

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0009E dated December 5, 2006.
3. Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
4. The comprehensive Sediment & Erosion Control & BMP Plan per NRCS recommendations shall include installation of the detention basins to serve as sediment traps prior to any other site disturbance.
5. Construction fencing shall be erected prior to any construction or grading activities preventing movement 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.
6. A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
7. All service structures are to be screened per Code.
8. The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
9. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
10. All lighting on the site shall not glare in the eyes of driver's.
11. No signs will be permitted within the right of way.
12. Landscape Planting, screening and buffering will be provided in accordance with the L.D.C.
13. Refuse pickup will be on an individual unit basis.
14. Fire hydrants shall be provided by code & in accordance with Worthington Fire Department.

MSD NOTES:

1. 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.
2. Sanitary sewer service will be provided by L.E. and subject to applicable fees. MSD sanitary sewer capacity will be reserved.
3. A Downstream Capacity Request was submitted to MSD on May 4th, 2017.
4. The site will connect to the Hite Creek Treatment Plant.
5. Grider Silt Loom & Huntington Silt Loom Soil Type.
6. Local floodplain to be established prior to construction approval.
7. Corp of Engineers approval may be required for disturbance of intermittent blue-line stream.
8. On-line basins must function as a benefit to the stream, over detaining, water quality or a combination of both will be required.
9. Velocity controls required at each outlet.
10. There will be no increase in impervious surface area above what was approved by the original development plan resulting in the revisions to this plan.
11. The final design of this project must meet all MSA water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.
12. Any deviations from the general KYR10 permit, including steam buffer requirements, will require KDOV approval.
13. Sanitary deposit approval required prior to MSD construction plan approval. All PSC's to be verified and all required PSC's are subject all applicable fees & charges.
14. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
15. Sufficient pipe protection shall be provided for the sanitary sewer retaining wall crossing. A detail shall be provided and approved by MSD's sanitary department prior to MSD construction plan approval.

METRO WORKS & KTC NOTES:

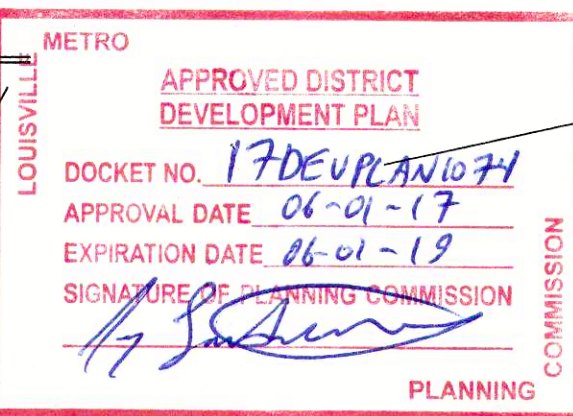
1. Ballardville Road improvements along the property frontage have been completed by KTC.
2. Construction plans, bond and permits are required by Metro Works prior to construction approval.
3. Right-of-way dedication by deed or minor plat must be recorded prior to construction approval by Metro Works, or shall be recorded as part of the required record plat or minor plat.
4. Verge areas within the public R.O.W. to be provided per Metro Works.
5. Compatible utility lines (electric, phone, cable) shall be placed in common trench unless otherwise required by appropriate agencies.
6. Street Trees shall be planted in a manner that do not affect public safety and maintains proper sight distance. Final location will be determined during construction approval process.
7. All street name signs and pavement markings shall conform with the manual on uniform traffic control devices (MUTCD) requirements and be installed prior to construction of the first building on the street and shall be placed at the time of the bond release.
8. The minimum grade of all streets shall be 1% and maximum grade shall be 10%.
9. The developer will be responsible for any utility relocation on the property, excluding the KTC/Ballardville Road improvements.
10. All cut-de-secs, pavement widths, radii, sidewalk locations and offsets shall be in accordance with Metro Works standards and approved at the time of construction.
11. Curbs & gutter shall be provided along all public streets within the development. Sidewalks shall be provided along all streets where required. Additional comments may be made at construction plan stage.
12. Handicap accessible sidewalk and ramps will be constructed.
13. Landscape buffer may be required to be dedicated to Right-of-way within 60 days of request from Public Works director.
14. All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
15. An encroachment permit and bond may be required by Metro Public Works for roadway repairs on all surrounding access roads to the subdivision site due to damages caused by construction traffic activities.
16. An encroachment permit and bond will be required for all work done in the right-of-way.
17. Final design of proposed traffic calming devices shall be determined at construction stage as required by Public Works and Fire Department.
18. In the event of the adjacent Dutschke property to the east is redeveloped for a residential use, a Cross Access Easement for Jordan Drive, as shown on this plan, shall be recorded prior to Metro Public Works granting construction plan approval. The Cross Access Easement shall run with the land and be in a form acceptable to the Louisville Planning Commission legal counsel.
19. Possible future R/W to be dedicated as required by Metro Public Works.
20. There should be no increase in drainage runoff to the right of way. Calculations will be required for any runoff to the street right of way.
21. There should be no landscaping in the right of way without an encroachment permit.
22. The minimum driveway length is 25 ft. from garage or building facade to back of sidewalk or edge of pavement or curb. For internal private roads as typically seen on condominium developments, this number may be reduced to 22 ft. minimum. Maximum residential driveway width is 20 ft.

