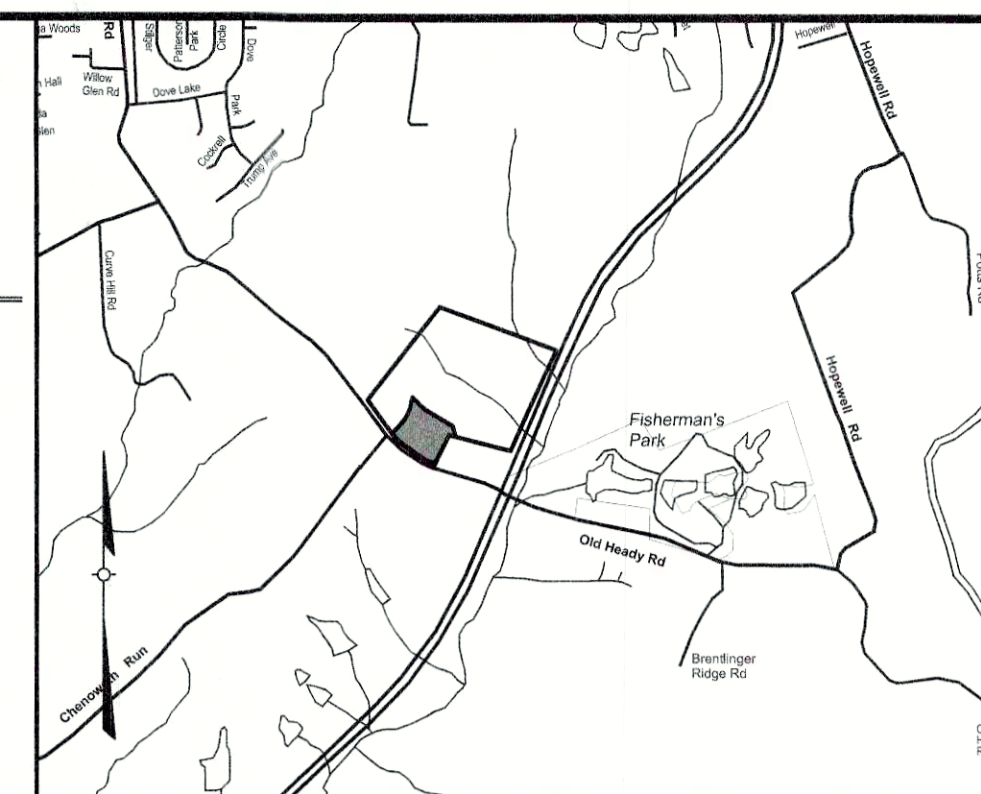


VARIANCES GRANTED: CASE #21ZONE0016

1. A VARIANCE WAS GRANTED FROM SECTION 5.3.1.C.4 OF THE LAND DEVELOPMENT CODE TO NOT PROVIDE THE FUTURE URTON LANE COLLECTOR LEVEL ROAD SUPPLEMENTAL SETBACK WITHIN THE MULTI-FAMILY PORTION OF THE PROPOSED DEVELOPMENT.

R-5A REQUIREMENTS

MINIMUM LOT AREA	= 6,000 SF
MINIMUM SIDE YARD	= 5'
MIN. FRONT YARD & STREET SIDE YARD	= 20'
MINIMUM LOT WIDTH	= 50'
MINIMUM REAR YARD	= 25'
MAX. BUILDING HEIGHT	= 35'



LOCATION MAP  
NOT TO SCALE

PROJECT DATA

SITE AREA	= 6.4± Ac. (279,521 SF)
EXISTING ZONING	= R-5A
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
TOTAL # UNITS	= 47 UNITS
BUILDING HEIGHT	= 25' (35' MAX. ALLOWED)
BUILDING AREA	= 48,450 SF
GROSS DENSITY	= 7.34 DU/Ac. (12.01 DU/Ac. MAX. ALLOWED)
<b>PARKING REQUIRED</b>	
1 SP/UNIT MIN.	= 47 SP
2 SP/UNIT MAX.	= 94 SP
TOTAL PARKING PROVIDED = 89 SPACES (16 HC SPACES INCLUDED)	
TOTAL VEHICULAR USE AREA = 39,846 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= 2,988 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 3,578 SF
OPEN SPACE REQUIRED = 15% (0.96± Ac.)	
OPEN SPACE PROVIDED	= 47% (3.03± Ac.)
RECREATIONAL OPEN SPACE REQUIRED	= 0.48 Ac.
RECREATIONAL OPEN SPACE PROVIDED	= 3 Ac.
EXISTING IMPERVIOUS = 0 SF	
PROPOSED IMPERVIOUS	= 96,801 SF

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- Construction plans, bonds, and permit are required by Metro Public Works prior to construction approval.
- 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 data. Boundary information was taken from survey.
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- There was no evidence of KARST features observed during a site visit on 7/31/2020 by Derek Triplett RLA.

