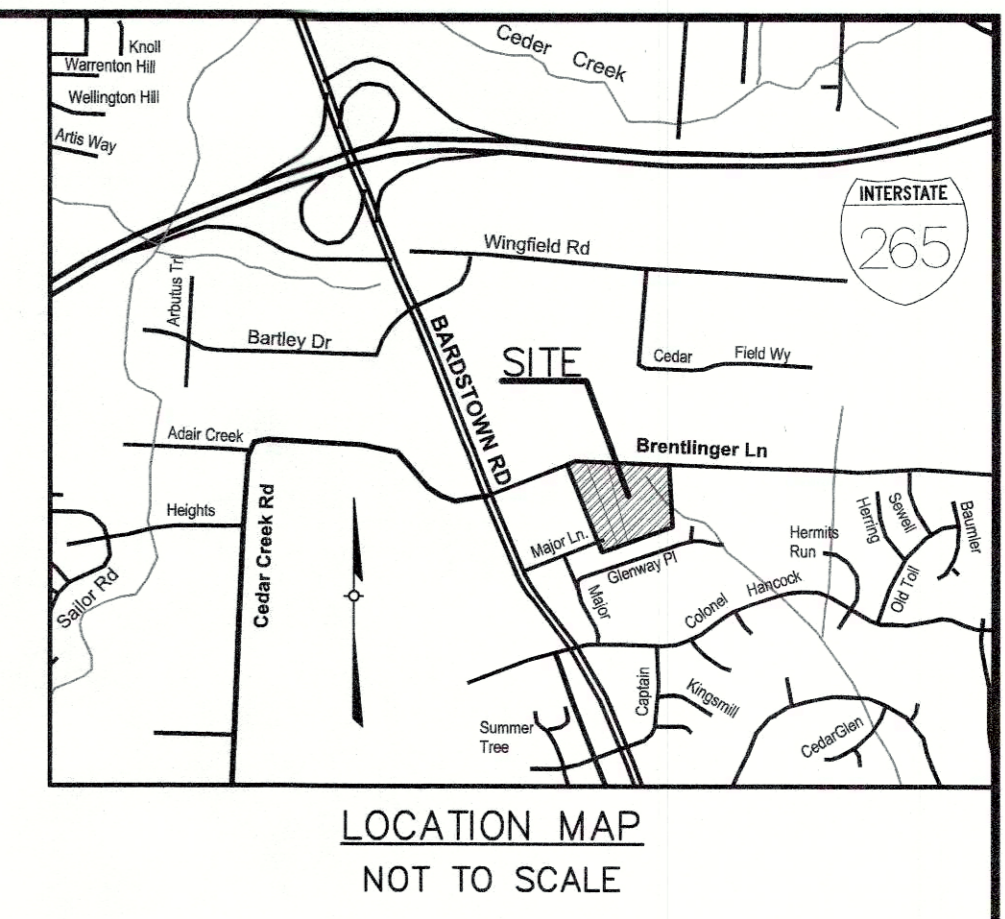


PROJECT DATA

TOTAL SITE AREA	= 9.60± AC (418,133 SF)
R/W DEDICATION AREA	= 0.23± AC (9,942 SF)
R/W AREA	= 0.68± AC (29,772 SF)
NET SITE AREA	= 8.69± AC (378,419 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-6
NEIGHBORHOOD	= SINGLE FAMILY RESIDENTIAL
FORM DISTRICT	= MULTI-FAMILY RESIDENTIAL
PROPOSED USE	= 113 UNITS
PROPOSED NO. OF UNITS	= 2 STORY (35' MAX. ALLOWED)
BUILDING HEIGHT	= 30,400 SF
RESIDENTIAL BLDG FOOTPRINT	= 2,200 SF
CLUBHOUSE BLDG FOOTPRINT	= 3,162 SF
GARAGES BLDG FOOTPRINT	= 180,800 SF
RESIDENTIAL BLDG AREA	= 2,200 SF
CLUBHOUSE BLDG AREA	= 3,162 SF
GARAGES BLDG AREA	= 186,162 SF
TOTAL BUILDING AREA	= 0.49 (0.75 MAX. ALLOWED)
F.A.R.	= 13.23 DU/AC (17.42 DU/AC MAX. ALLOWED)
NET DENSITY	= 11.77 DU/AC (17.42 DU/AC MAX. ALLOWED)
GROSS DENSITY	



