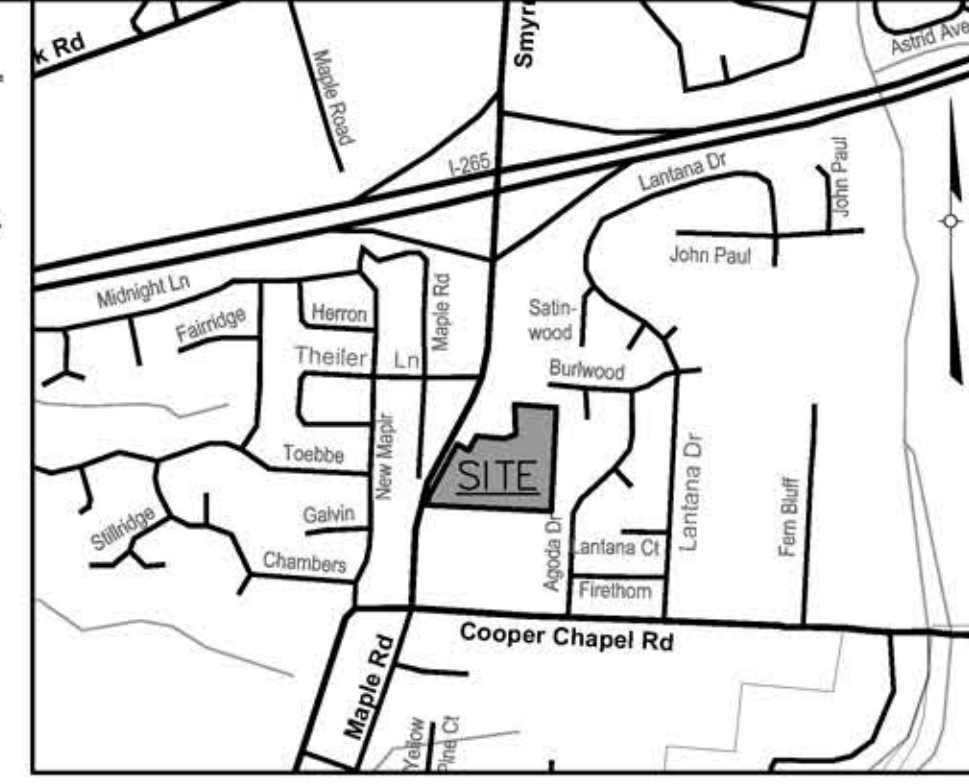


**WAIVER REQUEST:**

1. A Waiver is requested from Section 5.9.2.A.1.v of the Louisville Metro Land Development Code to not provide a pedestrian connection to the adjacent commercial development.



**PROJECT DATA**

TOTAL SITE AREA	= 8.8± Ac. (382,683 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-6
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
TOTAL NO. OF UNITS	= 144 UNITS
BUILDING HEIGHT	= 3 STORY (35 FT. MAX. ALLOWED)
TOTAL BLDG FOOTPRINT (10,140 X4)+(9,000X2)	= 58,560 SF
BUILDING AREA	= 175,680 SF
F.A.R. (175,680 / 382,683)	= 0.46 (0.75 MAX. ALLOWED)
DENSITY	= 16.36 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)
OPEN SPACE REQUIRED	= 57,402 SF (15%)
RECREATIONAL O.S. REQUIRED	= 28,701 SF (50% OF REQUIRED)
OPEN SPACE PROVIDED (#1001 AND 1002)	= 75,500 SF
RECREATIONAL O.S. PROVIDED (#1002)	= 28,800 SF

**PARKING REQUIRED**

	MIN.	MAX.
1 SP/UNIT MIN. (144 UNITS)	= 144 SP	
2 SP/UNIT MAX. (144 UNITS)	= 288 SP	
TOTAL PARKING PROVIDED	= 217 SPACES	
	(10 HC SP INCLUDED)	
TOTAL VEHICULAR USE AREA	= 89,500 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= 6,713 SF (7.5%)	
INTERIOR LANDSCAPE AREA PROVIDED	= 10,960 SF	
EXISTING IMPERVIOUS	= 0 SF	
PROPOSED IMPERVIOUS	= 160,215 SF	

**GENERAL NOTES:**

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. There shall be no commercial signs in the right-of-way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. 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.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
8. 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.
9. Benchmark and topographical information shown hereon were derived from Lojic data.
10. Redwing Wetland Delineation Report dated August 31, 2020 found that no jurisdictional waters are present on the site.
11. A karst inspection was performed on site on August 20, 2019, by Grant Hess, ECS Project Geologist. No karst features were identified.
12. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final bond release.
13. Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
14. Construction plans, bond and permit are required by MPW prior to construction approval.
15. Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
16. The applicant has requested a fee-in-lieu for tree canopy compliance per Land Development Code section 10.1.3.A.3.c.6. The fee shall be paid prior to the approval of the Landscape and Tree Preservation plan for the site. The final amount will be determined and shown on the approved Landscape and Tree Preservation plan for the site.

**MSD NOTES:**

1. 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.
2. Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request has been submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0112 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (==>) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. On-site detention will be provided. Post-developed peak flows will be limited to 50% of the 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.
7. 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.
8. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at design phase due to proper sizing of Green Best Mgmt. Practices.
9. If site has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.
10. MSD drainage bond required prior to construction plan approval.
11. Run off volume impact fee required. calculations based on RFF x 1.5 Pond Creek Watershed.

