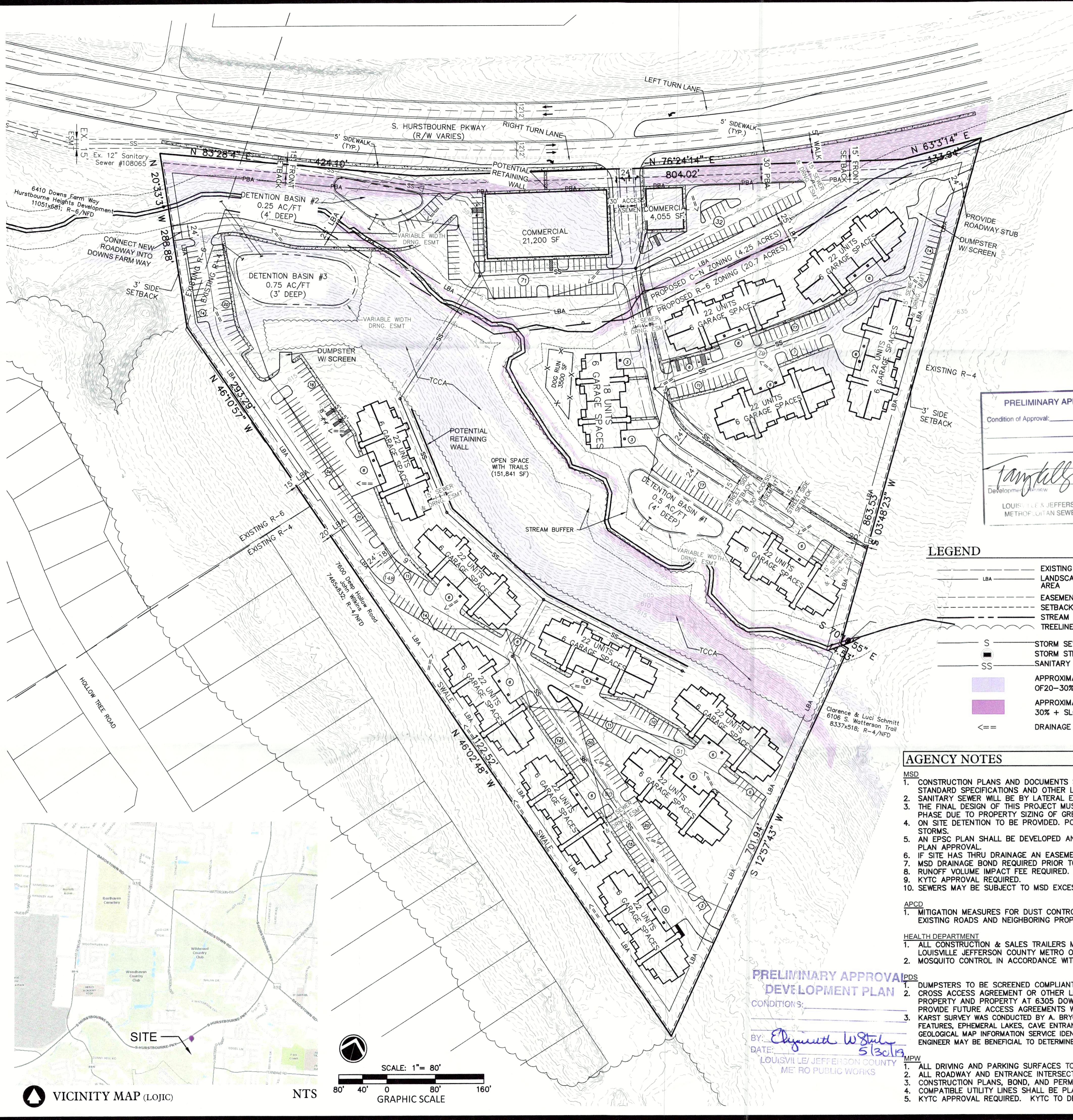


User: abartley Plot Date: May 13, 2019 10:46 AM
 File Name: U:\18326.000 - 6104 Stone Bluff Civil Site Drawings\Development Plans\18326-Reszone_2019-05-06.dwg