PARKING REQUIRED	MIN.	MAX.
MULTI-FAMILY RESIDENTIAL	= 170 SP	
113 X 1.5 SPACES MIN.		
113 X 3 SPACES MAX.	= 4	339 SP
CLUBHOUSE	= 4	
TOTAL PARKING REQUIRED	= 174 SP	343 SP
PARKING PROVIDED		
SURFACE PARKING	= 227 SPACES	
GARAGE PARKING	= 11 SPACES	
CLUBHOUSE PARKING	= 7 SPACES	
TOTAL PARKING PROVIDED	= 245 SPACES (8 HC SP INCLUDED)	
OPEN SPACE REQUIRED	= 1.28 AC (15%)	
OPEN SPACE PROVIDED	= 1.29 AC (15%)	
RECREATIONAL OPEN SPACE REQUIRED	= 0.64 AC (50% REQUIRED O.S.)	
RECREATIONAL OPEN SPACE PROVIDED	= 0.64 AC (50% O.S.)	
TOTAL VEHICULAR USE AREA	= 101,706 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= 7,627 SF (7.5% VUA)	
INTERIOR LANDSCAPE AREA PROVIDED	= 9,106 SF	
EXISTING IMPERVIOUS	= 12,953 SF	
PROPOSED IMPERVIOUS	= 309,868 SF (2,292% INCREASE)	

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 Metro Public Works right-of-way.
- 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.
- Korst features were not observed on site during a site visit on October 20, 2019, by Kevin Young, R.L.A. All dumpsters shall be screened to comply with the Louisville Metro Land Development Code Chapter 10 requirements.
- A Record Plat shall be recorded prior to issuance of a Certificate of Occupancy. The Record Plat shall grant the Leaders Lane right of way and shall dedicate additional right of way to Brentlinger Lane.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
- All street name signs and pavement markings shall conform with the manual on uniform traffic control devices (MUTCD) requirements and be installed prior to construction of the first residence or building on the street and shall be in place at the time of the bond release/ prior to receiving a certificate of occupancy.
- The minimum grade of all streets shall be 1% and maximum grade shall be 10%.
- Curbs and gutter shall be provided along all public streets in the development.
- Developer shall be responsible for utility relocations (if required), final surface overlay, signage and striping associated with Major Lane and Leaders Lane required road extensions.

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 has been approved by MSD by letter dated October 21, 2019. Offsite easements required for sewer access.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0097 E dated December 5, 2008.
- 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 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.
- MSD drainage bond required prior to construction plan approval.
- MSD 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.

DETENTION BASIN CALCULATIONS

$$X = \Delta CRA/12$$

$$AC = 0.75 - 0.23 = 0.52$$

$$A = 9.6 \text{ ACRES}$$

$$R = 2.8 \text{ INCHES}$$

$$X = (0.52)(9.6)(2.8)/12 = 1.16 \text{ AC.-FT.}$$

$$\text{REQUIRED } X = 50,530 \text{ CU.FT.}$$

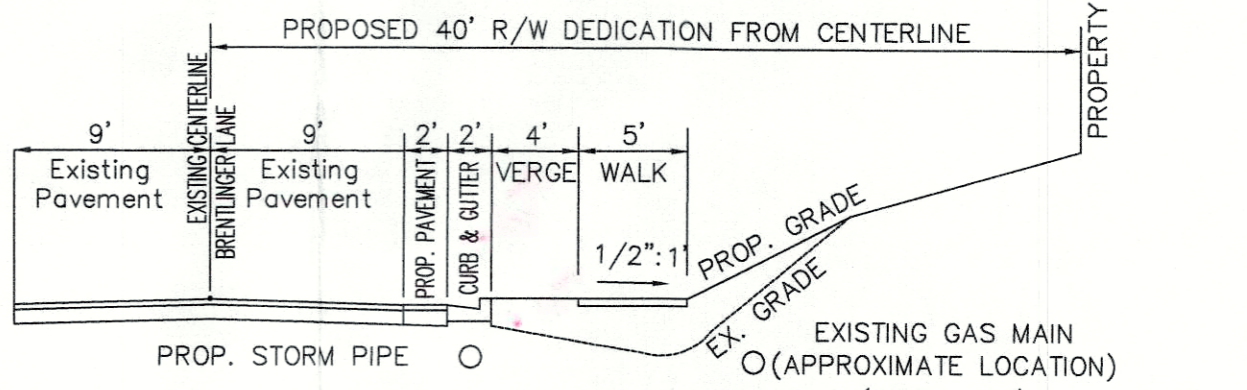
$$\text{PROVIDED BASIN } = 13,800 \text{ SQ.FT.}$$

