



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	=	8.8± Ac. (382,683 SF)
EXISTING ZONING	=	R-4
PROPOSED ZONING	=	R-6
FORM DISTRICT	=	NEIGHBORHOOD
EXISTING USE	=	UNDEVELOPED
PROPOSED USE	=	MULTI-FAMILY RESIDENTIAL
TOTAL NO. OF UNITS	=	144 UNITS
BUILDING HEIGHT	=	3 STORY (35 FT. MAX. ALLOWED)
BUILDING FOOTPRINT	=	12,750 SF PER BUILDING
BUILDING AREA	=	229,500 SF
F.A.R.	=	0.59 (0.75 MAX. ALLOWED)
DENSITY	=	16.36 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)
OPEN SPACE REQUIRED	=	57,402 SF (15%)
RECREATIONAL O.S. REQUIRED	=	28,701 SF (50% OF REQUIRED)
OPEN SPACE PROVIDED (#1001 & #1002)	=	66,447 SF
RECREATIONAL O.S. PROVIDED (#1002)	=	40,914 SF

PARKING REQUIRED	MIN.	MAX.
1 SP/ UNIT MIN. (144 UNITS)	= 144 SP	
2 SP/ UNIT MAX. (144 UNITS)	=	288 SP
TOTAL PARKING PROVIDED	= 258 SPACES	
	(12 HC SP INCLUDED)	

TOTAL VEHICULAR USE AREA	=	100,895 SF	
INTERIOR LANDSCAPE AREA REQUIRED	=	7,567 SF	(7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	=	10,790 SF	
EXISTING IMPERVIOUS	=	0 SF	
PROPOSED IMPERVIOUS	=	179,395 SF	

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. There shall be no commercial signs in the right-of-way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. Construction fencing shall be erected prior to any construction or grading activities preventing the completion 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
8. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wetland, riparian, or woody vegetation, walkway or structure.
9. Background and topographical information herein were derived from Lojic data.
10. Redwing Wetland Delineation Report dated August 31, 2020 found that no jurisdictional waters are present on the site.
11. A karst inspection was performed on site on August 20, 2019, by Grant Hess, ECS Project Geologist. No karst features were identified.
12. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final bond release.
13. Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement through the adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
14. Construction plans, bond and permit are required by MPW prior to construction approval.
15. Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.

MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A downstream facilities capacity request has been submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0112 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. On-site detention will be provided. Post-developed peak flows will be limited to 50% of the pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the detention system, whichever is more restrictive.
7. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
8. 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 proper sizing of Green Best Mgmt. Practices.
9. If site has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.
10. MSD drainage bond required prior to construction plan approval.
11. Run off volume impact fee required. calculations based on RFF x 1.5 Pond Creek Watershed.

OWNER:
ROBERT EUGENE PENROD
27 JASON HOGUE RD
SCOTTSVILLE, KY 42164

OWNER:
ROBERT EUGENE & PAULINE PENROD
1724 SHERWOOD DR
BOWLING GREEN, KY 42103

SITE ADDRESS:
9305 & 9309 SMYRNA PARKWAY
LOUISVILLE, KY: 40229
TAX BLOCK 0662, LOT 0016, 0259, 0263 & 0276
D.B. 6580, PG. 0092
D.B. 4036 PG. 0525

SITE ADDRESS:
9209 MAPLE ROAD (9301 SMYRNA PKWY
LOUISVILLE, KY; 40229
TAX BLOCK 0662, LOT 0015
D.B. 5255, PG. 0370

COUNCIL DISTRICT - 23
FIRE PROTECTION DISTRICT - HIGHVIEW
MUNICIPALITY - LOUISVILLE

WM# 12211

REVISIONS				
NO.	DATE	DESCRIPTION	BY	
1	1/4/21	AGENCY COMMENTS	MH	
2	1/15/21	AGENCY COMMENTS	MH	
3	2/5/21	AGENCY COMMENTS	MH	

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA

FILE NAME: 20149-DDDP

DATE: 11/24/20

CHECKED BY: MH

SCALE: AS SHOWN

DRAWN BY: JH/BB

LD&D

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DETAILED DISTRICT DEVELOPMENT PLAN

**GREENBERG
SMYRNA PARKWAY APARTMENTS**

DEVELOPER
GKG INVESTMENTS
13287 O'BANNON STATION
LOUISVILLE, KY 40223

JOB NO.
20149

SHEET

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