

**GENERAL NOTES:**

- Parking areas and drive lanes to be a hard and durable surface.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-directed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- An Army Corps of Engineers wetlands evaluation has been done & delineated and represented on the plan. Impact fees will be required to obtain an Army Corps of Engineers permit.

**MSD NOTES:**

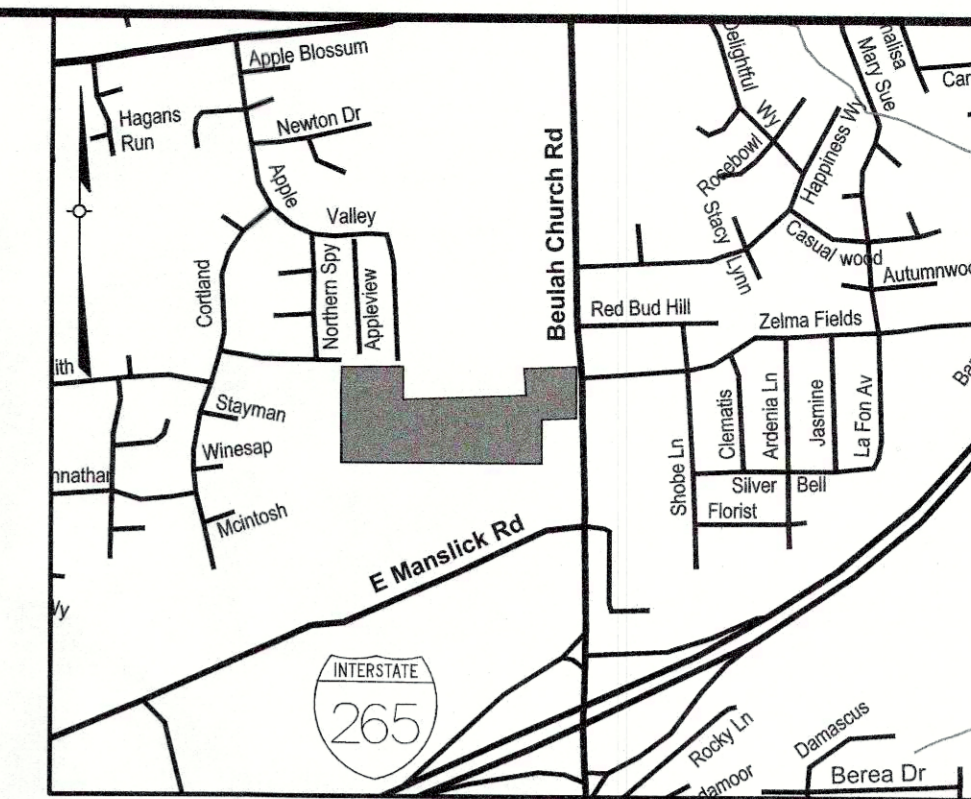
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0096 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post developed peak flows will be limited to pre-developed peak flow for the 2,10.25 and 100 year storms. An 18" low flow pipe shall be installed to divert the through drainage located at the rear of 8516 Grand Neptune Drive into the existing detention basin. No increase in outlet size in the existing Avalon Springs detention basin will be permitted.
- A Revised Downstream Facilities Capacity Request will be submitted to MSD.
- 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.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Silt Checks installed in proposed drainage swales as required by MSD.
- A MSD floodplain permit will be required for any work necessary in the floodplain.
- Any necessary fill into previously installed floodplain compensation basin will be compensated within proposed detention basin.
- KDOW approval required prior to MSD construction plan approval.

