



LOCATION MAP  
NO SCALE

**SITE DATA**

GROSS SITE AREA	37.84 ACRES
NET SITE AREA	33.66 ACRES
EXISTING ZONING	R-4
PROPOSED ZONING	PEC & C-1
EXISTING FORM DISTRICT	SWFD
EXISTING USE	VACANT

LOT 1	6.91 AC.	C-1	SENIOR LIVING FACILITY
LOT 2	10.14 AC.	PEC	CALL CENTER/OFFICE
LOT 3	3.48 AC.	PEC	GENERAL OFFICE
LOT 4	1.47 AC.	C-1	RESTAURANT
LOT 5	1.50 AC.	C-1	RESTAURANT
LOT 6	2.51 AC.	PEC	COMMERCIAL/OFFICE
LOT 7	1.24 AC.	PEC	COMMERCIAL/OFFICE
LOT 8	1.26 AC.	PEC	COMMERCIAL/OFFICE
LOT 9	2.13 AC.	PEC	COMMERCIAL/OFFICE
LOT 10	2.31 AC.	C-1	COMMERCIAL
LOT 11	0.71 AC.	PEC	COMMERCIAL

PRELIMINARY APPROVAL  
Condition of Approval:  
*Tony Kelly 1/27/16*  
Date  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**LEGEND**

- TYPICAL CONTOUR LINE
- - - EXISTING FENCE
- EXISTING TREE LINE
- - - ZONING BOUNDARY
- - - FORM DISTRICT BOUNDARY
- PROP. CONCEPT STORM
- DETENTION BASIN AREA
- CONCEPT SANITARY SEWER WITHIN R/W OR MIN. 15' S&D EASEMENT
- CENTERLINE
- DRAINAGE FLOW

**GENERAL DEVELOPMENT PLAN**

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
0 50' 100' 200'  
SCALE: 1" = 100'

**GENERAL NOTES**

- DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PRE THE PLAN AND MSD STANDARDS.
- ON-SITE DETENTION WILL BE PROVIDED AND SHALL BE CONTAINED WITHIN A PROPOSED EASEMENT. ALL THROUGH DRAINAGE SHALL BE CONTAINED IN A PROPOSED EASEMENT. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- RAILROADS FOR NEW COMMERCIAL ENTRANCES SHALL BE 35 FEET MINIMUM WITHIN STATE RIGHT-OF-WAY.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN METRO STREET RIGHT-OF-WAY AND BY KYTC FOR WORK WITHIN HURSTBOURNE PARKWAY RIGHT-OF-WAY.

- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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.
- SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS DIMENSIONED AS REQUIRED BY THE LDC.
- TOPOGRAPHIC INFORMATION PROVIDED BY MSD LOGIC MAPPING.
- BOUNDARY INFORMATION TAKEN FROM SURVEY BY EVANS/GRIFFIN, INC. DATED NOV. 21, 1995 AND MINOR SUBDIVISION PLAT DATED JAN. 7, 2008, D.B. 9164, PG. 14.
- SANITARY SEWERS TO BE PROVIDED BY L.E. AND SUBJECT TO ANY APPLICABLE FEES AND CHARGES.
- RIGHT-OF-WAY DEDICATION SHALL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT.
- KENTUCKY TRANSPORTATION CABINET REVIEW AND APPROVAL REQUIRED.
- MAXIMUM BUILDING HEIGHT IS 50 FEET (45 FEET WITHIN FORM DISTRICT TRANSITION ZONE).
- THERE SHALL BE NO DIRECT ACCESS TO HURSTBOURNE PARKWAY FROM LOTS 7, 8, 9, 10 AND 11. ACCESS TO LOT 7 SHALL BE A RIGHT IN/RIGHT OUT FROM STREET "B" OR ACCESSED THROUGH LOT 6 ONLY.

- ALL DEVELOPMENTS SHALL PROVIDE SIDEWALKS IN THE ABUTTING RIGHT-OF-WAY TO SERVE THE DEVELOPMENT SITE (SAME SIDE OF STREET). SIDEWALKS SHALL BE PROVIDED ALONG ALL ROAD FRONTAGES IN ACCORDANCE WITH SECTION 6.2.6. THE MINIMUM SIDEWALK WIDTH SHALL BE FOUR (4) FEET FOR LOCAL LEVEL ROADS, AND FIVE (5) FEET FOR COLLECTOR AND ARTERIAL LEVEL ROADWAYS. THE DIRECTOR OF WORKS MAY REQUIRE GREATER WIDTH OR, FOR IN-TOWN SIDEWALKS CONNECTING EXISTING SIDEWALKS OF LESSER WIDTH, MAY APPROVE A SIDEWALK OF LESSER WIDTH UPON FINDING THAT DIVERGENCE FROM THE FIVE (5) FOOT STANDARD IS CONSISTENT WITH PUBLIC SAFETY. IF SIDEWALKS ARE PRESENT IN THE PUBLIC RIGHT-OF-WAY FRONTING ADJACENT LOTS, THE LOCATION AND ALIGNMENT OF THE NEW SIDEWALK SHALL CONNECT DIRECTLY WITH THIS EXISTING NETWORK. SIDEWALKS SHALL BE DESIGNED IN SUCH A MANNER THAT A WALKWAY AT LEAST 4 FEET WIDE OR OTHER DIMENSION AS APPROVED BY THE DIRECTOR OF WORKS IS LEFT UNOBTSTRUCTED. WHERE THE SIDEWALK ALONG A PUBLIC STREET IS INTERRUPTED BY A CURB CUT, THE WALKWAY ACROSS THE DRIVEWAY SHALL BE DELINEATED TO ENHANCE PEDESTRIAN SAFETY. THE WALKWAY MAY BE DELINEATED BY STRIPING OR BY USE OF CONTRASTING PAVEMENT MATERIALS THAT MEET ADA STANDARDS.
- PROPOSED MAXIMUM BUILDING HEIGHTS TO BE 50'. 45' WITHIN THE FORM DISTRICT TRANSITION ZONE.
- REQUIRED OUTDOOR AMENITY AREA LOCATIONS SHALL BE DETERMINED DURING THE DETAILED DEVELOPMENT PLAN DESIGN FOR EACH LOT.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- THERE SHALL BE NO DIRECT ACCESS TO FEGENBUSH LANE FROM LOTS 4 & 5.

