

1. 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.
2. 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.
3. PROTECTION OF TREES TO BE PRESERVED:
CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. PROTECTION 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.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. ALL LIGHT FIXTURES SHALL BE PERMITTED WITHIN THE FENCED AREA.
6. 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.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE PERMITTED WITHIN CHAPTER 10 OF THE LDC.
8. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
9. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
10. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
11. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A PLAN AND POTENTIAL KARST DEVELOPMENT BY TRAVIS BROWN ON 4/31/2019 AND POTENTIAL KARST DEVELOPMENT BY TRAVIS BROWN ON 4/31/2019 AND POTENTIAL KARST TOPOGRAPHY WAS FOUND AND IS INDICATED. THE PLAN A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY INDICATED MEDIUM KARST POTENTIAL WITH NO MAPPED SINKHOLES ON THE SUBJECT PROPERTY.
12. WHEEL STOPS AND PROTECTIVE CURBING SHALL BE PROVIDED AS REQUIRED BY 9.12.12.C OF THE LDC.

***TYPICAL
ACCESSIBLE PARKING SPACES***
NO SCALE

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY IS TO BE APPROVED BY THE METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL DRAINAGE DETENTION AND DETENTION OF DRAINAGE CHANNELS WILL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. EROSION AND SILT CONTROL:
A. SOIL EROSION SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
B. THE PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110C 07BE).
5. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL M54 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER COMPLIANCE WITH GREEN BEST MANAGEMENT PRACTICES.
6. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
7. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
8. PLAN SHALL BE REQUIRED FOR ALL THROUGH DRAINAGE PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
9. SITE IS SUBJECT TO REGIONAL FACILITY FEE X 1.5 FOR INCREASED RUN OFF VOLUME.
10. KDOV APPROVAL REQUIRED FOR ANY WORK WITH IN THE FEMA FLOODPLAIN.
11. FILL TO BE REQUIRED TO FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1.

	EXISTING CONTOUR	RIGHT DEVELOPMENT
	EXISTING TREE MASS	
	REVISED TREE LINE	
	EXISTING PAVEMENT	
	EXISTING SANITARY MANHOLE W/PIPE	
	EXISTING GUARDRAIL	
	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE	
	PROPOSED SLOPED & FLARED HEADWALL W/PIPE	
	PROPOSED SANITARY MANHOLE W/PIPE	
	PROPOSED TREE CANOPY CREDIT AREA	
	TEMPORARY TREE PROTECTION AREA	RIGHT DEVELOPMENT
	PROPOSED DRAINAGE ARROW	
	POTENTIAL KARST FEATURE	

1. A WAIVER OF 10.3.5.A OF THE LDC IS REQUESTED TO ALLOW THE PROPOSED BUILDING ON TRACT 2 TO ENCROACH THE 75' PARKWAY SETBACK.
2. A WAIVER OF 10.3.5.A OF THE LDC IS REQUESTED TO ALLOW THE PROPOSED PARKING & DUMPSTER ON TRACT 2 TO ENCROACH THE 50' PARKWAY BUFFER.

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
2. ALL SIGN LIGHTING SHALL BE LOCATED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT THE STRUCTURE AND METRO WORKS RIGHT-OF-WAY. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
4. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE PROJECT. ALL DRAINAGE DITCHES SHALL BE MAINTAINED.
5. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND SHALL BE IN PLACE PRIOR TO THE BEGINNING OF THE BUILDING CONSTRUCTION ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
6. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
7. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SIGHT DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
8. ALL DETECTION OF TRAFFIC LIGHTS SHALL BE IN ACCORDANCE WITH THE "SPECIAL NOTE" FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR HIGHWAYS. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
9. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
10. CONSIDERATION AT PUBLIC HEARING IS REQUESTED TO ALLOW A PRIVATE ACCESS TO THE EXISTENT LIFT STATION. THE EXTENSION OF RIDGE CREEK ROAD AND ACCESS TO HURSTBOURNE PARKWAY. THIS IS NEEDED AS PARKING PERPENDICULAR TO THE ROAD IS NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY. THIS PARKING IS REQUIRED TO ADEQUATELY SERVE THE DEVELOPMENT.

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R6
EXISTING LAND USE	VACANT
PROPOSED LAND USE	MULTI-FAMILY
GROSS LAND AREA	14.49± AC.
BUILDING	256,591 S.F.
FLOOR AREA RATIO (MAX 0.75)	0.41
NO. OF DWELLING UNITS	192
BUILDING HEIGHT (MAX. ALLOWED 35')	35'
DENSITY (MAX. ALLOWED 17.42)	13.25 DU/AC.
PERMITTED PARKING	91,467 S.F. (207 SPACES)
OPEN SPACE PROVIDED	0.00 AC.
REC. OPEN SPACE REQUIRED	47,339 S.F. (107 SPACES)
REC. OPEN SPACE PROVIDED	107,944 S.F. (245 SPACES)
PARKING REQUIRED	
MIN. L.S. SPACES/DU	288 SPACES
MULTI-3 SPACES/DU	576 SPACES
PARKING PROVIDED	311 SPACES
40 GARAGE SP.	
13 HDGP SP.	
271 SURFACE SP.	
PARKING AREA RATIO	1.62 SP./UNIT

V.U.A.	122,610± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	9,195 S.F.
I.L.A. PROVIDED	12,434± S.F.