SITE DATA

LAND USE
 SITE ADDRESS: 6875 S. HURSTBOURNE PARKWAY 40291
 TAX BLOCK & LOT: T.B. 636, 45; T.L. 145
 EXISTING ZONING DISTRICT: R-4 R-6
 PROPOSED ZONING DISTRICT: R-6 C-N
 EXISTING FORM DISTRICT: NEIGHBORHOOD
 PROPOSED FORM DISTRICT: NEIGHBORHOOD
 EXISTING USE: VACANT
 PROPOSED USE: COMMERCIAL, MULTI-FAMILY RESIDENTIAL
 EXISTING PARCEL AREA: 24.95 ACRES
 PROPOSED R-6 AREA: 20.7 ACRES
 PROPOSED C-N AREA: 4.25 ACRES
 DEED BOOK & PAGE: 10442x848

BUILDING DATA
 R-6
 PERMITTED NUMBER OF RESIDENTIAL UNITS: 360 UNITS (17.42/ACRE)
 PROPOSED NUMBER OF RESIDENTIAL UNITS: 304 UNITS (14.69/ACRE)
 BUILDING HEIGHT: 35
 BUILDING FOOTPRINT: 176,490
 GROSS FLOOR AREA: 509,747
 FLOOR TO AREA RATIO: 0.57
 OPEN SPACE REQUIRED: 15% (39,204 SF)
 RECREATIONAL OPEN SPACE REQUIRED: 7.5% (19,602 SF) OF THE 15% REQ.

C-N
 PERMITTED NUMBER OF RESIDENTIAL UNITS: 74 UNITS (17.42/ACRE)
 PROPOSED RESIDENTIAL UNITS: 0 UNITS (0/ACRE)
 BUILDING HEIGHT: 45' MAX.
 BUILDING FOOTPRINT: 25,255 SF
 GROSS FLOOR AREA: 25,255 SF
 FLOOR TO AREA RATIO: 0.15

PARKING CALCULATIONS
 R-6
 MINIMUM REQUIRED (1.5 SPACES/UNIT): 456 SPACES
 MAXIMUM PERMITTED (3 SPACES/UNIT): 912 SPACES
 RESIDENTIAL PARKING PROVIDED: 459 SPACES
 BIKE PARKING REQUIRED: NONE REQUIRED
 ACCESSIBLE PARKING REQUIRED/PROVIDED: 9 ACCESS. OF WHICH 2 ARE VAN

C-N
 MINIMUM REQUIRED (1/250 S.F.): 101 SPACES.
 MAXIMUM PERMITTED (1/150 S.F.): 168 SPACES
 COMMERCIAL PARKING PROVIDED: 110 SPACES
 BIKE PARKING REQUIRED: 2 LONG TERM; 1/25,000 S.F. SHORT TERM
 ACCESSIBLE PARKING REQUIRED/PROVIDED: 6 ACCESS. OF WHICH 2 ARE VAN

TREE CANOPY CALCULATIONS
 SITE AREA: 1,086,849 S.F.
 TREE CANOPY CATEGORY: CLASS C
 EXISTING TREE COVERAGE: 76-100%
 PRESERVED TREE CANOPY: 14% (151,844 S.F.)
 NEW TREE CANOPY REQUIRED: 6% (65,211 S.F.)
 TOTAL TREE CANOPY REQUIRED: 20% (217,051 S.F.)

IL/VUA CALCULATIONS
 R-6
 VEHICULAR USE AREA: 173,815
 INTERIOR LANDSCAPE AREA (7.5%): 13,036 S.F.
 ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED: 54 TREES
 C-N
 VEHICULAR USE AREA: 50,876
 INTERIOR LANDSCAPE AREA (7.5%): 3,801 S.F.
 ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED: 16 TREES

FREESTANDING SIGNAGE
 PERMITTED HEIGHT: 10' (1 TENANT)/ 12' (2-3 TENANTS)/ 14' (4+ TENANTS)
 PERMITTED AREA: 80 S.F./100 S.F./120 S.F.

