

METRO WORKS AND KDOT NOTES:

1. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY WITHOUT KTC APPROVAL OR METRO WORKS APPROVAL.
2. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
3. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
4. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF. REFER TO LIGHTING NOTES.
5. AN ENCROACHMENT BOND WILL BE REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. DEVELOPMENT SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
7. STREET TREES (IF REQUIRED) 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.
8. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
9. THERE SHALL BE NO DIRECT ACCESS TO OLD HENRY ROAD FROM INDIVIDUAL UNITS. ACCESS SHALL BE THROUGH SYCAMORE FALLS DRIVE AS SHOWN ON CASE NOS. 9102 & 11804.
10. A SHARED ACCESS & CROSSOVER AGREEMENT WITH THE ADJACENT PROPERTY FOR ACCESS TO SYCAMORE FALLS DRIVE TO BE PROVIDED AS DICTATED IN CASE NOS. 9102 & 11804

GENERAL NOTES:

1. "TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TREE PROTECTION AREAS (TPAS) PRIOR TO SITE DISTURBANCE ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. ALL TREE PROTECTION FENCING SHALL BE LOCATED AT LEAST 3 FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. WHEN TREES MUST BE REMOVED IN A TPA, THE FENCE SHALL BE RELOCATED TO PROTECT ALL REMAINING TREES WITHIN THAT TPA. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITY SHALL BE PERMITTED WITHIN THE FENCED AREA."
2. NO FURTHER DIVISION OF LOTS WITHOUT PLANNING COMMISSION APPROVAL.
3. B.M. - TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS DERIVED FROM LOJIC MAPPING.
4. A SOIL EROSION AND SEDIMENTATION PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA SOIL CONSERVATION SERVICE RECOMMENDATIONS AS A PART OF ANY SITE CONSTRUCTION PLAN SET. ALL EXISTING STRUCTURES TO BE REMOVED.
5. BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM AN BOUNDARY SURVEY BY OTHERS.
6. WATER SERVICE BY LOUISVILLE WATER COMPANY.
7. SITE IS LOCATED WITHIN THE EASTWOOD MIDDLETOWN PROTECTION DISTRICT.
8. ENVIRONMENTAL:
 - SITE HAS STEEP SLOPES AS DESIGNATED
 - SITE HAS INTERMITTENT BLUELINE STREAM AND BUFFERS AS DESIGNATED
 - SITE IS LOCATED IN A KARST TERRAIN REVIEW ZONE
9. THE SITE IS LOCATED WITHIN METRO COUNCIL DISTRICT 19.
10. MITIGATION MEASURES FOR DUST CONTROL IF REQUIRED, SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
12. A PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NOS. 21111C0021E & 21111C0034E.
13. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
14. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
15. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
16. A DETAILED DEMOLITION & EPSC PLAN WILL BE SUBMITTED FOR THE EXISTING BUILDING & FOUNDATION, PAVEMENT.
17. LATERAL EXTENSION FOR SANITARY SEWERS REQUIRED. CONNECTING TO LE#15,205. SUBJECT TO SANITARY CAPACITY CHARGES.
18. SITE IS SUBJECT TO REGIONAL FACILITY FEES.
19. NO DETENTIONS IS REQUIRED FOR SITE.
20. NO INCREASE IN UPSTREAM WATER SURFACE ELEVATIONS ON ADJOINING PROPERTY OWNERS.
21. LOT IS TO REMAIN INDIVIDUAL STAND ALONE, A CONDOMINIUM ASSOCIATION WILL BE ESTABLISHED.
22. STREAM BUFFER ENCROACHMENT SHALL BE MITIGATED THROUGH MULCH BERMS (IN STREAM BUFFER ZONE) IN LIEU OF SILT FENCE, EVERGREEN AND UNDERSTORY TREE PLANTINGS, DOWN SPOUTS TO CONNECT VIA PIPE STORM SYSTEM AND WOODLAND PROTECTION AREAS AND CCR BY DEED/MIN PLAT.
23. ALL PROPOSED STREETS ARE TO BE PRIVATE.
24. A FULLY DEVELOPED FLOODPLAIN MUST BE ESTABLISH FOR EXISTING STREAM.
25. GARBAGE COLLECTION WILL BE BY CURBSIDE PICKUP.
26. THE STATE HAS AN ACTIVE PROJECT FOR REALIGNING OLD HENRY ROAD. PLANS DEPICTS PLANS RECEIVED FROM KTC.
27. A MINIMUM OF 65FT FROM CENTER LINE R/W DEDICATIONS IS REQUIRED. APPROVAL FROM KTC THAT NO ADDITIONAL R/W IS REQUIRED FOR OLD HENRY ROAD. METRO PUBLIC WORKS APPROVAL REQUIRED.
28. SIDEWALK CONSTRUCTION ALONG OLD HENRY ROAD FRONTAGE BY FEE-IN-LIEU PER METRO PUBLIC WORKS.
29. ALL TRANSFORMERS AND AC UNITS TO BE SCREENED.
30. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REQUIREMENTS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN, IF APPLICABLE, 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 (BEST MANAGEMENT PRACTICES) 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 SEEDD AND STABILIZED.

