

**VARIANCES REQUESTED**

- V1 A VARIANCE IS REQUESTED FROM CHAPTER 5 PART 4 OF THE LDC TO ALLOW THE MINIMUM CONTIGUOUS PRIVATE YARD AREA TO BE LESS THAN 20.'
- V2 A VARIANCE IS REQUESTED FROM CHAPTER 5 PART 4 OF THE LDC TO REDUCE THE MINIMUM PRIVATE YARD AREA TO 25.7%.

**WAIVERS REQUESTED**

- W1 A WAIVER IS REQUESTED FROM CHAPTER 10 PART 2 TO REDUCE THE REQUIRED 10' LBA TO 5' LBA, ADJACENT TO THE EXISTING BUILDING AND THE PROPOSED BUILDING.

**GENERAL NOTES**

- ( ← ) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- BOUNDARY INFORMATION SHOWN WAS TAKEN FROM THE BOUNDARY SURVEY PREPARED BY TRAVIS BENTLEY PLS #3697.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCY.
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEE'S AND APPLICABLE CHARGES.
- ON-SITE DETENTION WILL BE PROVIDED. BUILDING DOWNSPOUTS SHALL BE DIRECTED TO DETENTION BASIN POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. DOWNSTREAM SYSTEM TO BE ANALYZED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
- UNDERGROUND DETENTION MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- MINOR SUBDIVISION PLAT OR DEED OF CONSOLIDATION REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
- EXISTING SIDEWALKS RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

**TREE CANOPY CALCULATIONS**

CLASS "B" 0% COVERED  
 SITE AREA: 0.629 AC (27,404 SF)  
 EXISTING TREE CANOPY PRIOR TO SITE DISTURBANCE: 0 S.F. (0%)  
 TREE CANOPY REQUIRED 4,111 S.F. (15%) LESS 33% REDUCTION = 2,740 S.F.  
 EXISTING TREE CANOPY PRESERVED (0%)  
 NEW TREE CANOPY PROVIDED 2,740 S.F. (10%)  
 4~1 3/4" TYPE A TREES

**IMPERVIOUS AREA**

EXISTING IMPERVIOUS = 6,316 S.F.  
 PROPOSED IMPERVIOUS = 9,683 S.F.  
 NET IMPERVIOUS = 3,316 S.F.  
 SITE DISTURBANCE = 23,258 S.F. (0.53 AC)

**INCREASED RUNOFF CALCULATIONS**

Cpre = 0.40  
 Cpost = 0.63  
 AREA = 0.629 AC  
 (0.63 - 0.40) X 2.8/12 X 0.629 AC = 0.033 AC-FT

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPCS PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCS BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

**PROJECT SUMMARY**

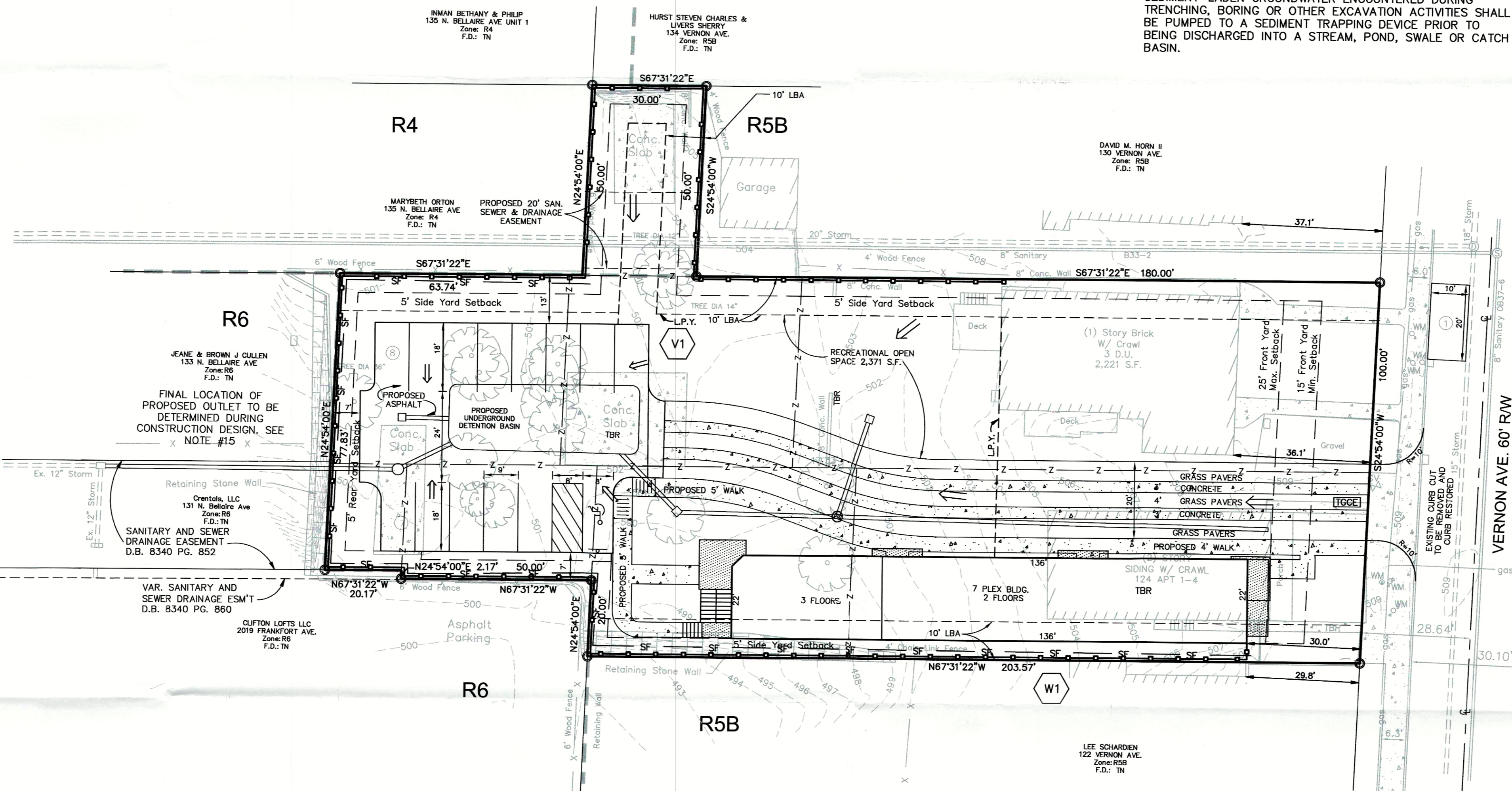
EXISTING ZONE	R4 & R5B
EXISTING FORM DISTRICT	TN
EXISTING USE	MULTI-FAMILY RESIDENTIAL
PROPOSED ZONE	R6
MAX. HEIGHT	3 STORIES (45')
SITE ACREAGE	0.629 AC. (27,404 S.F.)
F.A.R.	0.33
EXISTING D.U.	7
PROPOSED D.U. TO BE REMOVED	4
PROPOSED NEW D.U.	7
TOTAL D.U.	10
PROPOSED DENSITY	15.90 D.U./AC.
TOTAL BLDG S.F.	9,164 S.F.
PRIVATE YARD AREA PROVIDED	7,062 S.F. (25.7% OF LOT)
PRIVATE YARD AREA REQUIRED	8,222 S.F. (30% OF LOT)

