 SF	BUILDING 16	11,500 SF	2	23,000 SF	CLUBHOUSE	5,000 SF	1	5,000 SF	TOTAL			284,000 SF
BUILDING	AREA	FLOORS	TOTAL																																																																										
BUILDING 1	9,500 SF	3	28,500 SF																																																																										
BUILDING 2	11,500 SF	3	34,500 SF																																																																										
BUILDING 3	9,500 SF	3	28,500 SF																																																																										
BUILDING 4	9,500 SF	3	28,500 SF																																																																										
BUILDING 5	9,500 SF	3	28,500 SF																																																																										
BUILDING 6	11,500 SF	3	34,500 SF																																																																										
BUILDING 7	11,500 SF	3	34,500 SF																																																																										
BUILDING 8	9,500 SF	3	28,500 SF																																																																										
BUILDING 9	11,500 SF	3	34,500 SF																																																																										
BUILDING 10	11,500 SF	3	34,500 SF																																																																										
BUILDING 11	9,500 SF	3	28,500 SF																																																																										
BUILDING 12	9,500 SF	3	28,500 SF																																																																										
BUILDING 13	11,500 SF	3	34,500 SF																																																																										
BUILDING 14	11,500 SF	3	34,500 SF																																																																										
BUILDING 15	11,500 SF	2	23,000 SF																																																																										
BUILDING 16	11,500 SF	2	23,000 SF																																																																										
CLUBHOUSE	5,000 SF	1	5,000 SF																																																																										
TOTAL			284,000 SF																																																																										



LOCATION MAP
NOT TO SCALE

HERITAGE ENGINEERING, LLC
ENGINEER
642 South 4th Street
Louisville, KY 40202
Jeffersonville, IN 47130
(502) 562-1412
(502) 562-1413 Fax

LDG Development
1469 SOUTH 4TH STREET
LOUISVILLE, KY 40208
PHONE: (502) 638-0534

REVISED GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN FOR
LDG - OLD NEW CUT ROAD APARTMENTS
6501 OLD NEW CUT ROAD
LOUISVILLE, KY 40118

JOB NO:	19011
HORIZ. SCALE:	1"=80'
VERT SCALE:	N/A
DESIGNED BY:	JDC
DETAILED BY:	JDC
CHECKED BY:	SWH
DATE:	JULY 9, 2019

SHEET
C05

CASE# 19-DDP-0039 DOC# 9-59-01 WM# 7121