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. STOCKPILES SHALL BE SEEDD, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

LIGHTING NOTES:

ALL SITE LIGHTING SHALL BE FULLY SHIELDED AND ALL OTHER PROVISIONS SHALL BE FOLLOWED AS A MINIMUM:
AT THE TIME A BUILDING PERMIT IS REQUESTED, THE APPLICANT SHALL SUBMIT A CERTIFICATION STATEMENT TO THE PERMIT ISSUING AGENCY, FROM AN ENGINEER, OR OTHER QUALIFIED PROFESSIONAL STATING THAT THE LIGHTING OF THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE AND SHALL BE MAINTAINED THERE AFTER. NO BUILDING PERMITS SHALL BE ISSUED UNLESS SUCH CERTIFICATION STATEMENT IS SUBMITTED. LIGHTING SHALL BE MAINTAINED ON THE PROPERTY IN ACCORDANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE. LIGHTING SHALL BE MAINTAINED ON THE PROPERTY IN ACCORDANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE.
SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.

DRAINAGE CALCULATIONS

APPROXIMATE DETENTION
 $2.9 \times 6.5 \times (0.70 - 0.22) = 0.75 \text{ AC-FT.}$
12
APPROXIMATE CONTRIBUTING AREA = 6.5
PRE-DEVELOPED ANALYSIS - C = 0.22 GRASSLAND
POST-DEVELOPED ANALYSIS - C = 0.70 R-4 ZONE
APPROXIMATE REGIONAL FACILITY (FEE IN LIEU)

WAVIER REQUESTED:

1. A WAIVER IS REQUESTED FROM LDC 10.3.5.A.1 TO ALLOW RESIDENCE AND ROADWAY TO BE PLACED IN THE 75' PARKWAY SETBACK AND 50' PARKWAY LANDSCAPE BUFFER AREA.

VARIANCE REQUESTED:

1. A VARIANCE HAS BEEN APPROVED FROM LDC 5.3.1 TO ALLOW RESIDENCE TO BE PLACED IN THE 10' SUPPLEMENTAL REQUIRED YARD.

KARST NOTE:

THE SITE ALONG WITH HISTORICAL MAPS AND PRIOR APPROVED DEVELOP PLANS AND PLATS WERE REVIEWED AND INSPECTED BY CHRISTOPHER T. CRUMPTON, P.E., ON JANUARY 30, 2015 AND FOUND THAT NO KARST EVIDENCE IS WITNESSED ON THE SITE.

PROPOSED INTERNAL LANDSCAPE ISLANDS

$\frac{1}{3,274 \text{ sq.ft.}}$
3,274 sq.ft.



LOCATION MAP

NOT TO SCALE

SITE DATA:

EXISTING ZONING	R-5A
PROPOSED ZONING	R-5A/CONDOMINIUM REGIME
EXISTING FORM DISTRICT	NEIGHBORHOOD
GROSS SITE AREA	4,504 ACRES
GROSS SITE IN SF	±196,206 S.F
ACRES ROW DEDICATION AREA	NONE
ROW DEDICATION SF	0 S.F.
NET SITE AREA	4,504 ACRES
NET SITE IN SF	±196,206 S.F.
PROPOSED D/U	5 UNITS
NET DENSITY	1.11 DU/A
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM F.A.R.	0.50
NET DENSITY	1.11 DU/A

LANDSCAPE DATA

V.U.A.	11,147 S.F.
I.L.A. REQUIRED (5% X VUA)	557 S.F.
I.L.A. PROVIDED	4,102 S.F.