AIR POLLUTION CONTROL NOTE

1. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

LEGEND

- ==> = PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- ==> = PROPOSED SEWER AND MANHOLE
- SF = PROPOSED SILT FENCE
- ==> = PROPOSED DRAINAGE SWALE
- TBR = TO BE REMOVED
- ==> = TREE CANOPY PROTECTION AREA



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 1,140,031 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (228,006 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 2% (20,789 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	
231 TYPE "A" STREET TREES @ 1 3/4 CAL. (900 SF CREDIT EACH)	= 207,900 S.F.
TOTAL TREE CANOPY PROVIDED	= 20% (228,689 S.F.)

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. 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 approved 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.
2. 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.
3. 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.
4. 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.
5. All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02.
6. Sediment-laden groundwater encountered during trenching, boring, or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond, swale, or catch basin.
7. Where construction or land disturbing 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 calendar days after the activity as ceased.

WAIVER GRANTED

1. A Landscape Waiver was granted from Section 10.2.4.B of the Land Development Code to allow a retaining wall to be in a Landscape Buffer Area.

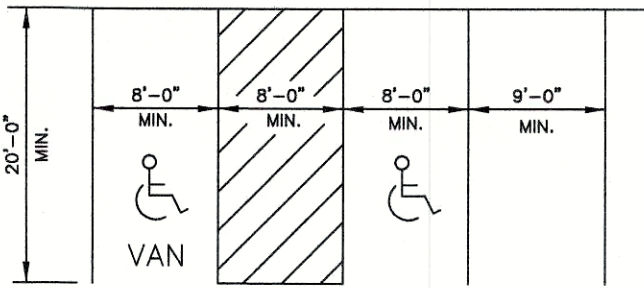
PRELIMINARY APPROVAL DEVELOPMENT PLAN

BY: *Tom Kelly*
DATE: 5-31-17
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LOCATION MAP NOT TO SCALE

TOTAL SITE AREA	= 23.0± Ac.
NETHERWOOD LANE ROW	= 0.5± Ac.
NET AREA	= 22.5± Ac.
NET DENSITY	= 3.6± DU/Ac.
(12.01 DU/AC. MAX. ALLOWED)	
EXISTING ZONING	= R-5A
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= MULTI-FAMILY RESIDENCE
PROPOSED USE	= CONDOMINIUMS
NUMBER OF UNITS	= 83
BUILDING HEIGHT	= 1 STORY
BUILDING AREA	= 165,662 S.F.
F.A.R.	= 0.23
(0.5 MAX. ALLOWED)	

PARKING	
REQUIRED (1.5 SPACES/UNIT MIN.)	= 125 SPACES
REQUIRED (2.5 SPACES/UNIT MAX.)	= 208 SPACES
PROVIDED	= 174 SPACES
GARAGE (2 SPACES/UNIT)	= 166 SPACES
GUEST PARKING	= 8 SPACES
TOTAL SPACES PROVIDED	= 174 SPACES
TOTAL VUA	= 101,693 SF
ILA REQUIRED	= 7,626 SF
ILA PROVIDED	= 44,812 SF
OPEN SPACE REQUIRED	= 0 SF*
OPEN SPACE PROVIDED	= 8.35 Ac.
*PER TABLE 5.4.1 OF THE LOUISVILLE L.D.C., DENSITY LESS THAN 5 DU/ACRE ARE NOT REQUIRED TO PROVIDE OPEN SPACE.	