OPEN SPACE (REQUIRED)	2,740 S.F.
10% (27,404 S.F.)	1,370 S.F.
50% (2,740 S.F.) RECREATIONAL	
OPEN SPACE (PROVIDED)	7,384 S.F.
26.8%	2,371 S.F.
86%	

**PARKING SUMMARY**

PARKING REQUIRED	15 SPACES
MIN. 1.5 SPACES/D.U.	25 SPACES
MAX. 2.5 SPACES/D.U.	

PARKING PROVIDED	13 SPACES
STANDARD PARKING	1 SPACES
HANDICAP PARKING	1 SPACES
ON STREET PARKING	1 SPACES
TOTAL PARKING	15 SPACES



**LEGEND**

- UTILITY POLE
- CONTOUR
- OVERHEAD ELECTRIC
- STORM MANHOLE
- CATCH BASIN
- SANITARY SEWER
- GAS VALVE
- WATER METER
- EXISTING FENCE
- ZONE LINE
- TO BE REMOVED
- PROPOSED PATIO OR DECK
- PROPOSED DRAINAGE FLOW
- PROPOSED SILT FENCE
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- PROPOSED CURB INLET

NOTE: AGREEMENT WITH ADJACENT PROPERTY OWNER MAY BE REQUIRED TO ALLOW THE REQUIRED OFFSITE WORK IN THE MSD EASEMENT AREA.

RECEIVED

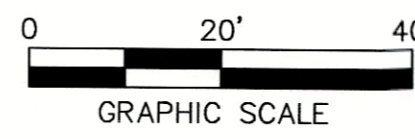
JAN 06 2017  
 PLANNING & DESIGN SERVICES

**DETAILED DISTRICT DEVELOPMENT PLAN**

CASE # 16ZONE1008  
 124, 126 & 128 VERNON AVE  
 LOUISVILLE, KY 40207

FOR OWNER:  
 BROWN CONTI COMPANY LLC.  
 3936 DUTCHMANS LN  
 LOUISVILLE, KY 40207  
 D.B. 10332, PG. 889  
 T.B. 069E, LOT 77

15080dev.dwg



WM# 11355



108 Davenport Lane  
 Suite 300  
 Louisville, Ky 40223  
 t: (502) 327-7073  
 f: (502) 327-7066

**CONTI APARTMENTS**  
 124, 126 & 128 VERNON AVE

DATE: 2/18/16  
 DRAWN BY: R.L.  
 CHECKED BY: J.M.M.  
 SCALE: 1"=20' (HORZ)  
 SCALE: N/A (VERT)

**REVISIONS**

AGENCY COMMENTS 10/4/16
AGENCY COMMENTS 12/19/16
AGENCY COMMENTS 1/6/17
Redline Markup 2/1/17

DETAILED DISTRICT DEVELOPMENT PLAN

JOB NUMBER  
**15080**

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