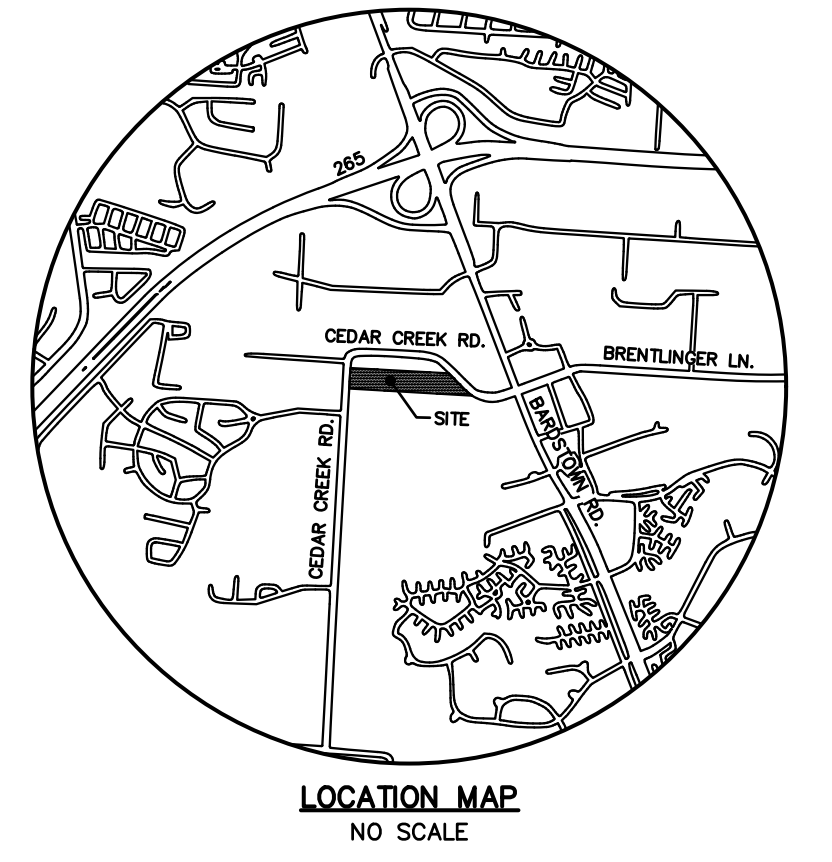


RECEIVED  
 NOV 19 2020  
 PLANNING & DESIGN  
 SERVICES

**LEGEND**

[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING TREE MASS
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING OVERHEAD UTILITIES
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING CATCH BASIN & YARD DRAIN W/PIPE
[Symbol]	EXISTING HEADWALL W/PIPE
[Symbol]	EXISTING TOP OF BANK
[Symbol]	EXISTING TOE OF SLOPE/DITCH
[Symbol]	EXISTING SANITARY MANHOLE W/PIPE
[Symbol]	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
[Symbol]	PROPOSED SLOPED & FLARED HEADWALL W/PIPE
[Symbol]	PROPOSED DITCH/SWALE
[Symbol]	PROPOSED SANITARY MANHOLE W/PIPE
[Symbol]	PROPOSED PROPERTY SERVICE CONNECTION
[Symbol]	PROPOSED DRAINAGE ARROW
[Symbol]	POTENTIAL KARST FEATURES