MSD NOTES:

- MSD drainage bond required prior to construction plan approval.
- 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 provided by Lateral Extension, subject to fees and any applicable charges. Gravity service to Fancy Gap Pump Station, sewer shall be served to eliminate Saratoga Springs Pump Station, developer shall eliminate the Saratoga Springs Pump Station, evaluate Fancy Gap Pump Station capacity and shall the station as necessary. Refer to the Downstream Facilities Capacity for Garrett Bridwell property dated 11-19-20 for additional information.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0082 F dated February 26, 2021.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Onsite detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2,10,25 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive. Capacity of the downstream system shall be determined by the downstream driveway crossing.
- 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.
- LG&E approval required prior to the proposed sewer alignment prior to MSD construction plan approval.
- The applicant shall provide an evaluation of the sewer shed upstream of this property. Sewer alignment and easement locations may be modified from locations depicted on this conceptual plan and shall be placed and sized to adequately serve the watershed. MSD and the applicant shall execute an agreement consistent with MSD's excess cost policy prior to construction approval.

SITE ADDRESS:  
OLD HEADY ROAD  
LOUISVILLE, KY 40299  
TAX BLOCK: 0047, LOT 0292,0293&0294  
D.B. 12216, PG. 0625

RECEIVED  
OCT 17 2022  
PLANNING & DESIGN SERVICES  
WM #12239

COUNCIL DISTRICT - 20  
FIRE PROTECTION DISTRICT - JEFFERSONTOWN  
MUNICIPALITY - LOUISVILLE

RELATED CASE #21ZONE0016

NO.	DATE	DESCRIPTION	BY	DT
1	10/3/22	PER AGENCY COMMENTS		

ENGINEER'S SEAL

ENGINEER'S SEAL

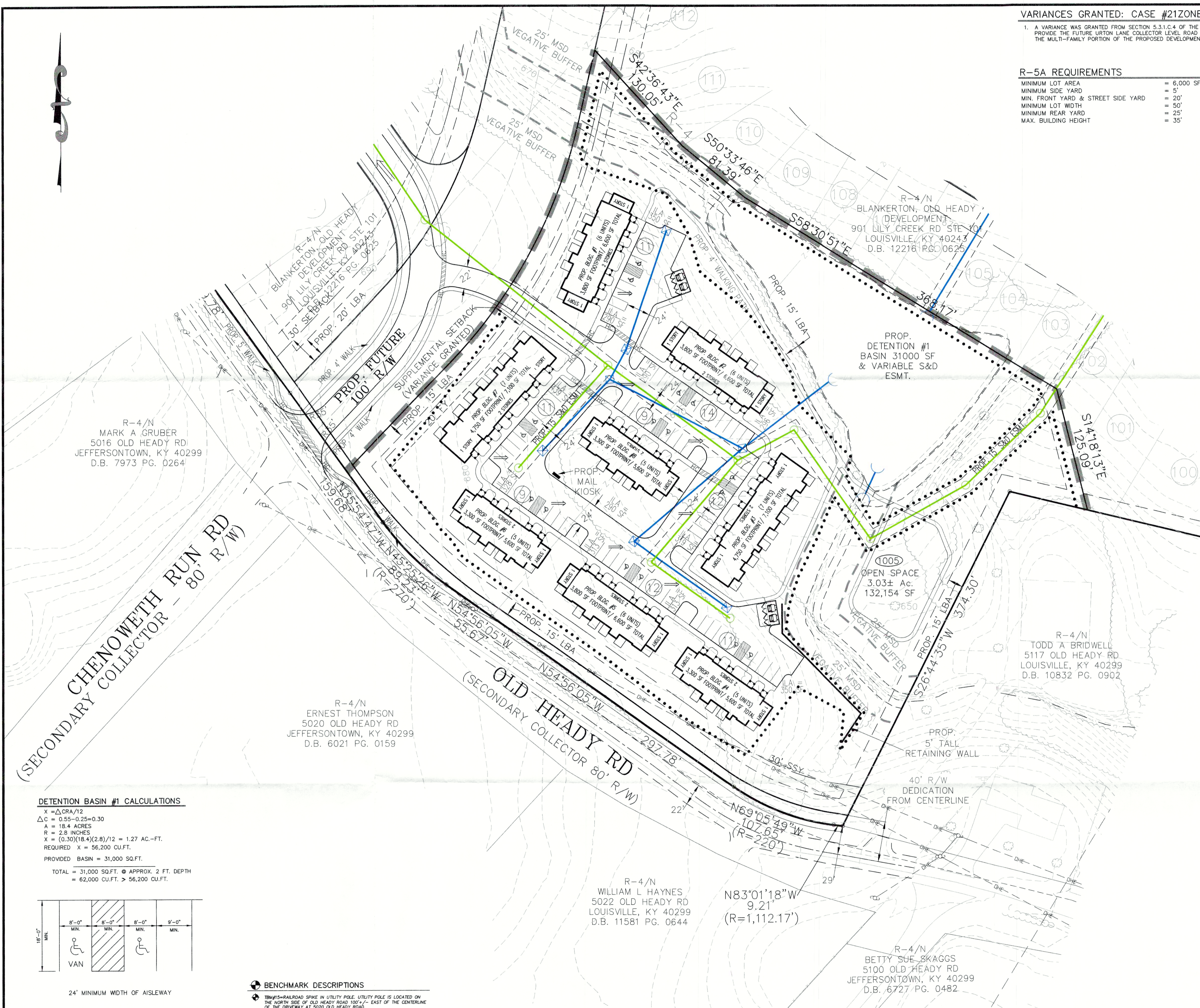
PROJECT DATA	FILE NAME: 20130-DDP	SCALE: AS SHOWN	DRAWN BY: JH
	DATE: 7/18/22	CHECKED BY: DT	

