

LOUISVILLE, JEFFERSON COUNTY, KENTUCKY
NOT TO SCALE

SITE DATA

OWNER/ DEVELOPER	WHWJR, LLC 245 CHENOWETH LANE LOUISVILLE KY 40207
SITE ADDRESSES	3930 MASSIE AVE LOUISVILLE, KY 40207 TB 250 - LOT 11 DB 7249 PG 109 AREA: .4787 ACRES 3934 MASSIE AVE LOUISVILLE, KY 40207 TB 250 - LOT 12 DB 7100 PG 901 AREA: .4787 ACRES 3936 MASSIE AVE LOUISVILLE, KY 40207 TB 250 - LOT 25 DB 8903 PG 358 AREA: .4787 ACRES
GROSS SITE AREA (3 TRACTS)	1.4361 AC
GROSS SITE IN S.F.	62,556.5 SF
BUILDING SETBACKS	FRONT 25 FT REAR 25 FT SIDE 5 FT
GROSS UNIT FOOTPRINT	1,403.56
GROSS UNIT FLOOR AREA	1,450.52
TOTAL BLDG FOOTPRINT	22,456.96
TOTAL BLDG FLOOR AREA	23,208.32 SF
PROPOSED FAR (23,208.32/62,556.5)	.37
MAXIMUM ALLOWED FAR	.75
PROPOSED DENSITY	11.14 DWELLINGS PER ACRE
MAXIMUM ALLOWED DENSITY	17.42 DWELLINGS PER ACRE
NUMBER OF UNITS	16
PROPOSED HEIGHT OF STRUCTURE	15' FT (GRADE TO MEAN HT FROM EAVES TO RIDGE)
PROPOSED STORIES OF STRUCTURE	1
MAXIMUM ALLOWED HEIGHT	35 FT
MAXIMUM ALLOWED STORIES	2.5
FORM DISTRICT	NEIGHBORHOOD FORM DISTRICT R5
CURRENT ZONING	R-4
EXISTING USE	SINGLE FAMILY HOMES
PROPOSED USE	CONDOMINIUMS
PARKING SUMMARY:	16 UNITS @ MINIMUM 1.5 SPACES PER UNIT = 24 16 UNITS @ MAXIMUM 3 SPACES PER UNIT = 48
PROVIDED PARKING SPACES	31 SPACES (INCLUDES 1 CAR-GARAGE/UNIT)

LANDSCAPE REQUIREMENTS

PROPOSED V.U.A.	11,982 S.F.
5% L.L.A. REQUIREMENT	600 S.F.
PROPOSED L.L.A.	600 S.F.

EAST LBA: 6' HIGH SCREEN FENCE, 1 TREE PER 50' *
SOUTH LBA: 6' HIGH SCREEN FENCE, 1 TREE PER 50' *
WEST LBA: 6' HIGH SCREEN FENCE *

* LBA will utilize existing trees as possible and existing screen wall on west side to the extent of the existing wall.

GRAPHIC LEGEND

- PROPERTY LINE
- - - PROJECT LIMIT OF DISTURBANCE
- SETBACK
- - - PROPOSED EASEMENT
- PROPOSED EASEMENT
- PROPOSED 6' HT SCREEN FENCE
- [Pattern] NEW ASPHALT
- [Pattern] CONCRETE PAVEMENT
- [Pattern] BUILDING
- SURFACE DRAINAGE FLOW
- SUBSURFACE DRAINAGE FLOW
- [4XX] PROPOSED CONTOUR
- 4XX --- EXISTING CONTOUR

DISTURBANCE AND DETENTION DATA

SITE AREA	1.436 ACRES (62,552 SF)
LIMITS OF DISTURBANCE	1.38 ACRES (60,025 SF)
EXISTING IMPERVIOUS	0.27 ACRES
PROPOSED IMPERVIOUS	0.87 ACRES

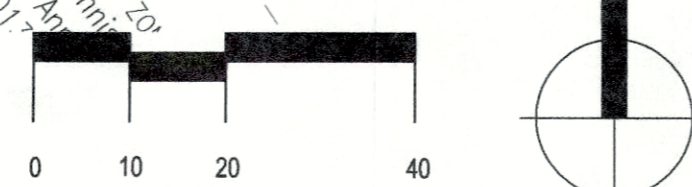
X=GRA/12 FOR DETENTION REQUIRED
=(0.70-0.37)(2.8 in/hr)(1.436 ACRES)/12
= 0.11 Ac-ft
= 4,817 Cubic Feet

DETENTION PROVIDED: *7,000 Cubic Feet
*DETENTION PROVIDES VOLUME TO PREVENT DOWNSTREAM FLOODING OF THE EXISTING 18" STORM SEWER DOWNSTREAM DURING THE 2, 10 AND 25 YEAR STORM. CURRENTLY THE EX. PIPE ONLY CARRIES THE 2 AND 10 YEAR STORM AND SURCHARGES ON LARGER STORM EVENTS SUCH AS THE 25 AND 100 YEAR STORM EVENTS.

GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY ENDRIS ENGINEERING, PSC, 771 ENTERPRISE DRIVE, LEWINGTON, KY 40510
- KARST SURVEY PREPARED BY ECS COMPLETED OCT 2, 2018.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- CONSTRUCTION PLANS WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS, IF REQUIRED.
- CONSTRUCTION PLANS AND BONDS ARE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY PRIOR TO MPW CONSTRUCTION APPROVAL AND ISSUANCE OF THE METRO PUBLIC WORKS ENCROACHMENT PERMIT.
- CONSTRUCTION PLAN REVIEW AND APPROVAL BY CITY OF ST. MATTHEWS IS REQUIRED.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION AND DEMOLITION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD. EPSC BMP'S SHALL BE INSTALLED AND MAINTAINED PER PLAN AND MSD STANDARDS.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ON TO ROADWAYS SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- 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 MANAGEMENT PRACTICES.
- UNDERGROUND BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- LONG TERM MAINTENANCE BOND WITH ST. MATTHEWS WILL BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- CITY OF ST. MATTHEWS APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS.
- DETENTION SHALL BE PROVIDED TO KEEP THE 25 YEAR STORM FROM SURCHARGING OUT OF THE DOWNSTREAM SYSTEM. A BLOCKED CONDITION ANALYSIS FOR THE 100YR EVENT SHALL BE PROVIDED TO VERIFY THE FLOW PATH OF THE POSSIBLE 100 YEAR EVENT SURCHARGE.
- DOWNSTREAM ANALYSIS TO BE APPROVED BY THE CITY OF ST. MATTHEWS AND MSD PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THE THREE LOTS WILL BE CONSOLIDATED FOR THIS DEVELOPMENT.
- ALL VUAS NEAR LBAS WILL COMPLY WITH ARTICLE 12 OF THE LDC FOR CURBS AND WHEEL STOPS.
- ANY SIGNAGE WILL COMPLY WITH ARTICLE 11 OF THE LDC.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

A SITE PLAN
SCALE: 1"=20'-0"



Development Plan

Massie Avenue
3930, 3934, 3936 Massie Ave
Louisville, KY 40207

CARMAN
LANDSCAPE ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING

DRAWN	IMC
DATE	10/7/19
CHECKED	IMC
REVISED	12/23/19
JLC #	19-147

DP

WM#: 10140
CASE#:19-DDP-0056

RECEIVED

DEC 23 2019
PLANNING &
DESIGN SERVICES

Waste Water Treatment Plant:
Morris Forman
Past case #13206, 18ZONE1006