**PROPOSED RUN-OFF CALCULATIONS**

<b>WATERSHED 1</b>	
TOTAL DRAINAGE AREA	7.44 AC.
EXISTING RUN-OFF COEFFICIENT	0.26
PROP. RUN-OFF COEFFICIENT	0.85
PROPOSED RUN-OFF AMOUNT (AC-FT.)	1.024 AC-FT.
	(0.85-0.26) x (2.8/12) x (7.44 AC.)
<b>WATERSHED 2</b>	
TOTAL DRAINAGE AREA	22.90 AC.
EXISTING RUN-OFF COEFFICIENT	0.26
PROP. RUN-OFF COEFFICIENT	0.85
PROPOSED RUN-OFF AMOUNT (AC-FT.)	3.153 AC-FT.
	(0.85-0.26) x (2.8/12) x (22.90 AC.)
<b>WATERSHED 3</b>	
TOTAL DRAINAGE AREA	8.00 AC.
EXISTING RUN-OFF COEFFICIENT	0.26
PROP. RUN-OFF COEFFICIENT	0.85
PROPOSED RUN-OFF AMOUNT (AC-FT.)	1.101 AC-FT.
	(0.85-0.26) x (2.8/12) x (8.00 AC.)

**TREE CANOPY CALCULATIONS**

TREE CANOPY CATEGORY CLASS C	
TOTAL EXISTING TREE AREA	44,786 S.F.
<b>TREE CANOPY CALCULATIONS</b>	
TOTAL SITE AREA	1,617,383 S.F.
EX. TREE CANOPY TO BE PRESERVED	0 S.F. (0%)
TREE CANOPY REQUIRED (TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	323,477 S.F. (20%)
ADDITIONAL TREE CANOPY REQUIRED	323,477 S.F. (20%)

**GEOLOGIST'S CERTIFICATE**

Per the Kentucky Geologic Survey's online map, Karst Potential on and in the general proximity of the subject property is graphically shown as intense; however, there are no mapped sinkholes shown in the immediate area. As shown on the Geologic Map of the Louisville East Quadrangle, Jefferson County, Kentucky (Kerferle, 1974), the subject property is underlain by the upper portions of the Louisville Limestone. Information included on that geologic map, indicates that springs issue locally from this unit. An on-site field inspection of the subject property was conducted on August 5, 2015. At this time, much of the subject property was covered by a maturing corn crop, and the un-cropped areas were obscured by tree canopy with heavy overgrowth. No sinkholes or active springs were noted; however, evidence of spring-related activity was observed in the lower reach of the ravine on Lot 7.

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:

BY: *Tony Kelly*  
DATE: 1-27-16  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

RECEIVED  
JAN 28 2016  
PLANNING & DESIGN SERVICES

George Brian Wyatt, PG #20 Date 5/21/2015  
150139-GDDP-SUB  
SCALE: 1" = 100'

15ZONE 1021  
MSD WM #11192

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	10/29/15	JMA
2	DHS	ADD'L REV'S PER AGENCY COMMENTS	1/25/16	JMA

**BTM Engineering, Inc.**  
Consulting Engineers, Landscape Architects, Planners & Surveyors  
"Serving the Bluegrass and Beyond"  
3001 Taylor Springs Drive Louisville, Kentucky 40220  
(502) 439-8400 Fax (502) 439-8427 Fax  
www.btmeng.com

DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_

SITE INFORMATION:  
TAX BLOCK 627 LOT 78  
D.B. 9164 PG. 14  
E33 LOT 155  
D.B. 9276 PG. 84C

DEVELOPER:  
HURSTBOURNE CORPORATE GROUP  
1550 CHAMPION LAKES PLACE  
LOUISVILLE, KENTUCKY 40228-1125

OWNER:  
ROBERT & NANCY WILLIAMSON  
6221 FEGENBUSH LANE  
LOUISVILLE, KENTUCKY 40228-1125

TITLE: **GENERAL DISTRICT DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION PLAN HURSTBOURNE STATION 7300 S. HURSTBOURNE Pkwy, LOUISVILLE, KENTUCKY 40228**  
PROJECT NO.: 150139  
DRAWN BY: DHS  
CHECKED BY: JMA  
DATE: 5/21/2015  
DRAWING: 150139-GDDP-SUB  
SCALE: 1" = 100'  
SHEET: 1.00

NOT FOR CONSTRUCTION