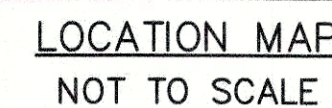


A variance is being requested from Table 5.3.1 of the Louisville Metro Land Development Code to allow the maximum building height to be 38' instead of the required 35' maximum height.



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

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA

FILE NAME: 22012-DDDP

DATE: 4/18/22

CHECKED BY: DT

SCALE: AS SHOWN

DRAWN BY: JH

DESIGN & DEVELOPMENT, INC.
 NG • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 RNB AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40222
 FAX: 502.426.9975 PHONE: 502.426.9974
 WEB SITE: WWW.DD-INC.COM

LD&D

DETAILED DISTRICT DEVELOPMENT PLAN

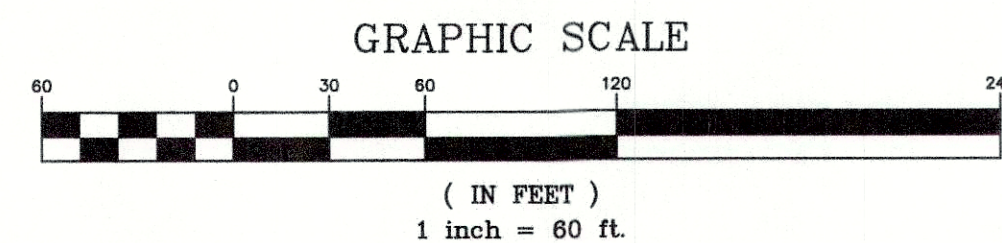
LDG
DEVELOPER
1615 N. ENGLISH STATION ROAD
LDG DEVELOPMENT, LLC
1469 S. 4TH STREET
LOUISVILLE, KY 40208

JOB NO. 22012

SHEET 1 OF 1

RECEIVED
WM# 12452

PLANNING & DESIGN SERVICES




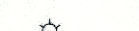









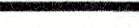




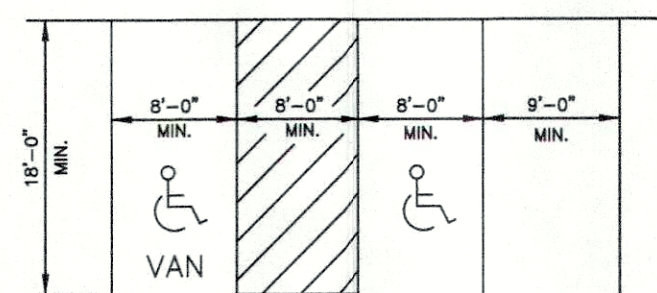
OWNER:	SITE ADDRESS:
EMMA JEAN POWERS LIVING TRUST	1615 N ENGLISH STATION ROAD
7016 W HIGHWAY 22	LOUISVILLE, KY 40223
CRESTWOOD, KY 40014	TAX BLOCK 0023, LOT 0595

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

22-ZONE-0113



-  = 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
 = Underground Water Line
 = Underground Gas Line
 = Overhead Electric Line
 = Overhead Electric, Telephone & Cable Lines
 = Set 1/2" With Cop Stamped "WNK 3492"



TYPICAL PARKING SPACE LAYOUT
NO SCALE

X = Δ CRA/12
 $\Delta C = 0.55 - 0.30 = 0.25$
A = 10.23 ACRES
R = 2.8 INCHES
 $X = (0.25)(10.23)(2.8)/12 = .597$ AC.-FT
REQUIRED X = 26,005 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.

TOTAL SITE AREA	=	445,619 S.F.
EXISTING TREE CANOPY AREA	=	97% (432,250 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED	=	20% (86,500 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.)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
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 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.
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 wall, fence, property line, woody vegetation, walkway or structure.
9. Benchmark and topographical information shown herein were derived from survey. Boundary information was taken from survey.
10. Street trees to be provided in all adjacent rights-of-way. Final location and type to be shown on the approved landscape plan.
11. Construction plans, bond and permit are required by Metro Public Works prior to construction approval.
12. 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 LIDAR mapping. One of the depressions is a jurisdictional wetland and the other is a jurisdictional water feature as defined 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, Ephemeral Lakes (not fed by surface runoff), Cave Entrances, Subsurface Cave Passages, Springs or Sinking Stream Points.

MSD NOTES:

1. All retail shops must have individual connections per MSD's fats, oils and grease policy.
2. 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.
3. 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.
4. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0033 F dated February 26, 2021.
5. Drainage pattern depicted by arrows () is for conceptual purposes.
6. If the site has thru drainage an easement plan will be required prior to MSD granting construction plan approval.
7. 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.
8. 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.
9. 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.
10. MSD drainage bond required prior to construction plan approval.