$$\text{TOTAL } = 13,800 \text{ SQ.FT. @ APPROX. 4 FT. DEPTH}$$

$$= 55,200 \text{ CU.FT. } > 50,530 \text{ CU.FT.}$$

TREE CANOPY CALCULATIONS

TOTAL SITE AREA (NET ACREAGE)	= 378,419 SF
EXISTING TREE CANOPY	= 86% (319,393 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 3% (10,300 SF)
TOTAL TREE CANOPY AREA REQUIRED (CLASS C)	= 27% (102,173 SF)
PROPOSED NEW TREE CANOPY TO BE PLANTED	= 24% (92,160 SF)
TOTAL TREE CANOPY TO BE PROVIDED	= 27% (102,460 SF)



PROPOSED BRENTLINGER LANE PROPOSED SECTION
NO SCALE

RECEIVED
APR 27 2020
PLANNING & DESIGN SERVICES

CASE#19-ZONE-0087
RELATED CASE#19-ZONEPA-0070

COUNCIL DISTRICT - 22
FIRE PROTECTION DISTRICT - FERN CREEK
MUNICIPALITY - LOUISVILLE
WM#12064

REVISIONS

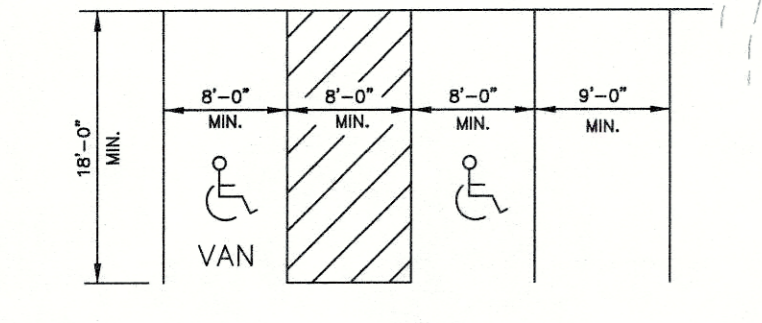
NO.	DATE	DESCRIPTION
1	1/14/20	AGENCY REVIEW COMMENTS
2	2/18/20	REVISED PER AGENCY COMMENTS
3	2/25/20	REVISED PER AGENCY COMMENTS
4	3/4/20	REVISED PER AGENCY COMMENTS
5	4/2/20	REVISED PER AGENCY COMMENTS

PROJECT DATA
FILE NAME: 19157-DEV-PLAN
DATE: 10/14/19
SCALE: AS SHOWN
DRAWN BY: JH/BB/VA
CHECKED BY: KY

PRELIMINARY SUBDIVISION PLAN
AND DETAILED DISTRICT DEVELOPMENT PLAN
BRENTLINGER TOWNHOMES
DEVELOPER
D&K Holdings, LLC
7935 Zelma Fields Ave
LOUISVILLE, KY 40228

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
507 WARRIEN AVENUE, SUITE 104
LOUISVILLE, KENTUCKY 40202
PHONE: 502.436.9314
FAX: 502.436.9314
WEB SITE: WWW.LD&D.COM

JOB NO. 19157
SHEET 1 OF 1



TYPICAL PARKING SPACE LAYOUT
NO SCALE

LEGEND

---	EXISTING CONTOUR
---S---M---	PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
---	EXISTING STORM SEWER
---	EXISTING SEWER AND MANHOLE
---	PROPOSED SEWER AND MANHOLE
---	EX. DRAINAGE SWALE
---	PROP. DRAINAGE SWALE
---	CR
---	EXISTING FENCE
---	EXISTING TREE LINE
---	TCCA (TREE CANOPY CREDIT AREA)
---	EXISTING WETLANDS