**WAIVERS GRANTED:**

- 16ZONE1048 March 23, 2017 for Tract 1 and 2: A Waiver was granted from Section 10.2.4 of the Louisville Metro Land Development Code to waive to the 10 ft. Landscape Buffer Area required adjacent to the Fountains. The waiver was granted for the portion of Tract 2 being rezoned from R-4 to R-5A and on Tract 1 for all of the property line shared with the Fountains.
- 14ZONE1057 April 16, 2015 for Tract 2: A Waiver was granted for Tract 2 from Section 10.2 of the Louisville Metro Land Development Code to waive the 25 ft. Landscape Buffer Area required adjacent to the Fountains Condo Council property to 10 ft and to waive the dumpster and pavement encroachments.
- 14ZONE1057 April 16, 2015 for Tract 2: A Waiver was granted for Tract 2 from Section 10.2 of the Louisville Metro Land Development Code to waive the requirement for an 8 ft. screen to 6 ft. adjacent to the Fountains Condo Council property. A 6 ft privacy fence will be provided to meet the screen requirement.
- Any required fill in the floodplain shall be compensated at 1.5 to 1. Compensation volume shall not be located within the limits of the proposed detention basin.
- Army Corp. of Engineers approval required prior to MSD construction plan approval.
- MSD drainage bed required prior to construction plan approval.
- A Letter of Map Revision shall be processed with the Army Corp of Engineers prior to releasing the MSD drainage bed.