TREE CANOPY

TPCA CATEGORY	C
SITE AREA	196,206 S.F.
EXISTING TREE CANOPY	161,541 S.F.
% OF EXISTING COVERAGE (82%)	76% TO 100%
EXISTING TREE CANOPY TO BE PRESERVED	133,799 S.F.
% OF PRESERVED TREE CANOPY	68%
NEW TREE CANOPY COVERAGE AREA REQUIRED	0%
TOTAL TREE CANOPY COVERAGE AREA REQUIRED	15%
TOTAL TREE CANOPY COVERAGE AREA PROVIDED	69%
TOTAL TREE CANOPY COVERAGE AREA PROVIDED	161,541 S.F.

STREAM BUFFER

EXISTING NORTHERN OUTER STREAM BUFFER	27,660 S.F.
PROPOSED NORTHERN OUTER STREAM BUFFER (AS SHOWN, VAR. STREAM BUFFER MORE 8,904SF)	64,564 S.F.
EXISTING SOUTHERN OUTER STREAM BUFFER	24,145 S.F.
PROPOSED SOUTHERN OUTER STREAM BUFFER (AS SHOWN, VAR. STREAM BUFFER LESS 3,102SF)	21,043 S.F.
PROPOSED NET INCREASE TO OUTER STREAM BUFFER	5,802 S.F.

NO CHANGE OR DISTURBANCE PROPOSED TO THE 25' STREAM SIDE BUFFERS OR 50' MIDDLE STREAM BUFFERS.

LEGEND

	DENOTES DRAINAGE FLOW
	EXISTING TREE TO REMAIN
	EXISTING CONTOURS
	ZONING DISTRICT BOUNDARY
	TO BE REMOVED
	SLOPES GREATER THAN 20%
	CONSTRUCTION ENTRANCE
	CATCH BASIN
	PROPOSED PSC
	STONE BAG INLET PROTECTION (MSD DWG. EF-03-01)
	DITCH WITH ROCK CHECK (MSD DWG. ER-03-00)
	DISTURB LIMITS/ PROPOSED SILT FENCE
	SCREENING TREES
	WOODLAND PROTECTION AREA
	INTERNAL LANDSCAPE AREA
	PROPOSED UNIT(S) SIZES VARYING

RECEIVED

APR 30 2015
PLANNING & DESIGN SERVICES



DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 30' 60' 120'
SCALE: 1" = 60'

CASE NO: 15DEVPLAN1017 PLAN CERTAIN #: 09102 WM NO:WM#: 9658

REVISIONS

DATE	DESCRIPTION	BY
1/22/15	REVISED PER AGENCY COMMENTS	CW
1/22/15	BECA APPROVED, SIGNATURE PLACED TO DUL-DE-SAC	CW

BlueStone

Engineers, PLLC

3703 Taylorsville Road, Suite 205, Louisville, Kentucky 40220
Phone: 502.298.2272, Mobile 502.292.9288
chris@bluestoneengineers.com, www.bluestoneengineers.com

Site Design - Planning - Landscape Architecture - Project Management

Alpha Omega Innovations, LLC

2425 Little Union Road | Taylorsville, KY 40071
Phone: 502.299.6678 | Fax: 877.741.6213
chadw@aobydesign.com | www.aobydesign.com

OLD HENRY COURT CONDOMINIUMS

Title: REVISED DETAILED DISTRICT DEVELOPMENT PLAN

PROPERTY ADDRESS: 14310 OLD HENRY ROAD, LLC LOUISVILLE, KY 40245 DB 10344 PG 782 T.B. 1699 LOT 4

OWNER/DEVELOPER: TERRY R. RAGERMAN BUILDER, INC. 13145 CHESTNUT RIDGE CIRCLE LOUISVILLE, KY 40245

Draw By: CW

Checked By: CW/CTC

Scale: 1" = 60'

Drawing Date: 1/14/2015

Drawing Name: 2014-27-RDDP2

Sheet: P1.00