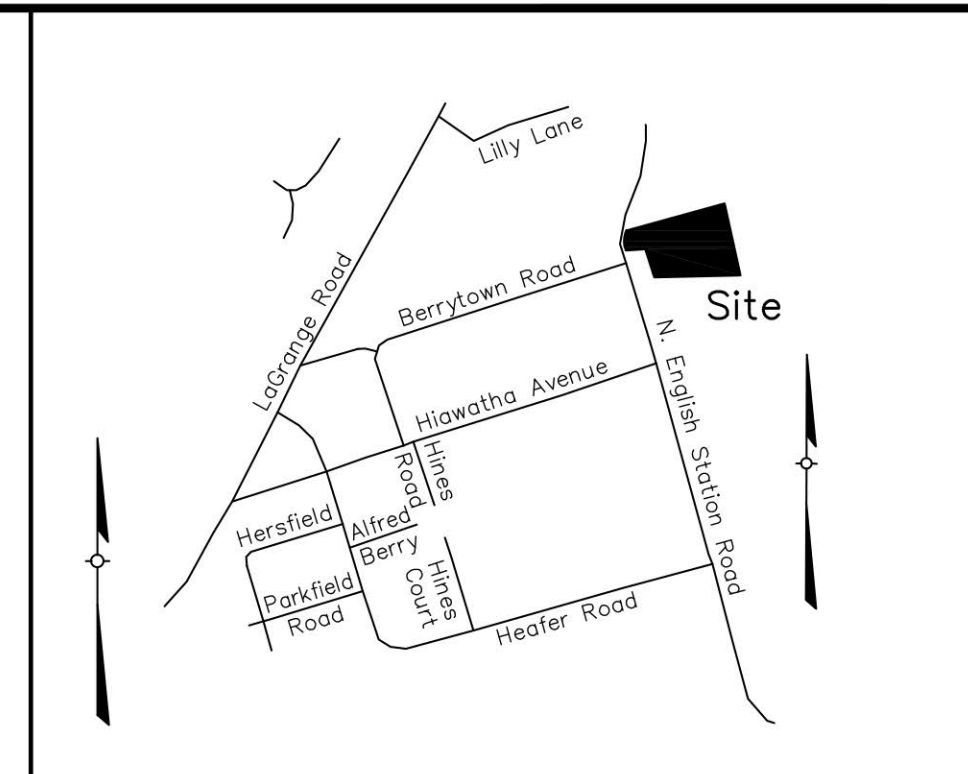


VARIANCE REQUEST:

A variance is being requested from Table 5.3.1 of the Louisville Metro Land Development Code to allow the maximum building height to be 38' instead of the required 35' maximum height.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 10.23± Ac. (445,619 SF)
R/W DEDICATION AREA	= 0.05± Ac. (2,075 SF)
NET SITE AREA	= 10.18± Ac. (443,544 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-6
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
NO. OF UNITS	= 168 UNITS
BUILDING HEIGHT	= 38' (35' MAX. ALLOWED)
BUILDING FOOTPRINT	= 11,389 SF
BUILDING AREA	= 239,169 SF
CLUBHOUSE	= 5,475 SF
TOTAL BUILDING AREA	= 244,644 SF
NET DENSITY	= 16.50 DU/AC. (17.42 DU/AC. MAX. ALLOWED)
GROSS DENSITY	= 16.42 DU/AC. (XX DU/AC. MAX. ALLOWED)

PARKING REQUIRED

UNIT PARKING	MIN.	MAX.
1 SP/UNIT MIN. (168 UNITS)	= 168 SP	336 SP
2 SP/UNIT MAX. (168 UNITS)	= TO BE DETERMINED BY DIRECTOR	

TOTAL PARKING PROVIDED = 223 SPACES
(16 HC SPACES INCLUDED)

OPEN SPACE REQUIRED	= 66,532 SF
OPEN SPACE PROVIDED	= 201,019 SF
RECREATIONAL OPEN SPACE REQUIRED	= 33,266 SF (50% OF REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED	= 33,436 SF

TOTAL VEHICULAR USE AREA	= 79,885 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 5,991 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 6,563 SF

EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 173,177 SF

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- 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 wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown hereon were derived from survey. Boundary information was taken from survey.
- Street trees to be provided in all adjacent rights-of-way. Final location and type to be shown on the approved landscape plan.
- Construction plans, bond and permit are required by Metro Public Works prior to construction approval.
- A Karst Survey meeting the requirements of Chapter 4, Part 9 of the Land Development Code was conducted by A. Bryce Fuller, PE on December 16, 2022. Multiple closed depressions exist on site as determined by visual inspection and review of LOJIC mapping. One of the depressions is a jurisdictional wetland and two others are jurisdictional open water ponds fed by surface water runoff according to the report by RES dated February 15, 2022. The others have been created by man-made structures (concrete weirs, a headwall, and foundations of previously demolished building structures) and are not suspected to be sinkholes. The following karst features were also NOT encountered on site: Sinkhole Collapse Features, Surface Drainage Flowing Into Ground, Ephepheral Lakes (not fed by surface runoff), Cave Entrances, Subsurface Cave Passages, Springs or Sinking Stream Points.