**PROJECT DATA**

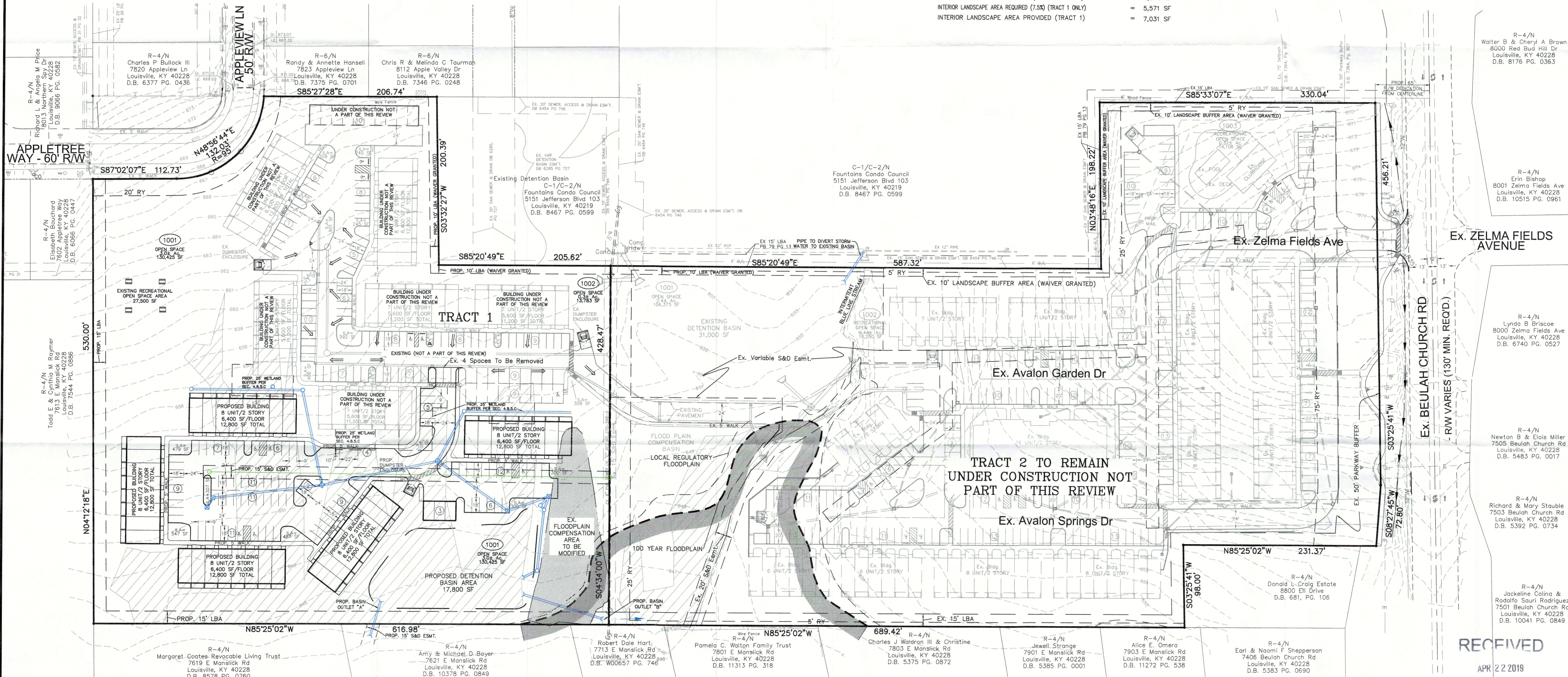
TOTAL SITE AREA	= 17.6± Ac. (767,099 SF)
TRACT 1 AREA	= 7.6± Ac. (329,960 SF)
TRACT 2 AREA (NOT PART OF THIS REVIEW)	= 10.0± Ac. (437,139 SF)
EXISTING ZONING (TRACT 1)	= R-5A
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE TO REMAIN	= MULTI-FAMILY RESIDENTIAL
EXISTING UNITS (TRACT 2)	= 104 UNITS
EXISTING UNITS (TRACT 1)	= 44 UNITS
PROPOSED UNITS (TRACT 1)	= 40 UNITS
TOTAL # OF UNITS	= 188 UNITS
PROP. & EX. BUILDING HEIGHT (TRACT 1 ONLY)	= 2 STORY (35' MAX. ALLOWED)
EX. BUILDING FOOTPRINT (6 BLDGS) (TRACT 1 ONLY)	= 35,200 SF
PROP. BUILDING FOOTPRINT (5 BLDG) (TRACT 1 ONLY)	= 32,000 SF
EXISTING TOTAL BUILDING AREA (6 2 STORY BLDGS) (TRACT 1 ONLY)	= 70,400 SF
PROPOSED TOTAL BUILDING AREA (5 2 STORY BLDGS) (TRACT 1 ONLY)	= 64,000 SF
TOTAL OVERALL BUILDING AREA (TRACT 1 ONLY)	= 134,400 SF
F.A.R. (TRACT 1)	= 0.41 (0.5 MAX ALLOWED)
NET DENSITY (TRACT 1)	= 11.05 DU/AC. (12.01 DU/AC. MAX ALLOWED)
OPEN SPACE	
OPEN SPACE REQUIRED (TRACT 1 - 335,476 SF)	= (15%) 1.2 Ac. - 50,321 SF
OPEN SPACE PROVIDED (TRACT 1)	= (41%) 3.3 Ac. - 144,208 S.F.
RECREATIONAL OPEN SPACE REQUIRED (TRACT 1)	= (50% of Req.) 0.6 Ac. - 26,080 S.F.
RECREATIONAL OPEN SPACE PROVIDED (TRACT 1)	= 27,500 SF PICNIC AREA (TRACT 1)
PARKING REQUIRED (TRACT 1 ONLY)	MIN. MAX.
84/1.5 SP MIN.	= 126 SP
84/3 SP MAX.	= 252 SP
PARKING PROVIDED	
EXISTING GARAGE PARKING	= 19 SP
PROPOSED GARAGE PARKING	= 3 SP
EXISTING SURFACE PARKING	= 90 SP (4 Ex. Sp. To Be Removed)
PROPOSED SURFACE PARKING	= 91 SP
TOTAL PARKING PROVIDED	= 203 SPACES (10 ACCESSIBLE SPACES INCLUDED)
TOTAL VEHICULAR USE AREA (TRACT 1 ONLY)	= 74,278 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%) (TRACT 1 ONLY)	= 5,571 SF
INTERIOR LANDSCAPE AREA PROVIDED (TRACT 1)	= 7,031 SF



**LOCATION MAP NOT TO SCALE**

**SETBACKS**

FRONT & STREET SIDE YARD SETBACK	= 20'
SIDE YARD SETBACK	= 5'
REAR YARD SETBACK	= 25'