TYPICAL PARKING SPACE LAYOUT NO SCALE

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
C = 0.70 - 0.26 = 0.44
A = 24.6 ACRES
R = 2.8 INCHES
X = (0.44)(23.2)(2.8)/12 = 2.38 AC.-FT.
REQUIRED X = 103,754 CU.FT.
PROVIDED BASINS = +103,754 CU.FT.
(SEE MSD NOTE 7)

SITE ADDRESSES:

5102 NETHERWOOD RIDGE DR LOUISVILLE, KY 40241
TAX BLOCK 8, LOT 175
D.B. 10185, PG. 0285

11001 BALLARDSVILLE RD LOUISVILLE, KY 40241
TAX BLOCK 8, LOT 95
D.B. 10185, PG. 0285

COUNCIL DISTRICT - 17
FIRE PROTECTION DISTRICT - WORTHINGTON

EASEMENT DEDICATION NOTES:

ALL EASEMENTS ARE DEDICATED BY RECORD PLAT 53, PAGE 41 UNLESS OTHERWISE NOTED.

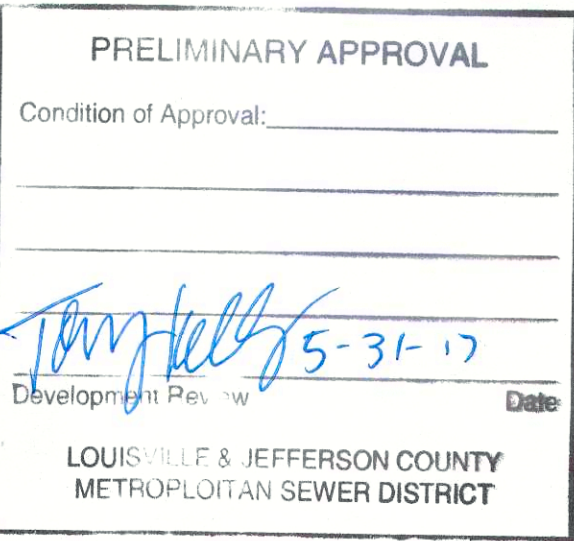
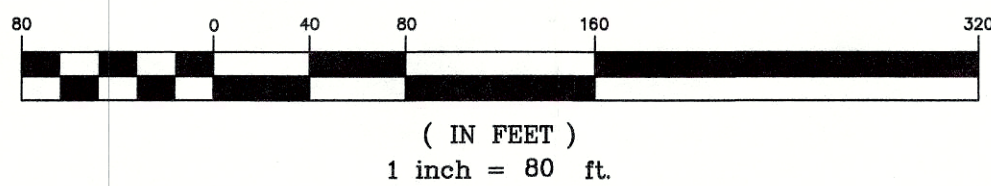
MAY 22 2017

PLANNING & DESIGN SERVICES

CASE: 17DEVPLAN1074
RELATED CASES: 16DEVPLAN1058 #8636; 9-20-06; 10-20-06
13DEVPLAN1033

W.M. # 9157

GRAPHIC SCALE



DRIVEWAY DETAIL (NETHERWOOD RIDGE DRIVE)
SCALE: 1" = 30'

REVISIONS	NO.	DATE	DESCRIPTION	BY	DF	SBS
	1	3/16/16	RDDP			
	2	4/11/16	AGENCY COMMENTS			
	3	5/1/17	REVISED LAYOUT FOR UNITS 1-39			
	4	5/22/17	AGENCY REVIEW COMMENTS			

PROJECT DATA	FILE NAME: 05143-PCDDP.dwg	DATE: 5/7/17	CHECKED BY: AR	SCALE: AS SHOWN	DRAWN BY: JUS/SBS
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BINDING ELEMENTS

Case #8636/ 9-20-06/10-20-06

Meeting: May 23, 2007

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 83 units on 26.2 acres (3.6 DU per acre)
3. Signs shall be in accordance with Chapter 8.
4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
5. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
6. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.
7. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
8. There shall be no outdoor music (live, piped, radio or amplified), outdoor entertainment, or outdoor PA system audible beyond the property line.
9. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
10. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the July 20, 2006 Planning Commission meeting.
11. At the time a building permit is requested, the applicant shall submit a certification statement to the permit issuing agency, from an engineer, or other qualified professional stating that the lighting of the proposed development is in compliance with Chapter 4 Part 1.3 of the land development code and shall be maintained there after. No building permits shall be issued unless such certification statement is submitted. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code.
12. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.