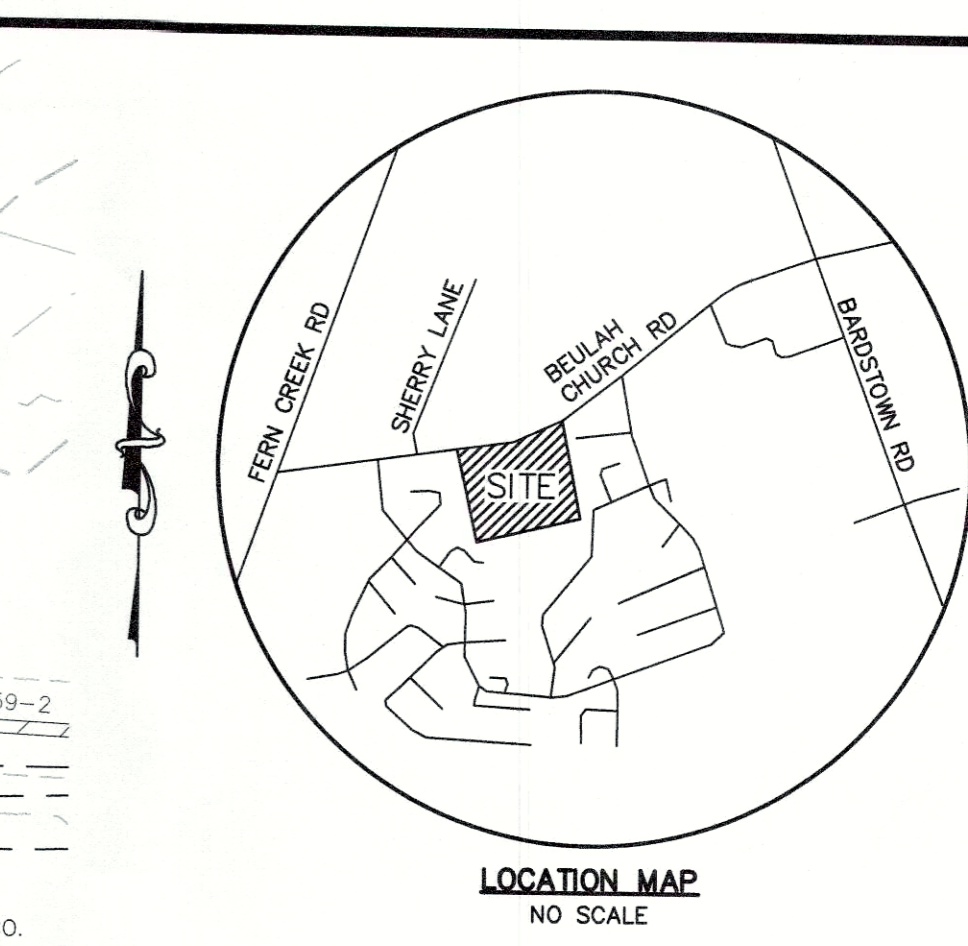
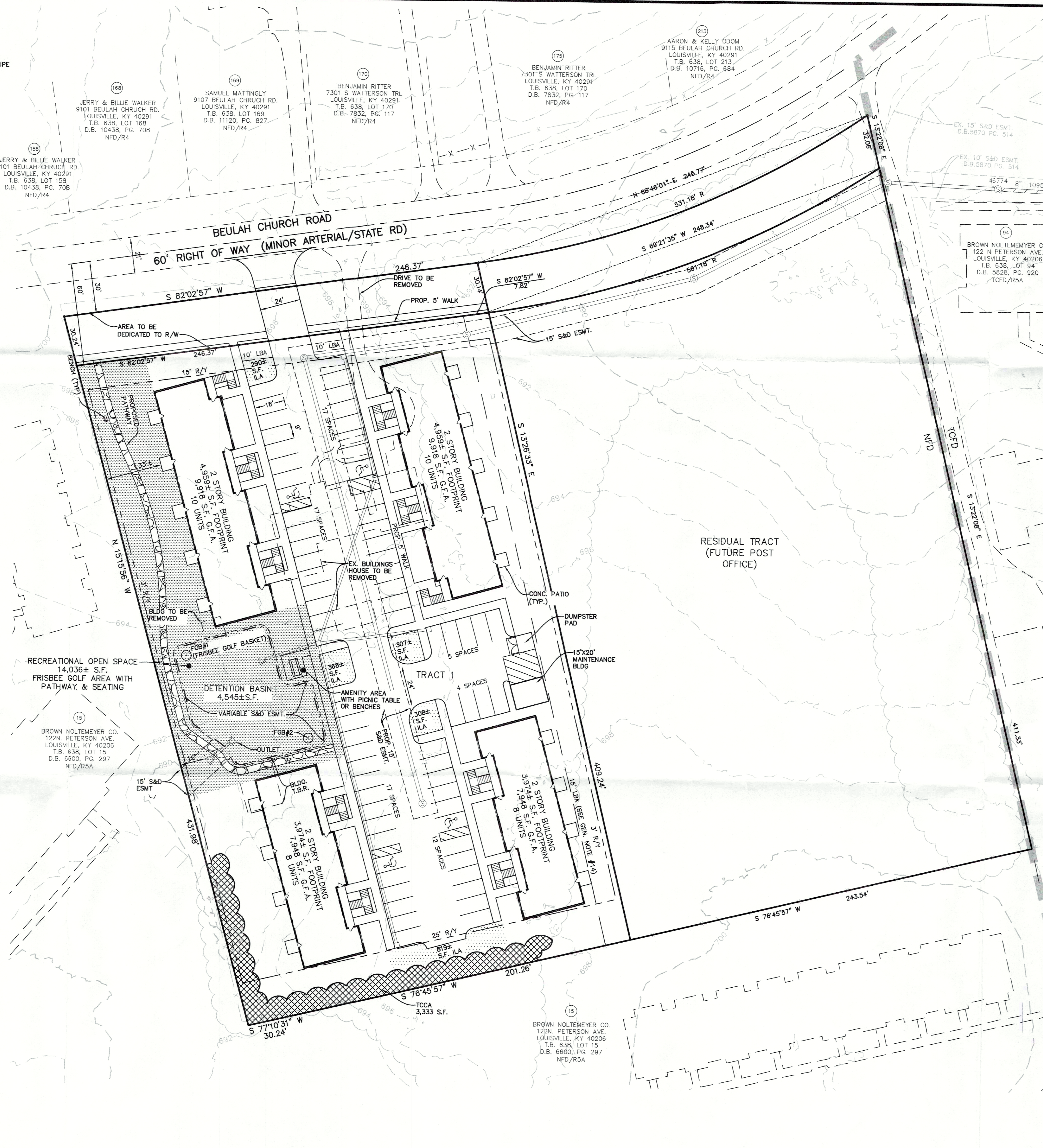
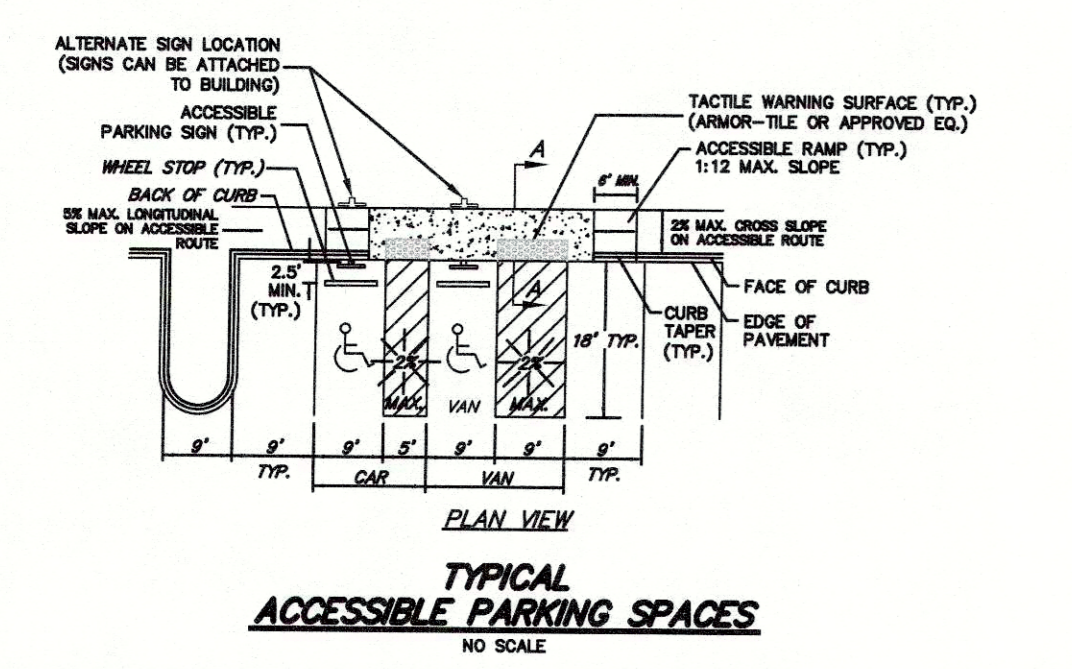


- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING 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 PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
 - IF PROPOSED, SIGNATURE ENTRANCE WALKS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
 - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED TOWARD AND NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE CLARE PERCEPTION 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 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, AS NOTED ON THE PLAN.
 - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 10/9/2019 AND POTENTIAL KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY BUT HAS A MEDIUM POTENTIAL FOR KARST TOPOGRAPHY.
 - THE RESIDUAL TRACT IS BEING CONSIDERED FOR A POST OFFICE. THIS POST OFFICE WILL BE A SECURE FACILITY WITH NO PUBLIC ACCESS OR CUSTOMER COMPONENT SO NO CONNECTION IS PROPOSED. IF THE USE CHANGES, THE DUMPSTER AND MAINTENANCE BUILDING CAN BE RELOCATED TO EXTEND VEHICULAR AND PEDESTRIAN ACCESS TO THE RESIDUAL TRACT AND AN ACCESS EASEMENT PROVIDED. A LANDSCAPE BUFFER AREA (LBA) IS NOT REQUIRED TO BE PROVIDED BY THIS SITE ALONG THE SHARED PROPERTY LINE IF A POST OFFICE IS BUILT. A 15'-20' LBA IS PROPOSED UNTIL THE USE OFFICIALLY CHANGES.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FERN CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT. SUBJECT TO ANY SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER DETENTION: DETENTION AT SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. DOWNSTREAM SYSTEM TO BE ANALYZED DOWN TO THE EXISTING DETENTION BASIN. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 - 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 (21111C0 97E).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE 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.
 - ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO 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.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
 - THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
 - A BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FROM KTC FOR ALL WORK DONE WITHIN THE STATE RIGHT-OF-WAY.
 - MINOR PLAT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL FROM MPW.
 - ALL PAVEMENT SHALL BE OF A HARD AND DURABLE SURFACE AS REQUIRED BY 9.1.12.A OF THE LDC.
 - UPON DEVELOPMENT OR REDEVELOPMENT 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 PLANNABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.