**OWNER:**  
**ROBERT EUGENE PENROD**  
 27 JASON HOGUE RD  
 SCOTTSVILLE, KY 42164

**OWNER:**  
**ROBERT EUGENE & PAULINE PENROD**  
 1724 SHERWOOD DR  
 BOWLING GREEN, KY 42103

**SITE ADDRESS:**  
 9305 & 9309 SMYRNA PARKWAY  
 LOUISVILLE, KY; 40229

**SITE ADDRESS:**  
 9209 MAPLE ROAD (9301 SMYRNA PKWY)  
 LOUISVILLE, KY; 40229

**TAX BLOCK 0662, LOT 0016, 0259, 0263 & 0276**  
 D.B. 6580, PG. 0092  
 D.B. 4036 PG. 0525

**TAX BLOCK 0662, LOT 0015**  
 D.B. 5255, PG. 0370

**COUNCIL DISTRICT - 23**  
**FIRE PROTECTION DISTRICT - HIGHVIEW**  
**MUNICIPALITY - LOUISVILLE**

WM# 12211

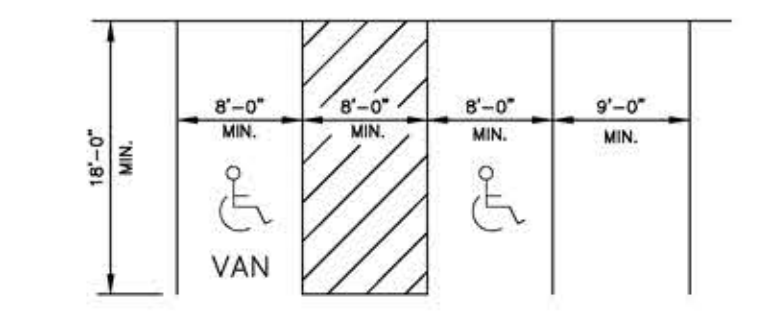
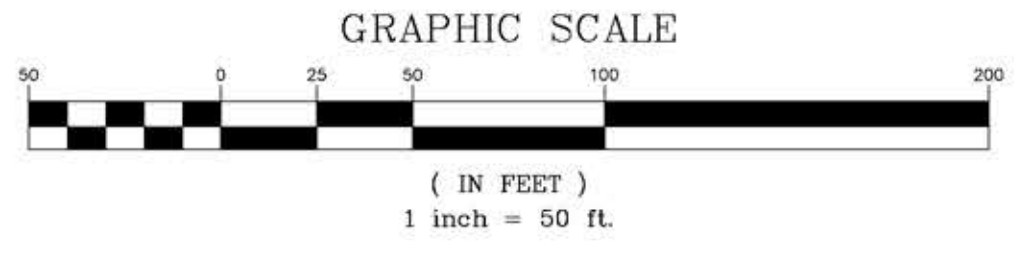
**DETENTION BASIN CALCULATIONS**

INCLUDES POND CREEK WATER SHED 50% REDUCTION  
 $C_{EX} = 0.23$  (0.50) = 0.125  
 $C_{PROP} = 0.75$

$X = \Delta CRA/12$   
 $\Delta C = 0.75 - 0.125 = 0.625$   
 $A = 8.8$  ACRES  
 $R = 2.8$  INCHES  
 $X = (0.625)(8.8)(2.8)/12 = 1.28$  AC.-FT.  
 REQUIRED  $X = 55,757$  CU.FT.  
 PROVIDED BASIN = 22,700 SQ.FT.  
 TOTAL = 22,700 SQ.FT. @ APPROX. 2.5 FT. DEPTH  
 = 56,750 CU.FT. > 55,757 CU.FT.

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 382,683 SF
EXISTING TREE CANOPY AREA	= 382,683 SF (100%)
REQUIRED TREE CANOPY TO BE PRESERVED	= 76,537 SF (20%)
TOTAL TREE CANOPY TO BE PRESERVED	= 76,660 SF (20%)
PROPOSED TOTAL TREE CANOPY TO BE PROVIDED	= 133,394 SF (35%)



**LEGEND**

- TCCA AREA
- EXISTING STORM SEWER
- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- EXISTING DRAINAGE SWALE
- EXISTING TREE LINE

**REVISIONS**

NO.	DATE	DESCRIPTION
7	7/22/2021	TREE PRESERVATION AREA
6	8/20/21	AGENCY REVIEW

**PROJECT DATA**

FILE NAME: 20148-DDDP  
 DATE: 11/24/20  
 SCALE: AS SHOWN  
 CHECKED BY: JH/BB  
 DRAWN BY: JH/BB

**PROJECT DATA**

FILE NAME: 20148-DDDP  
 DATE: 11/24/20  
 SCALE: AS SHOWN  
 CHECKED BY: JH/BB  
 DRAWN BY: JH/BB

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
 607 WARBURN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
 FAX: 502.446.9775 PHONE: 502.446.9754  
 WEB SITE: WWW.LD&D.COM

**DETAILED DISTRICT DEVELOPMENT PLAN**

**GREENBERG**  
**SMYRNA PARKWAY APARTMENTS**

DEVELOPER  
**GKG INVESTMENTS**  
 13287 O'BANNON STATION WAY  
 LOUISVILLE, KY 40223

**JOB NO. 20149**

**SHEET 1 OF 1**