MSD NOTES:

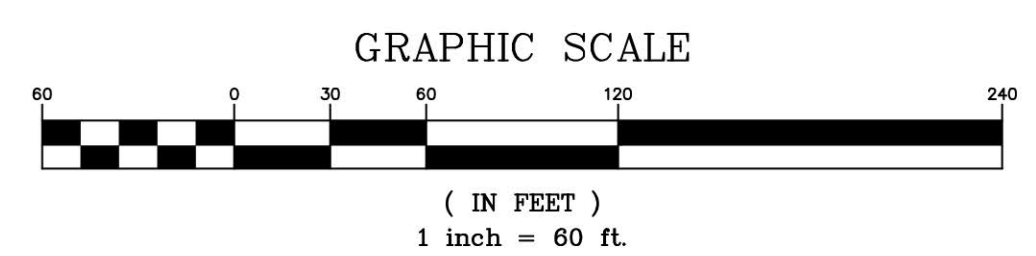
- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD. Off-site easement required prior to MSD construction plan approval.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0033 F dated February 26, 2021.
- Drainage pattern depicted by arrows () is for conceptual purposes.
- If the site has thru drainage an easement plan will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- 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.
- 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.
- MSD drainage bond required prior to construction plan approval.

OWNER: EMMA JEAN POWERS LIVING TRUST
7016 W HIGHWAY 22
CRESTWOOD, KY 40014

SITE ADDRESS: 1615 N ENGLISH STATION ROAD
LOUISVILLE, KY 40223
TAX BLOCK 0023, LOT 0595
D.B. 10886, PG. 530

COUNCIL DISTRICT - 17
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN
MUNICIPALITY - LOUISVILLE

CASE #
WM# 12452



DETENTION BASIN CALCULATIONS

$$X = \Delta \text{CRA} / 12$$

$$\Delta C = 0.55 - 0.30 = 0.25$$

$$A = 10.23 \text{ ACRES}$$

$$R = 2.8 \text{ INCHES}$$

$$X = (0.25)(10.23)(2.8) / 12 = .597 \text{ AC.} - \text{FT}$$

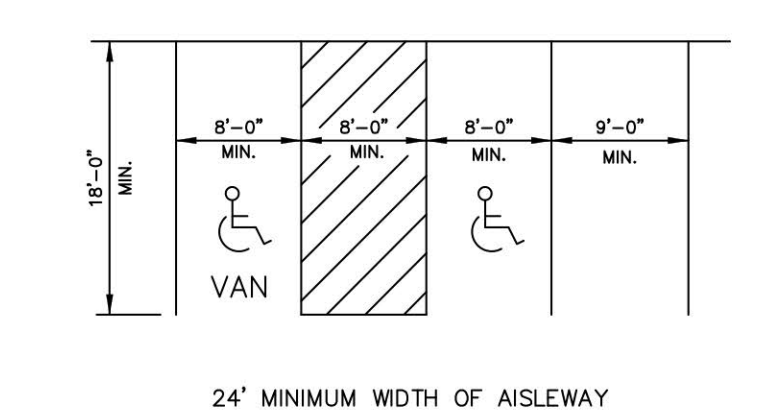
$$\text{REQUIRED } X = 26,005 \text{ CU.FT.}$$

PROVIDED BASIN = 20,000 SQ.FT.

TOTAL = 20,000 SQ.FT. @ APPROX 1.5 FT. DEPTH
= 30,000 CU.FT. > 24,268 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 445,619 S.F.
EXISTING TREE CANOPY AREA	= 97% (432,250 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED	= 20% (86,450 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 20% (86,641 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (155,967 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (155,967 S.F.)



LEGEND

- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE
- = Utility Pole
- = Guy Anchor
- = Light Pole
- = Fire Hydrant
- = Water Valve
- = Water Manhole
- = Sanitary Sewer Manhole
- = Reinforced Concrete Pipe
- = Corrugated Plastic Pipe
- = 12" W" = Underground Water Line
- = 4" G" = Underground Gas Line
- = OHE = Overhead Electric Line
- = ETC = Overhead Electric, Telephone & Cable Lines
- = Set 1/2" By 18" Iron Pin With Cap Stamped "WINK 3492"

REVISIONS	
NO.	DESCRIPTION
1	PER AGENCY COMMENTS
2	PER AGENCY COMMENTS
DATE	DATE
8/8/22	9/12/22
BY	DT

PROJECT DATA

FILE NAME: 22012-DDDP
DATE: 4/18/22
CHECKED BY: DT
SCALE AS SHOWN
DRAWN BY: JH

PROJECT DATA

FILE NAME: 22012-DDDP
DATE: 4/18/22
CHECKED BY: DT
SCALE AS SHOWN
DRAWN BY: JH

PROJECT DATA

FILE NAME: 22012-DDDP
DATE: 4/18/22
CHECKED BY: DT
SCALE AS SHOWN
DRAWN BY: JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
502 WEBBARD AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
TEL: 502.261.4224 FAX: 502.261.4224

DETAILED DISTRICT DEVELOPMENT PLAN

LDG
1615 N ENGLISH STATION ROAD
DEVELOPER
LDG DEVELOPMENT, LLC
1469 S. 4TH STREET
LOUISVILLE, KY 40208

JOB NO. 22012
SHEET 1 OF 1