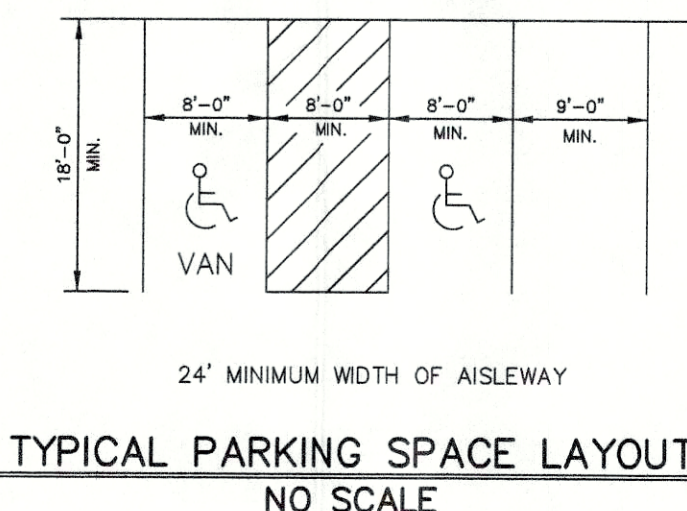


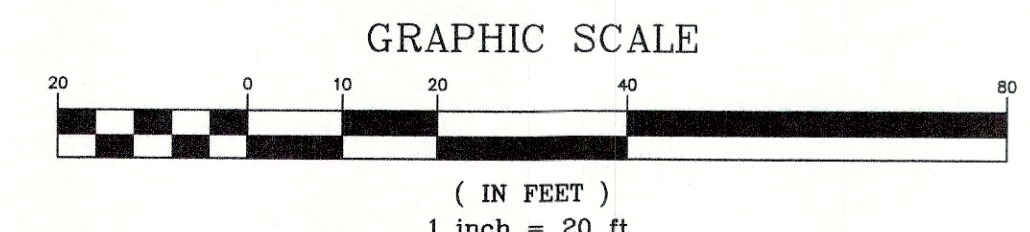
**LEGEND**

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- EXISTING CONTOUR
- EXISTING WATER LINES
- EXISTING GAS LINES
- OVERHEAD ELECTRIC
- EXISTING FENCE
- EXISTING TREE LINE
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EX. WATER METER
- EXISTING GUY WIRE
- EXISTING TREES DECIDUOUS / EVERGREENS TO BE REMOVED
- EXISTING TREES DECIDUOUS / EVERGREENS TO REMAIN



**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	=	20,162 S.F. (0.46± AC.)
EXISTING TREE CANOPY AREA	=	9,150 S.F. (45% SITE)
TREE CANOPY AREA REQUIRED TO BE PRESERVED	=	0
TREE CANOPY AREA TO BE PRESERVED	=	0
TOTAL TREE CANOPY AREA TO BE PROVIDED	=	7,057 S.F. (35%)

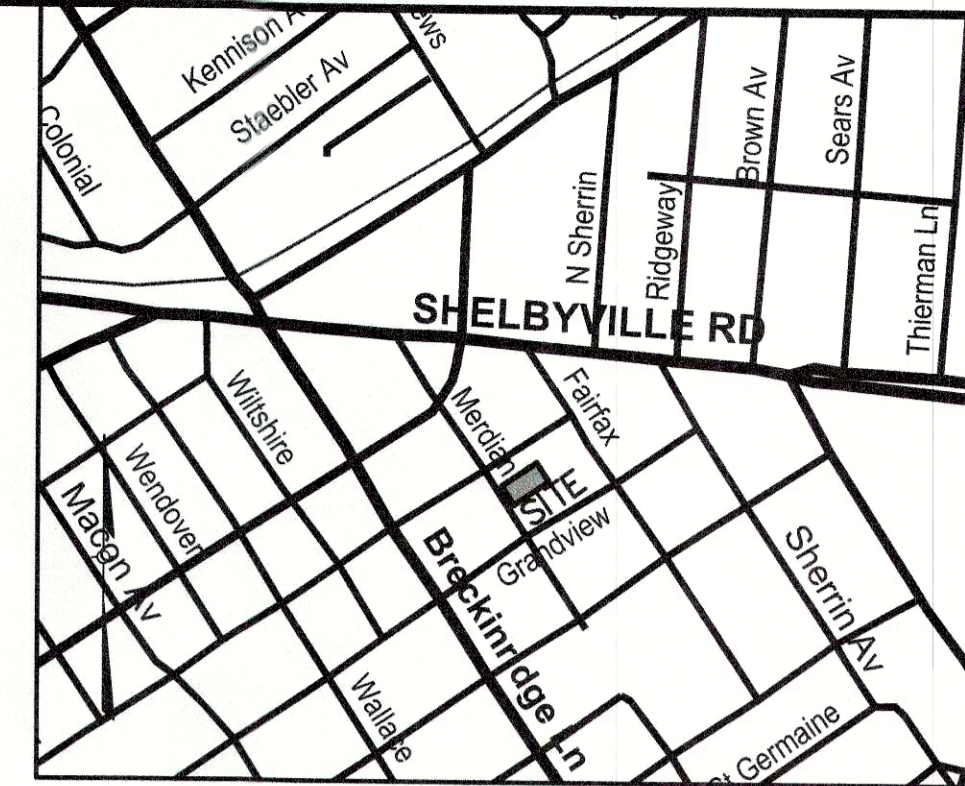


**VARIANCE REQUESTED**

- A Variance is requested from Sections 5.2.4.c.4 & 5.1.12 of the Louisville Metro Land Development Code to exceed the infill established 11' maximum setback by 131' for the proposed rear building, which is located 142' from the front property line.

