GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond are required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the Right of Way.
5. There shall be no landscaping in the Right of Way without an encroachment permit.
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
7. 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.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
9. Approval from the Division of Water will be required.
10. A Corps of Engineers wetlands evaluation has been done & delineated and represented on the plan.
11. Any loss in floodplain storage will be mitigated onsite at 1:1.
12. A KARST survey was performed by Kevin Young RLA on October 29, 2014, no KARST features were found.
13. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
14. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
15. All open space lots are non-buildable and will be recorded as open space and utility easements.
16. The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.

MSD NOTES:

1. Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
2. A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0096 E dated December 5, 2006.
3. 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.
4. The site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. **Existing on-site detention will be used to ensure post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.**
6. A Revised Downstream Facilities Capacity Request will be submitted to MSD.
7. **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.**
8. **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.**
9. Silt Checks installed in proposed drainage swales as required by MSD.
10. An MSD floodplain permit will be required.
11. Any required fill in the floodplain shall be compensated on site at a ratio of 1:1.
12. Any deviations from the general KYR10 permit, including stream buffer requirements will require KDOW approval.
13. An Army Corps of Engineers wetlands determination will be required prior to MSD granting construction plan approval.

WAIVER REQUESTED:

1. Tract 1 and 2: A Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive to 10 ft. the 25 ft. Landscape Buffer Area required adjacent to the Fountains. The waiver is requested 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.

WAIVERS GRANTED:

1. 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.
2. 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.

EROSION PREVENTION AND SEDIMENT 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 approval EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's 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 seeded 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 seeded, 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.

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 calender days after the activity has ceased.

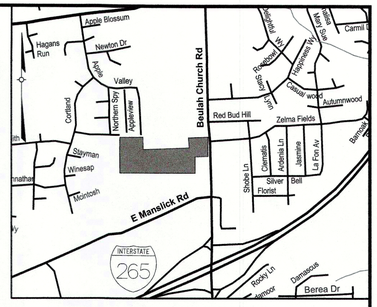
Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin.

All storm drainage shall conform to MSD standard specifications.

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.

