

| REV # | DATE | DESCRIPTION |
|-------|------------|---------------------------------------|
| 1 | 03/08/2019 | Agency Revisions |
| 2 | 04/01/2019 | Agency Revisions |
| 3 | 05/09/2019 | Agency Revisions, Layout Modification |
| 4 | 08/13/2019 | Commercial Modifications |
| 5 | 07/16/2019 | Sewer Alignment/Layout Modification |
| 6 | 08/15/2019 | Layout Modification |

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: **1 of 1**

SITE DATA

LAND USE: COMMERCIAL, MULTI-FAMILY RESIDENTIAL
 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 PARCEL AREA: 23.01 ACRES
 PROPOSED R-6 AREA: 20.03 ACRES
 PROPOSED C-N AREA: 3.98 ACRES
 DEED BOOK & PAGE: 10442x848

BUILDING DATA
 R-6
 PERMITTED NUMBER OF RESIDENTIAL UNITS: 349 UNITS (17.42/ACRE)
 PROPOSED NUMBER OF RESIDENTIAL UNITS: 304 UNITS (15.18/ACRE)
 BUILDING HEIGHT: 35'
 BUILDING FOOTPRINT: 176,490
 GROSS FLOOR AREA: 509,747
 FLOOR TO AREA RATIO: 0.58
 OPEN SPACE REQUIRED: 15% (130,876 SF)
 RECREATIONAL OPEN SPACE REQUIRED: 7.5% (65,438 SF) OF THE 15% REQ.

C-N
 PERMITTED NUMBER OF RESIDENTIAL UNITS: 69 UNITS (17.42/ACRE)
 PROPOSED RESIDENTIAL UNITS: 0 UNITS (0/ACRE)
 BUILDING HEIGHT: 45' MAX.
 BUILDING FOOTPRINT: 22,455 SF
 GROSS FLOOR AREA: 22,455 SF
 FLOOR TO AREA RATIO: 0.13

PARKING CALCULATIONS
 R-6
 MINIMUM REQUIRED (1.5 SPACES/UNIT): 456 SPACES
 MAXIMUM PERMITTED (3 SPACES/UNIT): 912 SPACES
 RESIDENTIAL PARKING PROVIDED: 470 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.): 90 SPACES
 MAXIMUM PERMITTED (1/150 S.F.): 150 SPACES
 COMMERCIAL PARKING PROVIDED: 95 SPACES
 BIKE PARKING REQUIRED: 2 LONG TERM; 1/25,000 S.F. SHORT TERM
 ACCESSIBLE PARKING REQUIRED: 4 ACCESS, OF WHICH 1 IS VAN
 ACCESSIBLE PARKING PROVIDED: 4 ACCESS, OF WHICH 2 ARE VAN

TREE CANOPY CALCULATIONS
 SITE AREA: 1,045,564 S.F.
 TREE CANOPY CATEGORY: CLASS C
 EXISTING TREE COVERAGE: 76-100%
 PRESERVED TREE CANOPY: 13.4% (139,824 S.F.)
 NEW TREE CANOPY REQUIRED: 6% (62,734 S.F.)
 TOTAL TREE CANOPY REQUIRED: 20% (209,113 S.F.)

ILAVUA CALCULATIONS
 R-6
 VEHICULAR USE AREA: 175,874
 INTERIOR LANDSCAPE AREA (7.5%): 13,191 S.F.
 ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED: 55 TREES
 C-N
 VEHICULAR USE AREA: 51,624
 INTERIOR LANDSCAPE AREA (7.5%): 3,872 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: 448,403 S.F.
 SENSITIVE FEATURES: INTERMITTENT STREAM, POTENTIAL STEEP SLOPES
 SOIL TYPE: CoD2, CrC, CrB, CoF2, CoC2, UHc
 HYDROLOGIC SOIL GROUP: MOSTLY D

