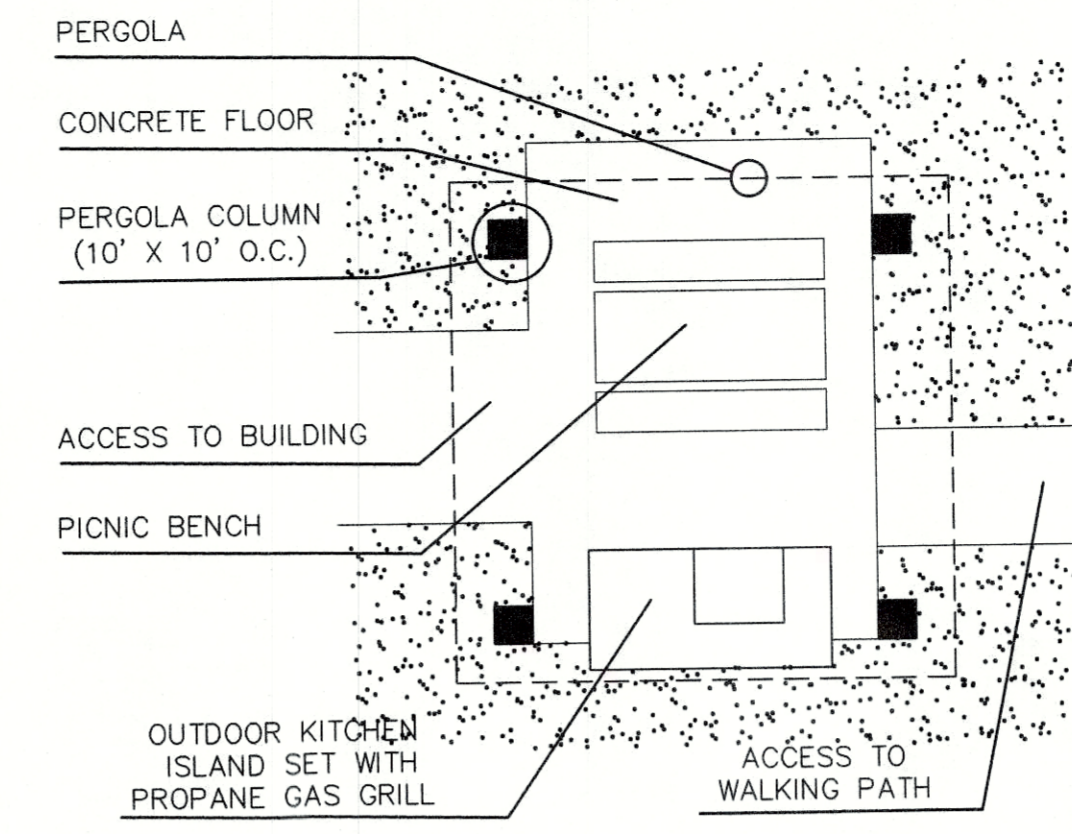
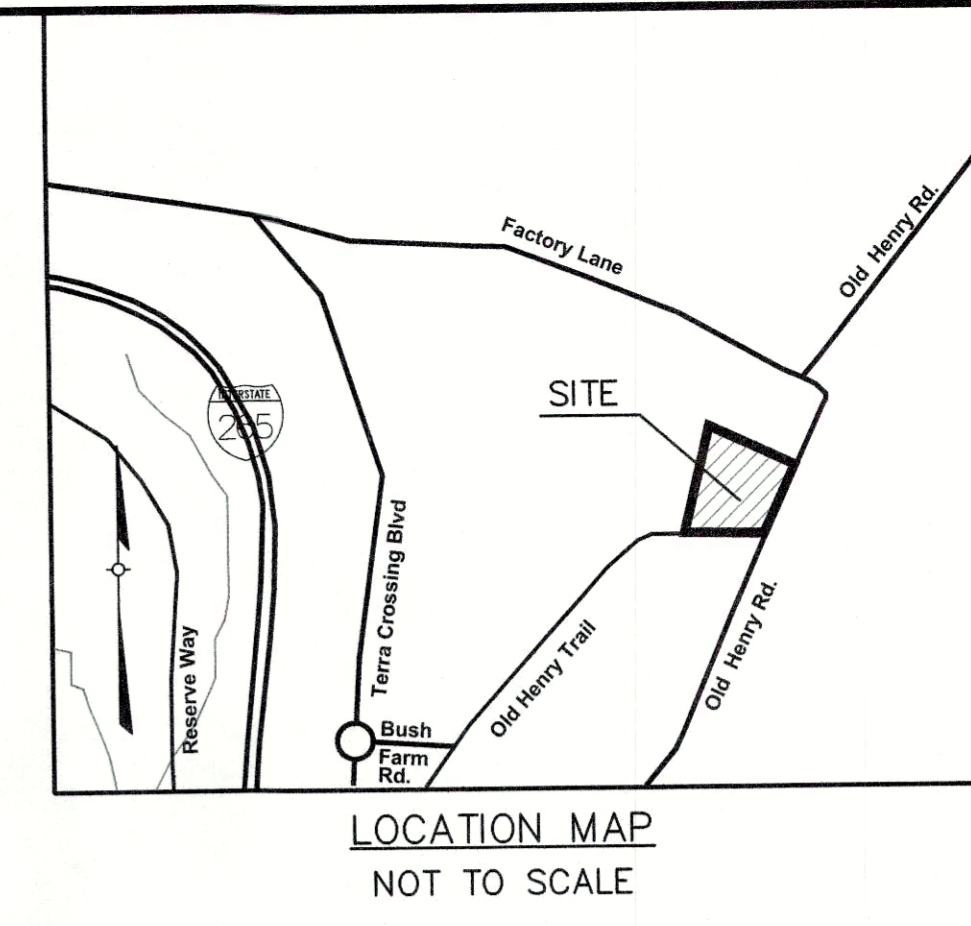