PROJECT DATA

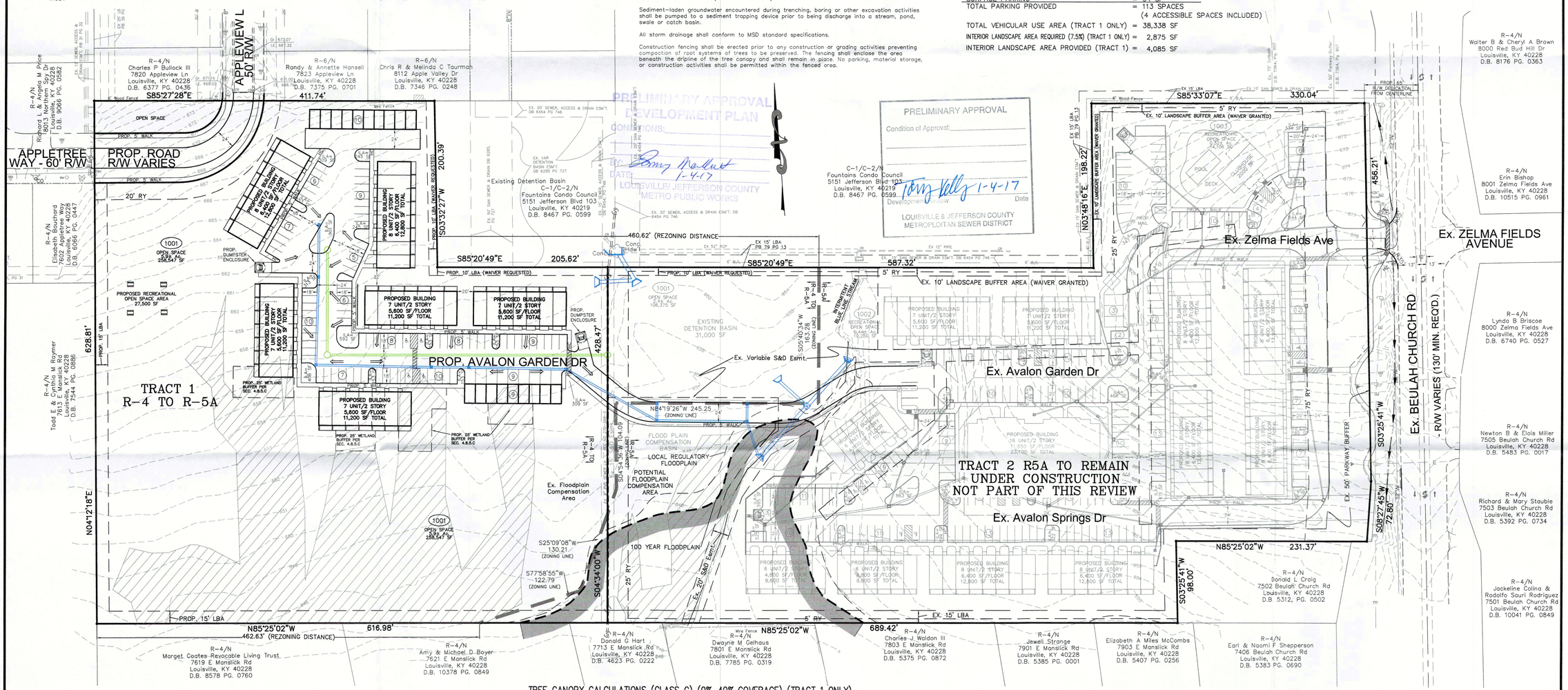
TOTAL SITE AREA	= 18.0± Ac. (784,878 SF)
TRACT 1 AREA	= 8.0± Ac. (347,739 SF)
TRACT 1 RIGHT OF WAY AREA	= 0.3± Ac. (12,263 SF)
TRACT 1 NET AREA	= 7.7± Ac. (335,476 SF)
TRACT 2 AREA (NOT PART OF THIS REVIEW)	= 10.0± Ac. (437,139 SF)
EXISTING ZONING (TRACT 1)	= R-4
PROPOSED ZONING (TRACT 1)	= R-5A
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
EXISTING UNITS (TRACT 2)	= 104 UNITS
PROPOSED UNITS (TRACT 1)	= 44 UNITS
TOTAL # OF UNITS	= 148 UNITS
PROPOSED BUILDING HEIGHT (TRACT 1 ONLY)	= 2 STORY (35' MAX. ALLOWED)
BUILDING FOOTPRINT (TRACT 1 ONLY)	= 5,600 SF – 7 UNIT
BUILDING FOOTPRINT (TRACT 1 ONLY)	= 6,400 SF – 8 UNIT
TOTAL GROSS BUILDING AREA (TRACT 1 ONLY)	= 71,400 SF
F.A.R. (TRACT 1)	= 0.21 (0.5 MAX ALLOWED)
DENSITY (TRACT 1)	= 5.5 DU/Ac. (12.01 DU/Ac. MAX ALLOWED)
OPEN SPACE	
OPEN SPACE REQUIRED (TRACT 1 – 347,739 SF)	= (15%) 1.2 Ac. – 52,160 SF
OPEN SPACE PROVIDED (TRACT 1)	= (74%) 5.90 Ac. – 258,547 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.
44/1.5 SP MIN.	= 66 SP
44/3 SP MAX.	= 132 SP
–10% REDUCTION PER SECTION 9.1.2.F.2	= 60 SP / 132 SP
GARAGE PARKING	= 19 SP
SURFACE PARKING	= 94 SP
TOTAL PARKING PROVIDED	= 113 SPACES (4 ACCESSIBLE SPACES INCLUDED)
TOTAL VEHICULAR USE AREA (TRACT 1 ONLY)	= 38,338 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%) (TRACT 1 ONLY)	= 2,875 SF
INTERIOR LANDSCAPE AREA PROVIDED (TRACT 1)	= 4,085 SF



LOCATION MAP
NOT TO SCALE

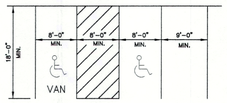
SETBACKS

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



LEGEND

- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE
- = PROPOSED SILT FENCE
- = PROPOSED STONE BAG INLET PROTECTION
- = DELINEATED WETLANDS



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

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.)

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

DETENTION BASIN CALCULATIONS (TRACT 1 ONLY)

X = Δ CRA/12
ΔC = 0.69–0.23=0.46
A = 18.35 Ac.
R = 2.8 INCHES
X = (0.46)(18.35)(2.8)/12 = 1.97 AC.–FT.
REQUIRED X = 85,795 CU.FT.
PROVIDED BASIN = 31,000 SQ.FT.

TOTAL = 31,000 SQ.FT. @ APPROX. 3 FT. DEPTH
= 93,000 CU.FT. > 85,795 CU.FT.

RECEIVED
DEC 23 2016
PLANNING & DESIGN SERVICES

COUNCIL DISTRICT – 23
FIRE PROTECTION DISTRICT – HIGHVIEW

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

CASE: 16ZONE1048
RELATED CASE: 15DEVPLAN1102
RELATED CASE: 14ZONE1057
WM# 11076

REVISIONS

NO.	DATE	DESCRIPTION	BY

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 14156-R000P
DATE: 12-23-16
SCALE: AS SHOWN
CHECKED BY: KAY
DRAWN BY: JH

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING · LAND SURVEYING · LANDSCAPE ARCHITECTURE
527 WASHBURN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40222
PHONE: 502.893.3910 FAX: 502.893.5715
WEB SITE: WWW.LDD-INC.COM

REVISED DETAILED DISTRICT DEVELOPMENT

AVALON SPRINGS PHASE II

OWNER/DEVELOPER
ST. JAMES CROSSINGS LLC
10001 TAYLORSVILLE ROAD
LOUISVILLE, KY 40299

JOB NO. 14156

SHEET 1 OF 1

16 ZONE 1048