

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.
- The site is within the 100 year flood plain per FIRM Map No. 21111 C 0071 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.
- 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.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
- 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.
- Compatible utilities shall be placed in a common trench unless otherwise required by the responsible agencies.
- 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.
- MSD drainage bond required prior to construction plan approval.
- Any required work within the floodplain will require KDOV approval and a MSD floodplain permit.
- An off-site easement and public drainage outlet from the proposed detention basin shall be provided to the flowline of the downstream ditch.

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.
- No increase in drainage run off to state roadways.
- 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 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.

PROJECT DATA

TOTAL SITE AREA	= 13.08± Ac. (569,907 SF)
R/W DEDICATION AREA	= 0.10± Ac. (4,390 SF)
NET SITE AREA	= 12.98± Ac. (565,517 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-6
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
TOTAL NO. OF UNITS	= 216 UNITS
BUILDING HEIGHT	= 39' 3 STORY (35' MAX. ALLOWED)
APARTMENTS	
CLUBHOUSE	= 307,503 SF
TOTAL BUILDING AREA	= 312,978 SF
NET DENSITY	= 16.64 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)
GROSS DENSITY	= 16.51 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
1 SP/UNIT MIN.	=	216 SP
2 SP/UNIT MAX.	=	432 SP

TOTAL PARKING PROVIDED = 335 SPACES
(20 HC SP INCLUDED)

OPEN SPACE REQUIRED	= 84,827 SF
OPEN SPACE PROVIDED	= 224,272 SF
RECREATIONAL OPEN SPACE REQUIRED	= 42,414 SF (50% OF REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED	= 153,826 SF

TOTAL VEHICULAR USE AREA	= 133,059 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 9,979 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 17,435 SF

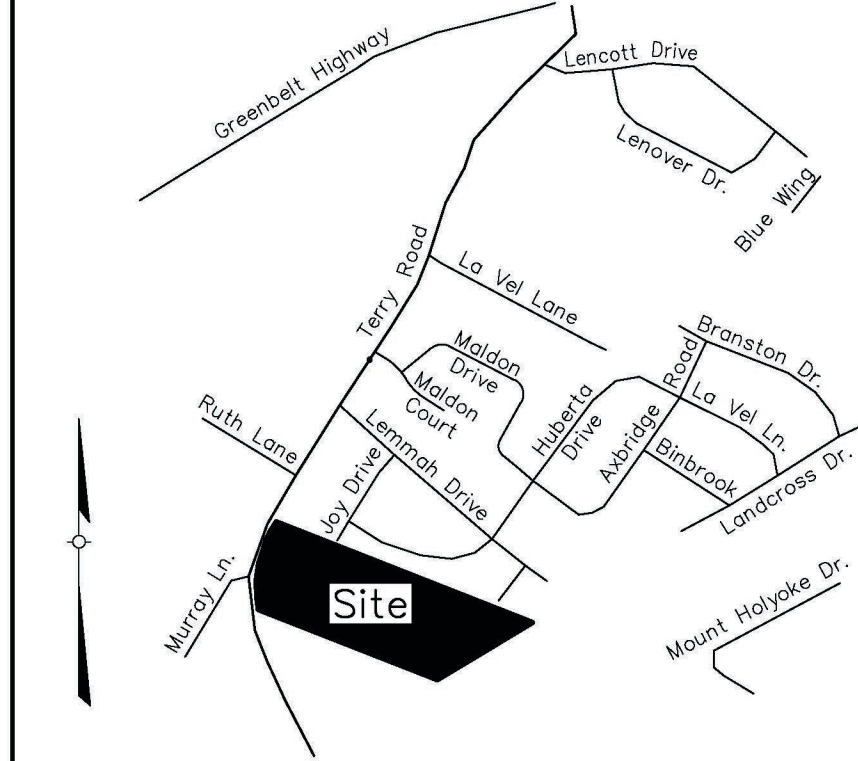
EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 246,930 SF

WAIVER REQUEST:

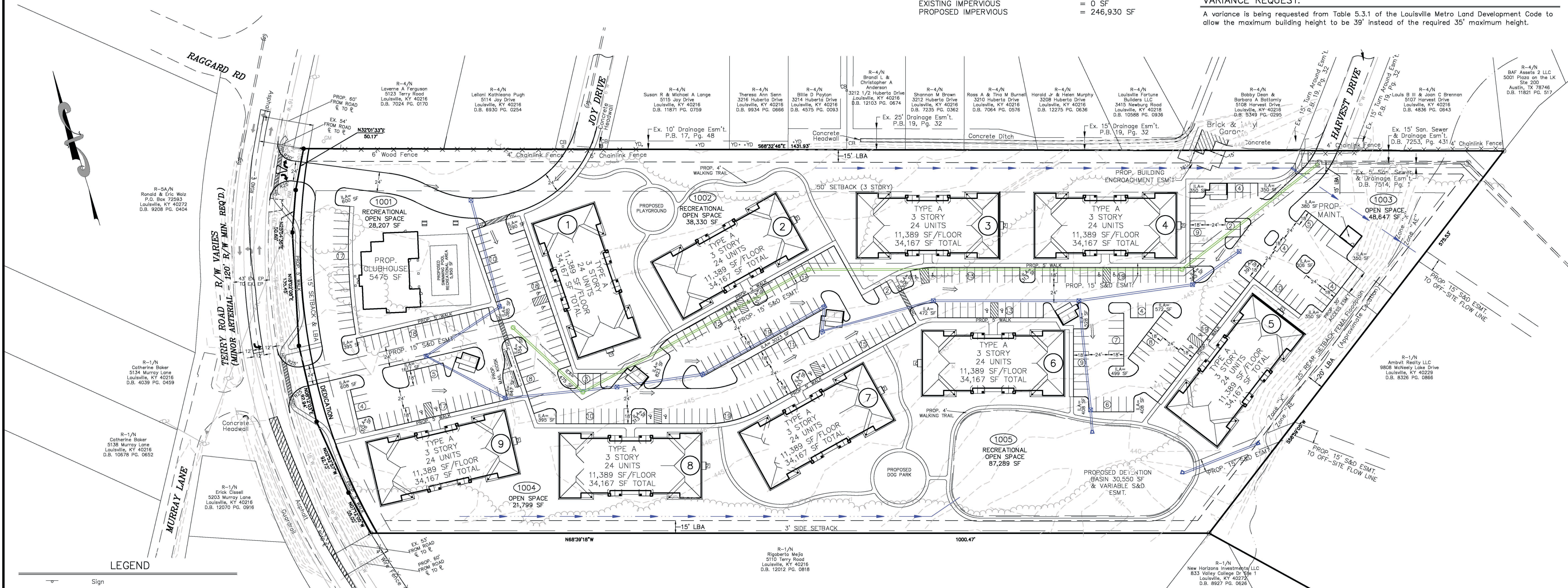
A waiver is requested from section 5.9.2.A.1.a.ii of the Louisville Metro Land Development Code to not provide connectivity to the adjacent properties to the east and south.

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 39' instead of the required 35' maximum height.

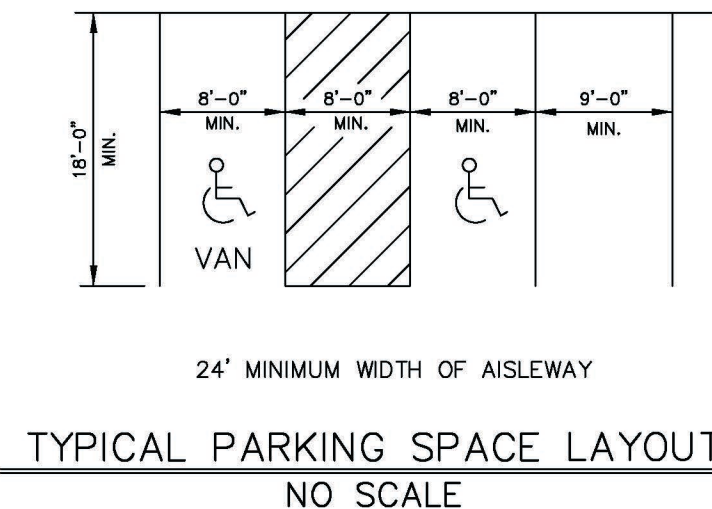


LOCATION MAP
NOT TO SCALE



LEGEND

	Sign
	Utility Pole
	Guy Anchor
	Yard Drain
	Catch Basin
	Fire Hydrant
	Water Meter
	Water Valve
	Gas Meter
	Sanitary Sewer Manhole
	Underground Water Line
	Underground Gas Line
	Overhead Electric Line
	Overhead Electric, Telephone & Cable Lines
	Set 1/2" By 18" Iron Pin With Cop Stamped "WINK 3492"
	PROPOSED STORM SEWER, CATCH BASIN
	PROPOSED SEWER AND MANHOLE
	PROPOSED DRAINAGE SWALE
	= DRAINAGE FLOW DIRECTION