EPSC DATA
 EXISTING IMPERVIOUS AREA: 2,586 S.F.
 PROPOSED IMPERVIOUS AREA: 422,665 S.F.
 SENSITIVE FEATURES: INTERMITTENT STREAM, POTENTIAL STEEP SLOPES
 SOIL TYPE: CaD2, CrC, CrB, CcF2, CaC2, UhC
 HYDROLOGIC SOIL GROUP: MOSTLY D

DETENTION CALCULATION
 BASIN 1
 AC = 0.28
 0.28 x 2.8 x 7.4 / 12 = 0.48 ACRE/FEET
 BASIN 2
 AC = 0.43
 0.43 x 2.8 x 2.28 / 12 = 0.23 ACRE/FEET
 BASIN 3
 AC = 0.66
 0.66 x 2.8 x 8.82 / 12 = 0.74 ACRE/FEET

PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature] 5-29-19
 DATE
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

LEGEND

- EXISTING TOPO
- LANDSCAPE BUFFER AREA
- EASEMENT
- SETBACK
- STREAM
- TREELINE
- S --- STORM SEWER
- STORM STRUCTURE
- SS --- SANITARY SEWER
- APPROXIMATE LOCATION OF 20-30% SLOPES
- APPROXIMATE LOCATION 30% + SLOPES
- <== DRAINAGE ARROW

AGENCY NOTES

- MSD
 1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES.
 2. SANITARY SEWER WILL BE BY LATERAL EXTENSION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WOTC.
 3. 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 PROPERTY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 4. ON SITE DETENTION TO BE PROVIDED. POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR 2, 10 AND 100-YEAR STORMS.
 5. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 6. IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
 7. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 8. RUNOFF VOLUME IMPACT FEE REQUIRED. CALCULATION BASED ON RFF x 1.5.
 9. KYTC APPROVAL REQUIRED.
 10. SEWERS MAY BE SUBJECT TO MSD EXCESS COST TO PROVIDE GRAVITY OUTLET FOR UPSTREAM PROPERTIES.

APCD
 1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

HEALTH DEPARTMENT
 1. ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

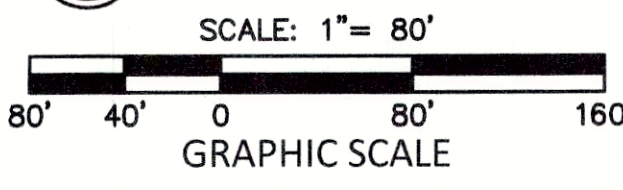
PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: [Signature] 5/30/19
 DATE: 5/30/19
 LOUISVILLE & JEFFERSON COUNTY
 METRO PUBLIC WORKS

- MPW
 1. ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
 2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 3. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 4. COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 5. KYTC APPROVAL REQUIRED. KYTC TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED ON S HURSTBOURNE PARKWAY.

RECEIVED
 MAY 13 2019
 PLANNING & DESIGN SERVICES

VICINITY MAP (LOJIC)



Seals

6875 S. Hurstbourne Parkway
 Rezoning Plan
 6875 S. Hurstbourne Parkway
 Louisville, Kentucky 40291
 Owner:
 Cayman Investments LLC
 5801 Bardstown Road
 Louisville, Kentucky 40291

REV#	DATE	DESCRIPTION
1	03/02/2019	Agency Revisions
2	04/07/2019	Agency Revisions
3	05/02/2019	Agency Revisions, Layout Modification
4	05/15/2019	Commercial Modifications

Job No: 18326.000
 Date: December 28, 2018
 Scale: 1" = 80'
 Drawn By: AWB
 Checked By: AWB
 Drawing Title:
 6875 S. Hurstbourne Parkway
 Rezoning Plan

Drawing No: WM #11866
 PROJECT # 18ZONE1071
 1 of 1

18ZONE1071