**WAIVER REQUESTED**

- A Waiver is requested from Section 10.2.4.B.3 to allow greater than 50% overlap of a landscape buffer area and an easement along a portion of the east property line.



**PROJECT DATA**

TOTAL SITE AREA	=	0.46± AC. (20,162 SF)
EXISTING ZONING	=	R-5
PROPOSED ZONING	=	R-6
FORM DISTRICT	=	TOWN CENTER
EXISTING USE	=	SINGLE-FAMILY RESIDENTIAL
PROPOSED USE	=	MULTI-FAMILY RESIDENTIAL
BUILDING HEIGHT	=	26'-8" TO 30'
BUILDING FOOTPRINT	=	1,064 SF
EXISTING BRICK HOUSE	=	3,400 SF
PROPOSED 5 UNIT BUILDING	=	800 SF
PROPOSED 2 UNIT BUILDING	=	800 SF
BUILDING AREA	=	8,400 SF
PROPOSED BUILDING AREA	=	2,128 SF
EXISTING BUILDING AREA	=	2,128 SF
TOTAL BUILDING AREA	=	10,528 SF
PROPOSED UNITS	=	8 UNITS
DENSITY	=	17.39 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)
<b>PARKING REQUIRED</b>		MIN. MAX.
NO MIN. REQ'D	=	0 SP
2 SP/UNIT MAX.	=	14 SP
TOTAL PARKING REQUIRED	=	0 SP 14 SP
TOTAL PARKING PROVIDED	=	10 SP
		(2 HC SP INCLUDED)
TOTAL VEHICULAR USE AREA	=	5,846 SF
INTERIOR LANDSCAPE AREA REQUIRED	=	0 SF
EXISTING IMPERVIOUS	=	4,887 SF
PROPOSED IMPERVIOUS	=	17,046 SF (60% INCREASE)

**SITE DESIGN REQUIREMENTS FOUND IN SECTION 5.2.4.C.3 ARE APPLICABLE TO THIS SITE. FRONT SETBACKS AND BUILDING HEIGHT ALLOWANCES ARE DETERMINED BY INFILL REGULATIONS.**

**GENERAL NOTES:**

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- 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 data. Boundary information was taken from deeds.
- Trash services to be handled by Roll Out Trash receptacles.
- No KARST features were observed on site during a site visit on April 13, 2022, by Mike Hill AICP.
- 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.

**MSD NOTES:**

- 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 property service connections and subject to fees and any applicable charges. All structures shall have their own PSC and shall be approved by state plumbing prior to issuance of building permits.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0029 F dated February 26, 2021.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Site is subject to regional facility fees, subject to verification of downstream storm water capacity to the existing 30" storm pipe in Meridian Avenue. Modifications to the site plan and or downstream improvements may be required.
- 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.

OWNER:  
FULTZ, DAN L & CHERYL  
19 BROWNSBORO HILL RD  
LOUISVILLE, KY 40207

SITE ADDRESS:  
205 & 207 MERIDIAN AVE  
LOUISVILLE, KY 40207  
TAX BLOCK 073M, LOT 137 & 138  
D.B. 11499, PG. 707 & 710

RECEIVED  
OCT 26 2022  
PLANNING & DESIGN SERVICES

COUNCIL DISTRICT - 9 CASE #22-ZONE-0065  
FIRE PROTECTION DISTRICT - LOUISVILLE #4  
MUNICIPALITY - LOUISVILLE WM #12442

**REVISIONS**

NO.	DATE	DESCRIPTION
1	6/13/22	PER AGENCY COMMENTS
2	6/27/22	PER AGENCY COMMENTS

PROJECT DATA  
FILE NAME: 21140-DDP  
DATE: 4/7/22  
SCALE: AS SHOWN  
DRAWN BY: MH  
CHECKED BY: TF

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FILE NAME: 21140-DDP  
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CHECKED BY: TF

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
607 WARDENBURG BLVD. SUITE 100  
LOUISVILLE, KY 40204  
PHONE: 502.444.0274  
FAX: 502.444.0274  
WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN  
**FULTZ MERIDIAN AVE**  
OWNER/DEVELOPER  
FULTZ, DAN L & CHERYL  
116 GIBSON RD  
LOUISVILLE, KY 40207

JOB NO. 21240  
SHEET 1 OF 1