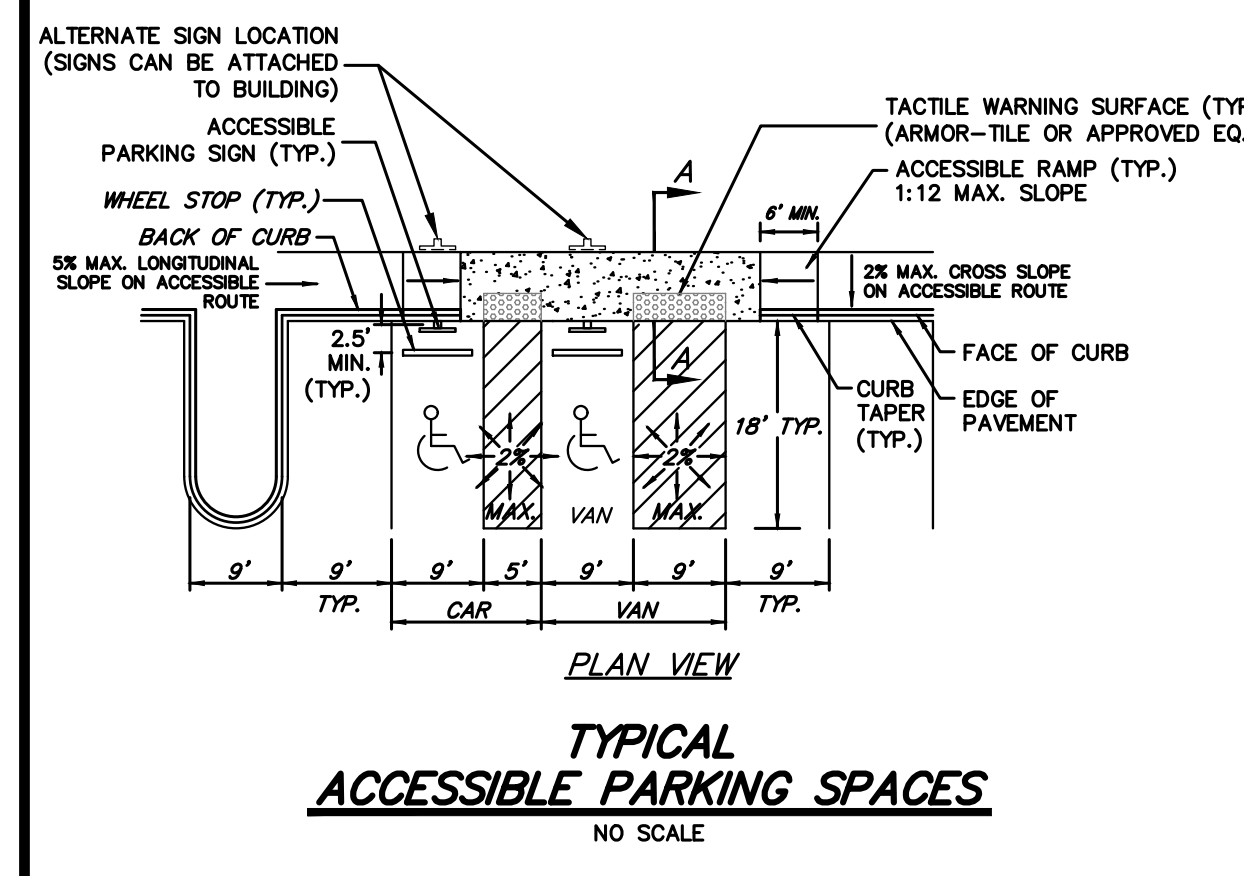
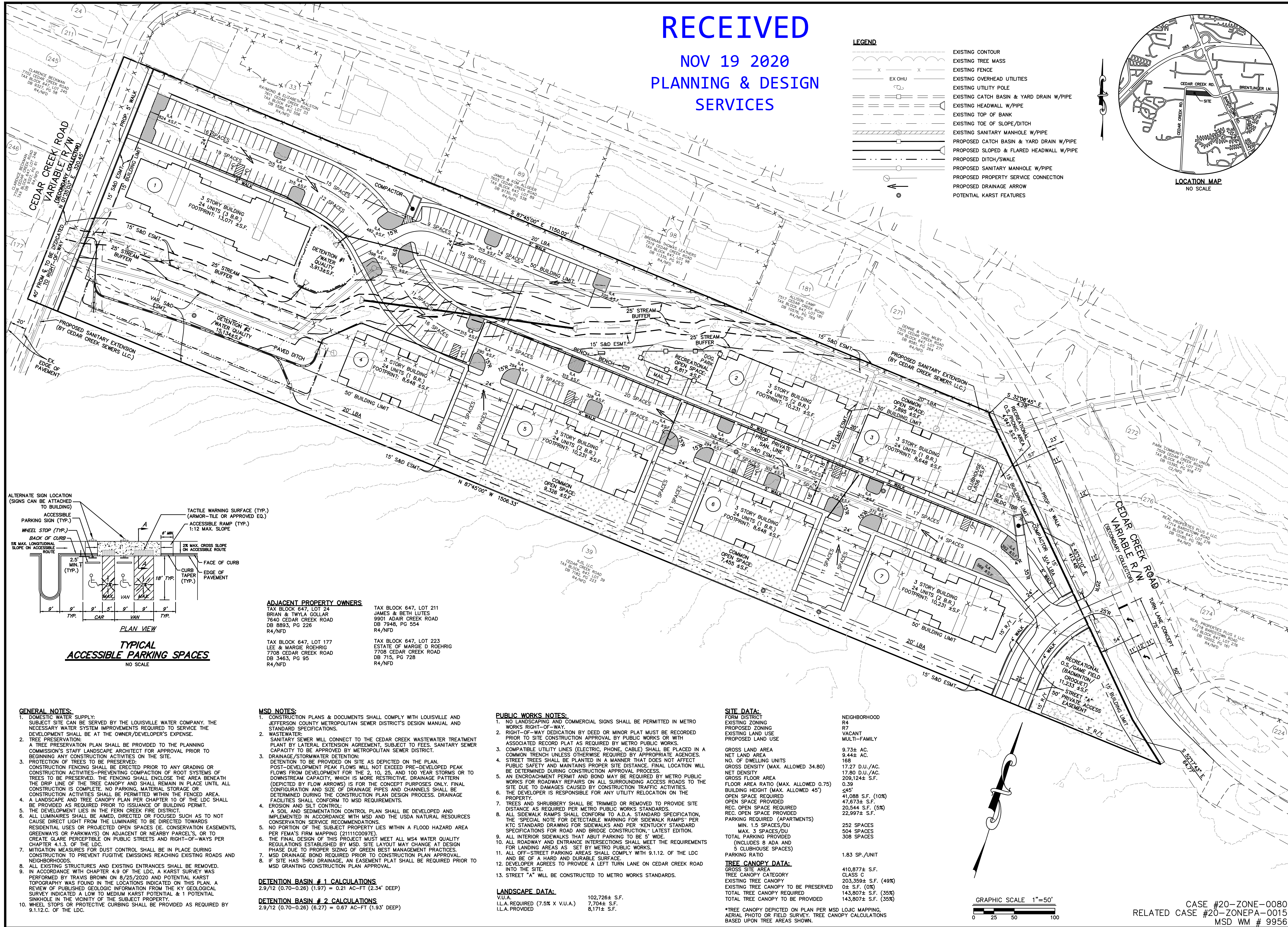
**MINDEL SCOTT**  
 ENGINEERING & SURVEYING & PLANNING & LANDSCAPE ARCHITECTURE  
 5151 Jefferson Blvd., Louisville, KY 40219  
 502-485-1508 | MindelScott.com