DETENTION BASIN CALCULATIONS

$$\begin{aligned}X &= \Delta C R A / 12 \\ \Delta C &= 0.75 - 0.28 = 0.47 \\ A &= 13.08 \text{ ACRES} \\ R &= 2.8 \text{ INCHES} \\ X &= (0.47)(13.08)(2.8) / 12 = 1.43 \text{ AC.-FT} \\ \text{REQUIRED } X &= 62,484 \text{ CU.FT.}\end{aligned}$$

PROVIDED BASIN = 30,550 SQ.FT.

TOTAL = 30,550 SQ.FT. @ APPROX. 2.1 FT. DEPTH
= 64,155 CU.FT. > 62,484 CU.FT.

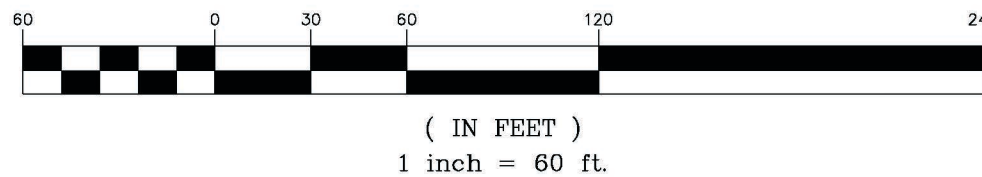
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 569,907 S.F.
EXISTING TREE CANOPY AREA	= 29% (166,370 S.F.)
EXISTING TREE CANOPY TO BE REQUIRED	= 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (199,467 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (199,467 S.F.)

BENCHMARK DESCRIPTIONS

- TBM#500= SQUARE CUT ON HEADWALL. HEADWALL IS LOCATED ON THE SOUTHWEST SIDE OF THE INTERSECTION OF TERRY ROAD AND MURRAY LANE. ELEVATION=443.141' (NAVD 88)
 - TBM#501=BOLT MARKED BY "X" ON FIRE HYDRANT. FIRE HYDRANT IS LOCATED ON THE EAST SIDE OF TERRY ROAD 97'+/- SOUTH OF THE CENTERLINE OF RAGGARD ROAD. ELEVATION=442.628' (NAVD 88)
- SOURCE - ELEVATIONS ARE BASED ON LOJIC MONUMENT STA005-2001/RESET. ELEVATION=445.05 (NAVD 88)

GRAPHIC SCALE



OWNER:
AMBVIIT REALTY LLC
9808 MCNEELY LAKE DRIVE
LOUISVILLE, KY 40229

SITE ADDRESS:
5127 TERRY ROAD
LOUISVILLE, KY 40216
TAX BLOCK 1024, LOT 0021
D.B. 8326, PG. 0871

COUNCIL DISTRICT - 1
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
MUNICIPALITY - LOUISVILLE

CASE #22-ZONE-0050
WM #12415

PROJECT DATA

FILE NAME: 21228-DDDP	SCALE: AS SHOWN
DATE: 12/21/22	DRAWN BY: JH
CHECKED BY: DT	

DETAILED DISTRICT DEVELOPMENT PLAN

LDG
5127 TERRY ROAD
DEVELOPER
LDG DEVELOPMENT, LLC
1469 S. 4TH STREET
LOUISVILLE, KY 40208

JOB NO.
21228

SHEET
1
OF 1

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYING • LANDSCAPE ARCHITECTURE
805 WHEATLAND AVENUE SUITE 200
LOUISVILLE, KY 40204
TEL: 502.464.9733 FAX: 502.464.9791
WEB SITE: WWW.LD&D-LLC.COM

ENGINEER'S SEAL

SURVEYOR'S SEAL

REVISIONS

NO.	DATE	DESCRIPTION
1	3/28/22	REVISED PER AGENCY COMMENTS
2	7/25/22	REVISED PER AGENCY COMMENTS
3	10/3/22	per agency comments
4	11/07/22	PER AGENCY COMMENTS
5	1/24/23	ACCESS ESMT
6	2/6/23	CONNECT TO HARVEST DR

BY

JH

BB

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT

DT