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS  
507 WASHINGTON AVENUE SUITE 101 LOUISVILLE, KENTUCKY 40202  
P: 502.646.4971 FAX: 502.646.4974 WWW.LDANDD.COM

DETAILED DISTRICT DEVELOPMENT PLAN  
**GARRETT BRIDWELL**  
OWNER/DEVELOPER  
BLANKERTON OLD HEADY DEVELOPMENT  
901 LILY CREEK RD. SITE 101  
LOUISVILLE, KY 40273

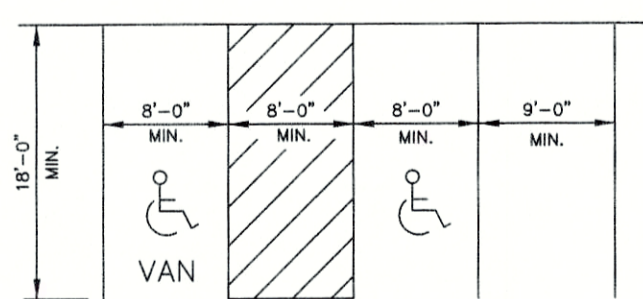
JOB NO. 20130  
SHEET 1 OF 1

22-DDP-0067



DETENTION BASIN #1 CALCULATIONS

X = ΔCRA/12  
ΔC = 0.55-0.25=0.30  
A = 18.4 ACRES  
R = 2.8 INCHES  
X = (0.30)(18.4)(2.8)/12 = 1.27 AC.-FT.  
REQUIRED X = 56,200 CU.FT.  
PROVIDED BASIN = 31,000 SQ.FT.  
TOTAL = 31,000 SQ.FT. @ APPROX. 2 FT. DEPTH  
= 62,000 CU.FT. > 56,200 CU.FT.



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT  
NO SCALE

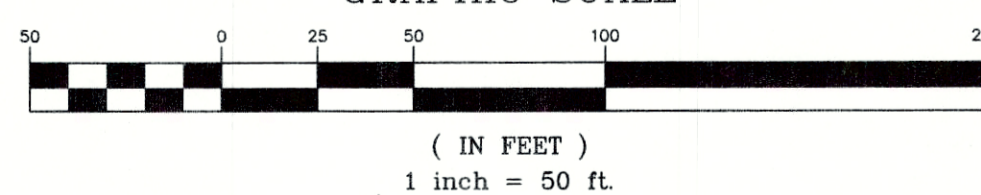
LEGEND

	PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL		UTILITY POLE
	PROPOSED SEWER AND MANHOLE		FIRE HYDRANT
	PROPOSED DRAINAGE SWALE		CATCH BASIN
	PROPOSED DRAINAGE ARROWS		WATER VALVE
	LIMITS OF DISTURBANCE		UNDERGROUND WATER LINE
			UNDERGROUND GAS LINE
			OVERHEAD ELECTRIC LINE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 279,521 S.F.
EXISTING TREE CANOPY COVERAGE	= 28% (78,405 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 40% (111,808 S.F.)
TOTAL TREE CANOPY TO BE PROVIDED	= 40% (111,808 S.F.)

GRAPHIC SCALE



BENCHMARK DESCRIPTIONS

TEMPorary RAILROAD SPIKE IN UTILITY POLE. UTILITY POLE IS LOCATED ON THE NORTH SIDE OF OLD HEADY ROAD 100'± EAST OF THE CENTERLINE OF THE DRIVEWAY AT 5020 OLD HEADY ROAD. ELEVATION=663.97' (NAVD 88)  
SOURCE - ELEVATIONS ARE BASED ON LOUIS MONUMENT ELEVATION=NAVD 88

R-4/N  
MARK A GRUBER  
5016 OLD HEADY RD  
JEFFERSONTOWN, KY 40299  
D.B. 7973 PG. 0264

R-4/N  
ERNEST THOMPSON  
5020 OLD HEADY RD  
JEFFERSONTOWN, KY 40299  
D.B. 6021 PG. 0159

R-4/N  
WILLIAM L HAYNES  
5022 OLD HEADY RD  
LOUISVILLE, KY 40299  
D.B. 11581 PG. 0644

R-4/N  
BETTY SUE SKAGGS  
5100 OLD HEADY RD  
JEFFERSONTOWN, KY 40299  
D.B. 6727 PG. 0482

R-4/N  
TODD A BRIDWELL  
5117 OLD HEADY RD  
LOUISVILLE, KY 40299  
D.B. 10832 PG. 0902