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

PRELIMINARY APPROVAL DEVELOPMENT PLAN

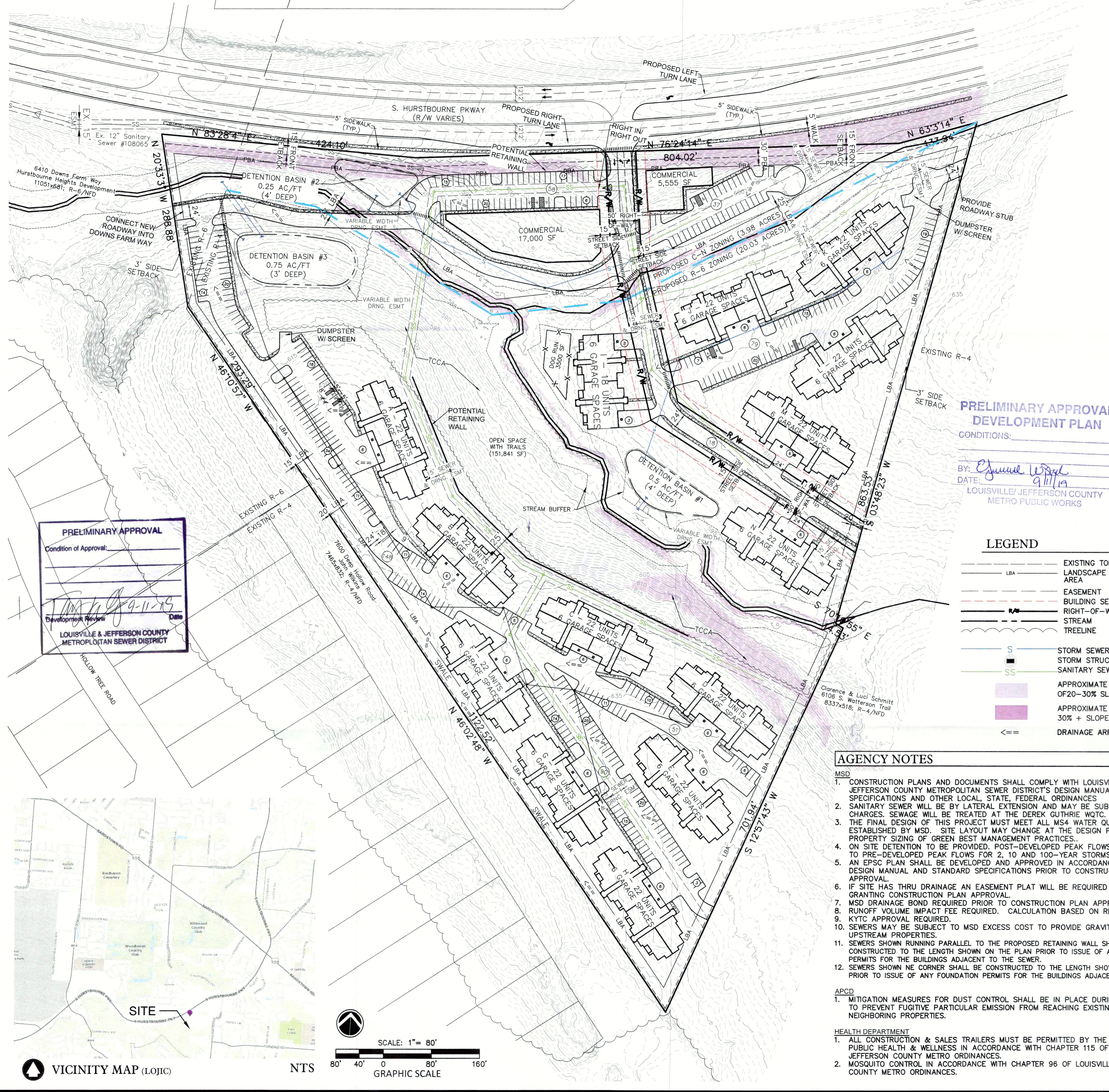
CONDITIONS:
 BY: *Chunil W. Jang*
 DATE: 9/11/19
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND

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

AGENCY NOTES

- MSD**
- 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
 - SANITARY SEWER WILL BE BY LATERAL EXTENSION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WQTC.
 - 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.
 - 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.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - RUNOFF VOLUME IMPACT FEE REQUIRED. CALCULATION BASED ON RFF X 1.5.
 - KYTC APPROVAL REQUIRED.
 - SEWERS MAY BE SUBJECT TO MSD EXCESS COST TO PROVIDE GRAVITY OUTLET FOR UPSTREAM PROPERTIES.
 - SEWERS SHOWN RUNNING PARALLEL TO THE PROPOSED RETAINING WALL SHALL BE CONSTRUCTED TO THE LENGTH SHOWN ON THE PLAN PRIOR TO ISSUE OF ANY FOUNDATION PERMITS FOR THE BUILDINGS ADJACENT TO THE SEWER.
 - SEWERS SHOWN NE CORNER SHALL BE CONSTRUCTED TO THE LENGTH SHOWN ON THE PLAN PRIOR TO ISSUE OF ANY FOUNDATION PERMITS FOR THE BUILDINGS ADJACENT TO THE SEWER.
- APCD**
- 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**
- 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.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- PDS**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
 - CROSS ACCESS AGREEMENT OR OTHER LEGAL INSTRUMENT ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE REQUIRED BETWEEN SUBJECT PROPERTY AND PROPERTY AT 6305 DOWNS FARM PLACE PRIOR TO CONSTRUCTION PLAN APPROVAL FOR ANY FUTURE DEVELOPMENT. STUB ROADWAYS WILL PROVIDE FUTURE ACCESS AGREEMENTS WITH ADJACENT PROPERTIES UPON THEIR REQUEST.
 - KARST SURVEY WAS CONDUCTED BY A. BRYCE FULLER, PE ON 03/11/2019 AND THE FOLLOWING KARST FEATURES WERE NOT ENCOUNTERED: SINKHOLE COLLAPSE FEATURES, EPHEMERAL LAKES, CAVE ENTRANCE, SUBSURFACE CAVE PASSAGE, SPRINGS, CLOSED DEPRESSION, OR SINKING STREAM SINK POINT. THE KENTUCKY GEOLOGICAL MAP INFORMATION SERVICE IDENTIFIED THE AREA AS MEDIUM RISK FOR KARST GEOPY. A DETAILED KARST SURVEY BY THE PROJECT GEOTECHNICAL ENGINEER MAY BE BENEFICIAL TO DETERMINE CONSTRUCTION.
- MPW**
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - KYTC APPROVAL REQUIRED. KYTC TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED ON S HURSTBOURNE PARKWAY.



Users: abartley Plot Date: August 15, 2019 11:54 AM
 File Name: U:\18326.000 - 6104 - Stone Bluff\Civil Site Drawings\Development Plans\18326-Reszone-2019-08-12.dwg

VICINITY MAP (LOJIC)

SCALE: 1" = 80'
 GRAPHIC SCALE