OVERALL SITE DATA:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
EXISTING LAND USE	RESIDENTIAL/VACANT
GROSS LAND AREA	4.63± AC.
NET LAND AREA	4.29± AC.

RESIDUAL TRACT

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
EXISTING LAND USE	RESIDENTIAL/VACANT
GROSS LAND AREA	2.33± AC.
NET LAND AREA	2.16± AC.

TRACT 1 SITE DATA:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R6
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
GROSS LAND AREA	2.30± AC.
NET LAND AREA	2.13± AC.
NO. OF DWELLING UNITS	36
BUILDING HEIGHT (MAX. ALLOWED 35')	35'
DENSITY (MAX. ALLOWED 17.42)	16.90 D.U./AC.
OPEN SPACE REQUIRED	13,919 S.F. (15%)
OPEN SPACE PROVIDED	14,036± S.F.
REC. OPEN SPACE REQUIRED	6,960 S.F. (7.5%)
REC. OPEN SPACE PROVIDED	14,036± S.F.
PARKING REQUIRED	54-108 SPACES
MINI 3 SPACES/DU	54 SPACES
MAX. 3 SPACES/DU	108 SPACES
PARKING PROVIDED	73 SPACES
4 HOOP SP.	
73 SURFACE SP.	
PARKING AREA RATIO	2.19 SP./UNIT
FLOOR AREA RATIO (MAX. 0.75)	0.38

LANDSCAPE DATA:

V.U.A.	23,744± S.F.
L.L.A. REQUIRED (7.5% V.U.A.)	1,781± S.F.
L.L.A. PROVIDED	2,530± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	5,828± S.F.
PROPOSED IMPERVIOUS AREA	23,437± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	100,170± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	56,265± S.F. (56%)
EXISTING TREE CANOPY TO BE PRESERVED	13,333± S.F. (6%)
TOTAL TREE CANOPY TO BE PLANTED	17,703± S.F. (15%)
TOTAL TREE CANOPY REQUIRED	21,036± S.F. (21%)

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

DETENTION CALCS:

2.9/12 (0.83-0.3) (2.30) = 0.29 AC. FT.
AVERAGE DEPTH = 3'

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]*

DATE: 01/15/2020

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

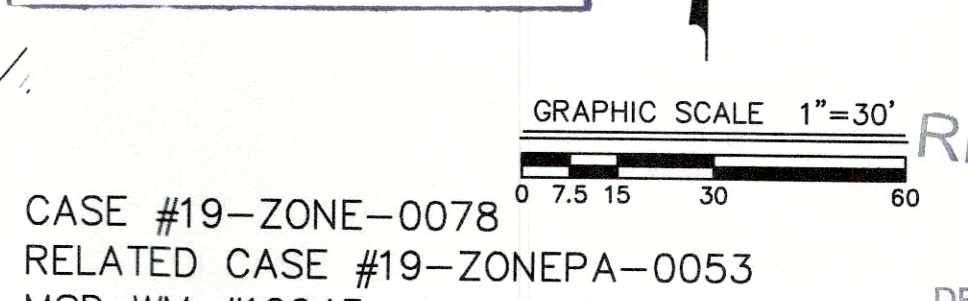
PRELIMINARY APPROVAL

Condition of Approval:

[Signature] 1-15-20

Developed/Reviewed Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



MINDEL SCOTT
ENGINEERING & PLANNING > LANDSCAPE ARCHITECTURE
1502-665-1568 > mindel@scott.com

OWNER/DEVELOPER
EMM3, LLC
11418 MAIN STREET
LOUISVILLE, KY 40243

DETAILED DISTRICT DEVELOPMENT PLAN
BEULAH CHURCH APARTMENTS
9108 BEULAH CHURCH ROAD
LOUISVILLE, KY 40291
TAX BLOCK 638, LOT 47
DEED BOOK 7960, PAGE 836

Revisions	
12/02/19	AGENCY COMMENTS
12/23/19	AGENCY COMMENTS
01/13/20	AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=30'
Date: 11/04/19
Job Number: 3637

Sheet
JAN 13 2020
PLANNING & DESIGN SERVICES
of 1