**DEVELOPER**  
 HIGGATES DEVELOPMENT  
 119 GLEN PARK AVENUE  
 TORONTO, ONTARIO  
 CANADA M6B 2C6

**OWNER**  
 GARRY & DENISE LAWSON  
 8012 CEDAR CREEK ROAD  
 LOUISVILLE, KY 40291

**OWNER**  
 LONIE & IMOGENE LAWSON  
 (DECEASED)  
 GARRY L. LAWSON  
 (EXECUTOR OF ESTATE)

**DETAILED DISTRICT DEVELOPMENT PLAN**  
**CEDAR CREEK ROAD APARTMENTS**  
 7703 7705 & 7705R CEDAR CREEK ROAD  
 LOUISVILLE, KENTUCKY 40291  
 TAX BLOCK 647, LOTS 35, 58, 59, 273 & 275  
 DEED BOOK & PAGES: 10185X780, 11006X976,  
 11006X985, 11006X989, 11006X993



**ADJACENT PROPERTY OWNERS**

TAX BLOCK 647, LOT 211 JAMES & BETH LUTES 7640 CEDAR CREEK ROAD DB 8893, PG 226 R4/NFD	TAX BLOCK 647, LOT 223 ESTATE OF MARGIE D ROEHRIG 7708 CEDAR CREEK ROAD DB 715, PG 728 R4/NFD
TAX BLOCK 647, LOT 177 LEE & MARGIE ROEHRIG 7708 CEDAR CREEK ROAD DB 3463, PG 95 R4/NFD	