WAIVERS REQUESTED

1. WAIVERS ARE REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 10.2.4.B.3, TO WAIVE THE MORE THAN 50% ENCROACHMENT OF EASEMENTS AND DETENTION BASIN IN THE OLD HENRY RD. AND OLD HENRY TRAIL 50' PARKWAY BUFFER AREAS.



PROPOSED AMENITY AREAS
SCALE 1/20

PROJECT DATA

TOTAL SITE AREA	= 2.81± ACRES (122,553 SF)
R/W DEDICATION AREA	= 0.04± ACRES (1,773 SF)
NET SITE AREA	= 2.77± ACRES (120,780 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-5A
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
BUILDING HEIGHT (35' MAX. ALLOWED)	= 28 FEET (2 STORIES)
BUILDING FOOTPRINT AREA	= 21,600 SF
TOTAL BUILDING AREA	= 43,200 SF
TOTAL # UNITS	= 32 UNITS
FAR (43,200 / 120,780)	= 0.35 (0.5 MAX. ALLOWED)
DENSITY (32/2.77)	= 11.55 DU/AC (12.01 MAX. ALLOWED)
PARKING REQUIRED	
1 SP/UNIT MINIMUM	= MIN. 32 SP
2 SP/UNIT MAXIMUM	= MAX. 64 SP
TOTAL PARKING PROVIDED	= 59 SPACES (4 ADA SPACES INCLUDED)
OPEN SPACE REQUIRED (15% NET AREA)	= 18,117 SF
OPEN SPACE PROVIDED	= 36,000 SF
RECREATIONAL OPEN SPACE REQUIRED	= 9,059 SF
RECREATIONAL OPEN SPACE PROVIDED	= 36,000 SF
TOTAL VEHICULAR USE AREA	= 27,043 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 2,028 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 4,763 SF
EXISTING IMPERVIOUS	= 5,111 SF (4% OF SITE)
PROPOSED IMPERVIOUS	= 52,555 SF (92.8% INCREASE)

DETENTION BASIN CALCULATIONS

EXISTING SITUATION
 EXISTING IMPERVIOUS (0.12 AC @ 0.98) = 0.12 AC
 EXISTING PERVIOUS (2.68 @ 0.23) = 0.73 AC
 0.73/2.6 = 0.28

PROPOSED SITUATION
 PROP. IMPERVIOUS (1.2 AC @ 0.98) = 1.2 AC
 PROP. PERVIOUS (1.6 @ 0.23) = 0.37 AC
 1.54 / 2.8 = 0.55

X = AC AR/12
 AC = 0.29
 A = ACRES = 2.8
 R = INCHES = 2.8
 X = (AC)(A)(R)/12 = AC-FT.
 X = (0.29)(2.8)(2.8)/12 = 0.19 AC-FT.
 REQUIRED = 8,276 CU.FT.
 PROVIDED BASIN = 3,530 SQ.FT.
 TOTAL = 3,530 SQ.FT. @ APPROX. 3 FT. AVG. DEPTH
 = 10,590 CU.FT. > 8,276 CU.FT.

R-5A DIMENSIONAL STANDARDS

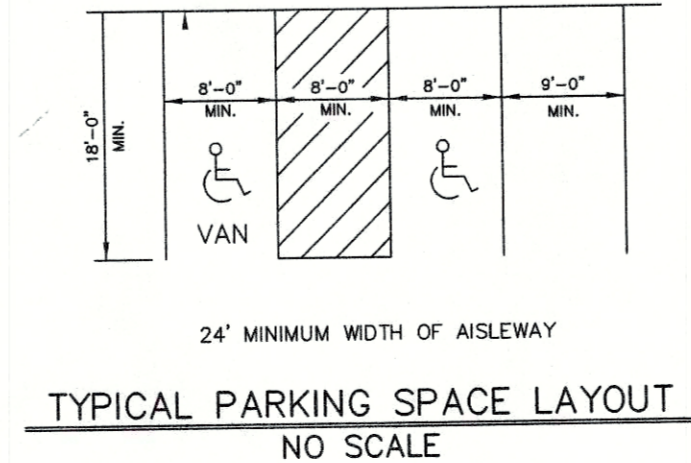
MIN. LOT AREA	= 6,000 SF
MIN. LOT WIDTH	= 50'
MIN. FRONT SETBACK (OLD HENRY TRAIL)	= 75' (PARKWAY BUFFER BLDG SETBACK)
MIN. STREET SIDE YARD SETBACK (OLD HENRY RD)	= 75' (PARKWAY BUFFER BLDG SETBACK)
MIN. SIDE YARD (EACH)	= 5'
MIN. REAR YARD SETBACK	= 25'