NO.	DATE	DESCRIPTION
1	4/8/19	REVISED PER AGENCY COMMENTS
2	4/22/19	REVISED DETENTION BASIN & STORM

PROJECT DATA  
FILE NAME: 14156-RDDDP  
DATE: 01-07-2019  
SCALE: AS SHOWN  
DRAWN BY: JH/ARH  
CHECKED BY: KMY

REVISIONS  
BY: KY  
AER

ENGINEER'S SEAL  
SURVEYOR'S SEAL

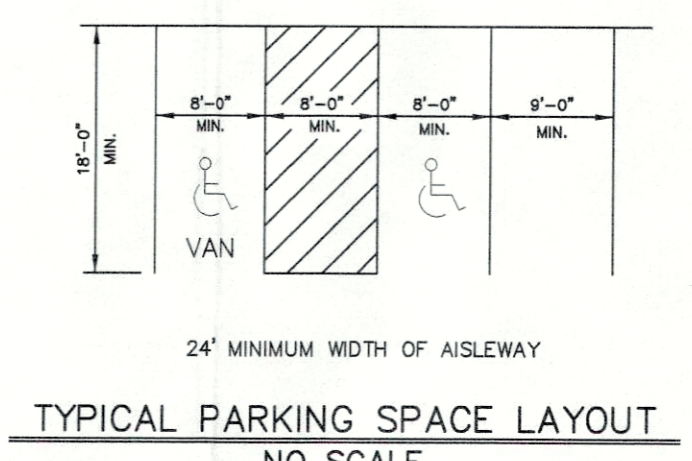
**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERS • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
905 WARDLAW BLVD. SUITE 100  
LOUISVILLE, KY 40204  
PHONE: 502.414.2974  
FAX: 502.414.2974  
WEB SITE: WWW.LD&D.COM

REVISOR DETAILED DISTRICT DEVELOPMENT  
**AVOLON SPRINGS**  
OWNER/DEVELOPER  
**ST. JAMES CROSSINGS LLC**  
10001 TAYLORSVILLE ROAD  
LOUISVILLE, KY 40299

JOB NO. **14156**  
SHEET **1** OF **1**

**LEGEND**

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- EX. FENCE
- EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- EXISTING SEWER AND MANHOLE
- DRAINAGE FLOW DIRECTION
- PROP. CONTOUR
- EX. CONTOUR
- DELINEATED WETLANDS

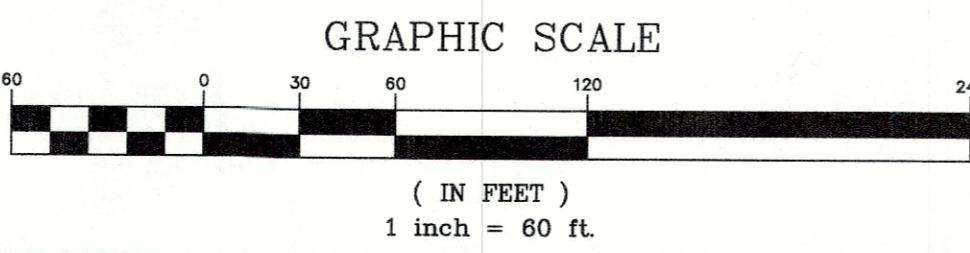


**TREE CANOPY CALCULATIONS (CLASS C) (0%-40% COVERAGE) (TRACT 1 ONLY)**

TOTAL SITE AREA	= 347,739 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (69,547 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% ( S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (69,840 S.F.)

**DETENTION BASIN CALCULATIONS (TRACT 1 ONLY)**

X = Δ CRA/12	
ΔC = 0.95-0.23=0.72	
A = 1.73 AC.	
R = 2.8 INCHES	
X = (0.95)(1.73)(2.8)/12 = 0.29 AC.-FT.	
REQUIRED X = 12,660 CU.FT.	
PROVIDED BASIN = 17,800 SQ.FT.	
TOTAL = 17,800 SQ.FT. @ APPROX. 1 FT. DEPTH	
= 17,800 CU.FT. > 12,660 CU.FT.	



**RECEIVED**  
APR 22 2019  
DESIGN SERVICES

SITE ADDRESS:  
7504, 7506 & 7508 BEULAH CHURCH ROAD  
LOUISVILLE, KY 40228  
TAX BLOCK 0655, LOT 0018,68 &72  
D.B. 10485, PG. 0455

CASE: 19DEVPLAN1003  
RELATED CASE: 16ZONE1048  
RELATED CASE: 15DEVPLAN100  
RELATED CASE: 14ZONE1057  
WM# 11076

COUNCIL DISTRICT - 23  
FIRE PROTECTION DISTRICT - HIGHVIEW