

PROJECT DATA

TOTAL SITE AREA	= 13.1± Ac. (569,224 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
NO. OF UNITS	= 240 UNITS (10 BUILDINGS)
BUILDING HEIGHT	= 36' (60' MAX. ALLOWED)
BUILDING FOOTPRINT	= 14,875 SF
BUILDING AREA	= 446,250 SF
F.A.R.	= 0.78 (NO MAX.)
DENSITY	= 18.3 DU/AC. (NO MAX. DENSITY)

PARKING REQUIRED

1 SP/UNIT MIN.	= 240 SP	MAX.
2 SP/UNIT MAX.	= 480 SP	

TOTAL PARKING PROVIDED = 426 SPACES (22 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA	= 160,168 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 12,013 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 14,553 SF (9%)

OPEN SPACE REQUIRED	= 56,922 SF
RECREATIONAL OPEN SPACE REQUIRED	= 28,461 SF (50% OF REQUIRED)
OPEN SPACE PROVIDED	= 122,362 SF

EXISTING IMPERVIOUS	= 12,521 SF
PROPOSED IMPERVIOUS	= 339,741 SF (2,613% 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 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 Lojic data. Boundary information was taken from survey.
- West Orell road shall be improved along the property frontage to provide 12' from centerline pavement widening and a 6'-8" shoulder.

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 will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0121 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 will be subject to MSD Regional Facilities Fee.
- 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.

REVISIONS

NO.	DATE	DESCRIPTION	BY	TF	JH	BB
1	1/14/21	PER AGENCY COMMENTS				
2	2/28/22	PER AGENCY COMMENTS				

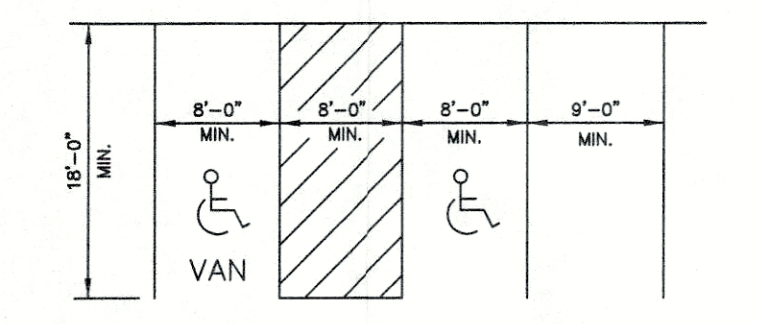
PROJECT DATA
 FILE NAME: 01171-DDDP
 DATE: 09/02/21
 SCALE: AS SHOWN
 CHECKED BY: DT
 DRAWN BY: JH

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LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LANDSCAPE ARCHITECTURE
 602 WINGFIELD BLVD. SUITE 100
 LOUISVILLE, KY 40204
 PHONE: 502.434.5974
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 WEB SITE: WWW.LD-D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
6605 W ORELL ROAD
 OWNER/DEVELOPER
 CAT, PB LLC
 2606 ALIA CIRCLE
 LOUISVILLE, KY 40222

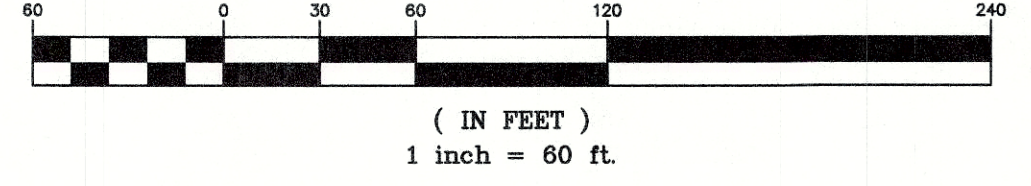
JOB NO. **01171**
 SHEET **1** OF **1**



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 569,224 S.F.
EXISTING TREE CANOPY	= 2% (12,671 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (199,228 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 35% (199,228 S.F.)

GRAPHIC SCALE



LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- EXISTING STORM
- EXISTING SEWER
- EXISTING FENCE

RECEIVED

SITE ADDRESS:
 6605 W ORELL ROAD
 TAX BLOCK 1052, LOT 0822
 D.B. 10673, PG. 0727

COUNCIL DISTRICT - 14
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
 MUNICIPALITY - LOUISVILLE

CASE #21-DDP-0083
 WM# 11637