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.
- State Highway encroachment permit will be required for any work in the state 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.
- A Karst survey was performed on 12-13-2019 by Kevin Young, RLA and no KARST features were observed.
- If the Old Henry Road multi-use path has not been constructed by KYTC the time this development requires an encroachment permit, the developer shall pay the sidewalk fee-in-lieu amount based on the cost of the 5 ft. walk required by the Land Development Code.
- Old Henry Road and Old Henry Trail Street trees will be provided in compliance with Section 10.2.8 of the Louisville Metro Land Development Code.
- The proposed access drive shall be named in accordance with the Louisville Metro Land Development Code street naming regulations.

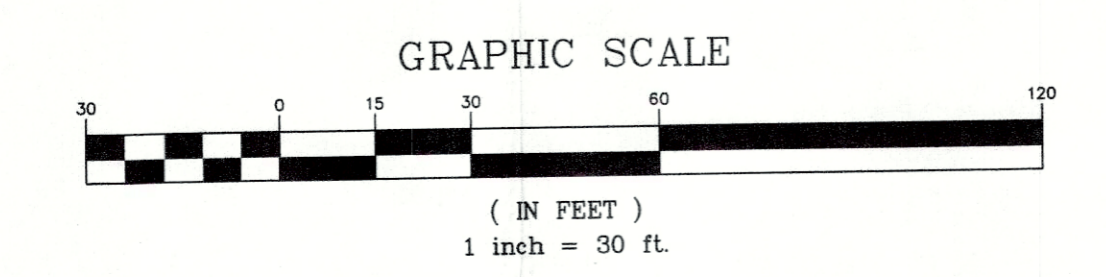
MSD NOTES:

- 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 Lateral Extension and subject to applicable fees. A Downstream Facilities Capacity request was approved by MSD by letter dated September 2, 2021.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0034E dated December 5, 2006.
- 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.
- 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 MSD Design Manual requirements.
- MSD drainage bond required prior to construction plan approval.



TREE CANOPY CALCULATION

SITE AREA	= 122,553 SF
EXISTING TREE CANOPY	= 36,766 SF (30%)
EXISTING TREE CANOPY TO BE PRESERVED	= 0
NEW TREE CANOPY TO BE PROVIDED	= 42,893 SF (35%)



- STW - PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- ESW - EXISTING STORM SEWER
- ESM - EXISTING SEWER AND MANHOLE
- PSW - PROPOSED SEWER AND MANHOLE
- SDS - PROPOSED DRAINAGE SWALE
- ETL - EXISTING TREE LINE
- DFD - DRAINAGE FLOW DIRECTION

C:\Current\Projects\19133\DWG\Planning\19133-DDDP-FILED_09-20-2021.dwg, 9/20/2021 8:05:03 AM, Richard

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 19133-DDDP
 DATE: 9/23/2021
 SCALE: AS SHOWN
 CHECKED BY: KY
 DRAWN BY: BB

ENGINEER'S SEAL

PROJECT DATA

FILE NAME: 19133-DDDP
 DATE: 9/23/2021
 SCALE: AS SHOWN
 CHECKED BY: KY
 DRAWN BY: BB

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 507 WASHINGTON AVENUE, SUITE 100, LOUISVILLE, KENTUCKY 40202
 PHONE: 502.484.9797 FAX: 502.484.9794 WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN

14015 OLD HENRY TRAIL

OWNER/DEVELOPER
 ONE, FOURTEEN LLC.
 513 S. 2ND STREET
 LOUISVILLE, KY 40202-1801

JOB NO. 19133
 SHEET 1 OF 1

21-ZONE-0113

RECEIVED
 SEP 20 2021
 PLANNING & DESIGN SERVICES
 CASE: 21-ZONE-0113

RELATED CASES:
 21-ZONEPA-0092 19-ZONE-0095
 MSD WM# 12051/21 1044

SITE ADDRESS:
 14015 OLD HENRY TRAIL, LOUISVILLE, KY 40245
 TAX BLOCK 15, LOT 162
 D.B. 11455, PG. 822

COUNCIL DISTRICT - 19
 FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN
 MUNICIPALITY - LOUISVILLE