- 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 ERRECTED 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.
  - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO 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 GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
  - 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.
  - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 8/25/2020 AND POTENTIAL KARST TOPOGRAPHY HAS BEEN IDENTIFIED IN THE LOCATIONS INDICATED ON THIS PLAN. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY INDICATED A LOW TO MEDIUM KARST POTENTIAL, & 1 POTENTIAL SINKHOLE IN THE VICINITY OF THE SUBJECT PROPERTY.
  - WHEEL STOPS OR PROTECTIVE CURBING SHALL BE PROVIDED AS REQUIRED BY 9.1.12.C. OF THE LDC.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS' DESIGN MANUAL AND STANDARD SPECIFICATIONS.
  - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
  - DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. DETENTION TO DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO DOWNSTREAM CAPACITY, WHICH IS MORE RESTRICTIVE. 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 (2111C0097E).
  - 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.
  - IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT SHALL BE PROVIDED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- DETENTION BASIN # 1 CALCULATIONS**  
 2.9/12 (0.70-0.26) (1.97) = 0.21 AC-FT (2.34' DEEP)
- DETENTION BASIN # 2 CALCULATIONS**  
 2.9/12 (0.70-0.26) (6.27) = 0.67 AC-FT (1.93' DEEP)

- PUBLIC WORKS NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN METRO WORKS RIGHT-OF-WAY.
  - RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
  - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
  - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
  - 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 ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
  - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - ALL OFF-STREET PARKING AREAS SHALL COMPLY WITH 9.1.12. OF THE LDC AND BE OF A HARD AND DURABLE SURFACE.
  - DEVELOPER AGREES TO PROVIDE A LEFT TURN LANE ON CEDAR CREEK ROAD INTO THE SITE.
  - STREET "A" WILL BE CONSTRUCTED TO METRO WORKS STANDARDS.
- LANDSCAPE DATA:**
- |                                 |               |
|---------------------------------|---------------|
| V.I.A.                          | 102,726± S.F. |
| I.L.A. REQUIRED (7.5% X V.U.A.) | 7,704± S.F.   |
| I.L.A. PROVIDED                 | 8,171± S.F.   |

- SITE DATA:**
- |                   |              |
|-------------------|--------------|
| FORM DISTRICT     | R4           |
| EXISTING ZONING   | R7           |
| PROPOSED ZONING   | VACANT       |
| EXISTING LAND USE | MULTI-FAMILY |
| PROPOSED LAND USE |              |
- GROSS LAND AREA: 9.73± AC.  
 NET LAND AREA: 9.44± AC.  
 NO. OF DWELLING UNITS: 168  
 GROSS DENSITY (MAX. ALLOWED 34.80): 17.27 D.U./AC.  
 NET DENSITY: 17.80 D.U./AC.  
 GROSS FLOOR AREA: 209,124± S.F.  
 FLOOR AREA RATIO (MAX. ALLOWED 0.75): 0.35  
 BUILDING HEIGHT (MAX. ALLOWED 45'): ≤45'  
 OPEN SPACE REQUIRED: 41,088 S.F. (10%)  
 REC. OPEN SPACE PROVIDED: 47,673± S.F.  
 REC. OPEN SPACE REQUIRED: 20,544 S.F. (5%)  
 REC. OPEN SPACE PROVIDED: 22,997± S.F.
- PARKING REQUIRED (APARTMENTS)  
 MIN. 1.5 SPACES/DU  
 MAX. 3 SPACES/DU  
 TOTAL PARKING PROVIDED (INCLUDES 8 ADA AND 5 CLUBHOUSE SPACES)  
 PARKING RATIO: 1.83 SP./UNIT
- TREE CANOPY DATA:**
- |                                      |                     |
|--------------------------------------|---------------------|
| GROSS SITE AREA                      | 410,877± S.F.       |
| TREE CANOPY CATEGORY                 | CLASS C             |
| EXISTING TREE CANOPY                 | 203,359± S.F. (49%) |
| EXISTING TREE CANOPY TO BE PRESERVED | 0± S.F. (0%)        |
| TOTAL TREE CANOPY REQUIRED           | 143,807± S.F. (35%) |
| TOTAL TREE CANOPY TO BE PROVIDED     | 143,807± S.F. (35%) |
- \*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

**NEIGHBORHOOD**

R4	9.73± AC.
R7	9.44± AC.
VACANT	168
MULTI-FAMILY	17.27 D.U./AC.
	17.80 D.U./AC.
	209,124± S.F.
	0.35
	≤45'
	41,088 S.F. (10%)
	47,673± S.F.
	20,544 S.F. (5%)
	22,997± S.F.

**GRAPHIC SCALE 1"=50'**

0 25 50 100

Vertical Scale: N/A  
 Horizontal Scale: 1"=50'  
 Date: 8/17/2020  
 Job Number: 3662  
 Sheet: 1 of 1  
 CASE #20-ZONE-0080  
 RELATED CASE #20-ZONEPA-0015  
 MSD WM # 9956

20-ZONE-0080