GROSS SITE AREA	631,183± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	631,183± S.F. (100%)
EXISTING TREE CANOPY TO BE PRESERVED	140,773± S.F. (22%)
TOTAL TREE CANOPY REQUIRED	126,237± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	140,773± S.F. (22%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING,
AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS
BASED UPON TREE AREAS SHOWN.

FORM DISTRICT

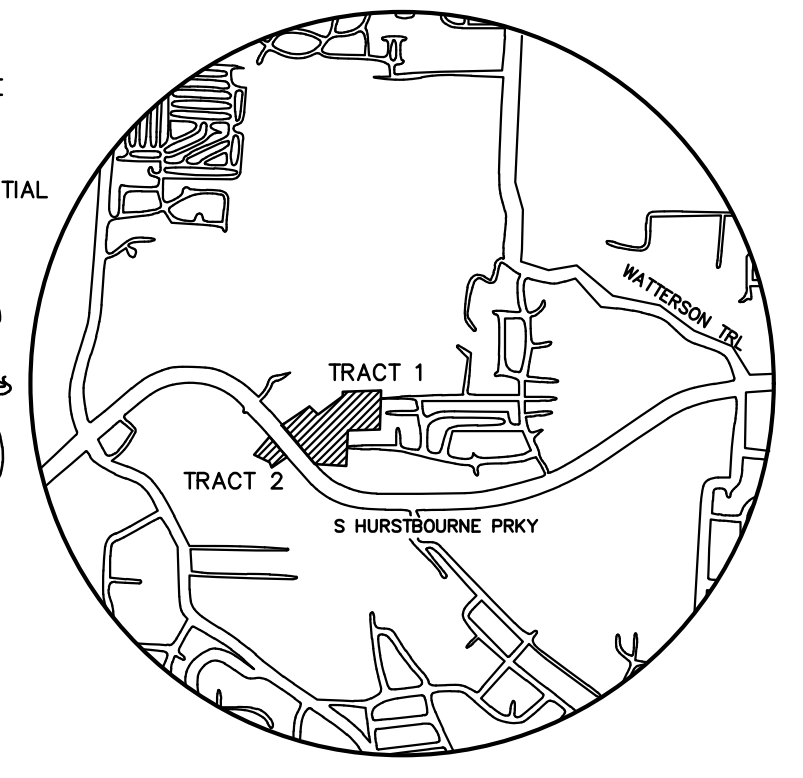
EXISTING ZONING
PROPOSED ZONING
EXISTING LAND USE
PROPOSED LAND USE
GROSS LAND AREA
BUILDING AREA
FLOOR AREA RATIO (MAX 0.75)
NO. OF DWELLING UNITS
BUILDING HEIGHT (MAX. ALLOWED 35')
DENSITY (MAX. 17.42)
OPEN SPACE REQUIRED
OPEN SPACE PROVIDED
OPEN SPACE REQUIRED
REC. OPEN SPACE PROVIDED
PARKING REQUIRED
MIN.1.5 SPACES/DU
MAX.3 SPACES/DU
PARKING PROVIDED
0 GARAGE SP.
1 HDCP SP.
31 SURFACE SP.

V.U.A.	13,268± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	995 S.F.
I.L.A. PROVIDED	1,467± S.F.

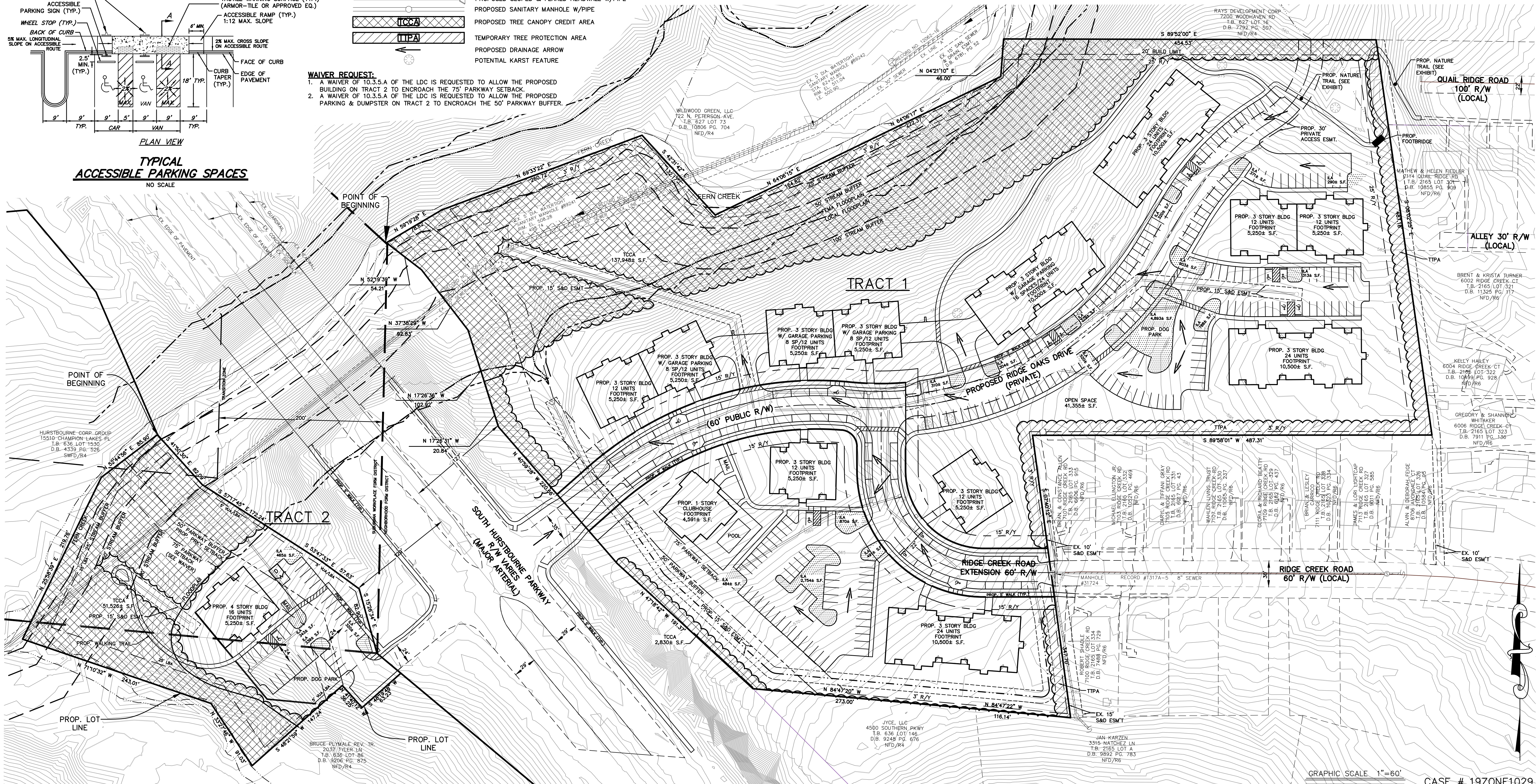
GROSS SITE AREA	89,523± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	89,523± S.F. (100%)
EXISTING TREE CANOPY TO BE PRESERVED	51,526± S.F. (58%)
TOTAL TREE CANOPY REQUIRED	17,905± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	51,526± S.F. (58%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING,
AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS
BASED UPON TREE AREAS SHOWN.

FRONT YARD MIN.	15' (+10' ADJ. TO HURSTBOURNE PRKY
STREET SIDE YARD MIN.	15' (+10' ADJ. TO HURSTBOURNE PRKY
SIDE YARD MIN.	3'
REAR YARD MIN.	25'



NO SCALE



GRAPHIC SCALE 1"=60'



A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 0, 30, 60, and 120, representing feet. The total length of the bar is 120 feet.

CASE # 19ZONE1029
MSD WM # 11965

OWNER	OWNER/DEVELOPER
RICE M FEMALE REVOCABLE TRUST 2037 TYLER LANE LOUISVILLE, KY 40205	HURSTBOURNE CORPORATE GROUP 15510 CHAMPION LAKES PL LOUISVILLE, KY 40245

DETAILED DISTRICT DEVELOPMENT PLAN
HURSTBOURNE MULTI-FAMILY
7000 RIDGE CREEK RD & 6601 SUNNY HILL RD
LOUISVILLE, KY 40291
T.B. 627 LOT 77 & T.B. 636 LOT 86 & 153
D.B. 6648; P.G. 43 & D.B. 9206; P.G. 875

Revisions	04/30/19	PRI APPLICATION MEETING
	05/13/19	AGENCY COMMENTS
	05/23/19	AGENCY COMMENTS
	10/07/19	AGENCY COMMENTS
	10/15/19	USD NOTE ADDED
	10/21/19	WALKER ADDED
	12/16/19	AGENCY COMMENTS
	11/11/2020	ADDED NATURE TRAIL AND FOOTBRIDGE

Vertical Scale: N/A

Horizontal Scale: 1"=60'

Date: 04-08-19

Job Number: 3587

Sheet

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