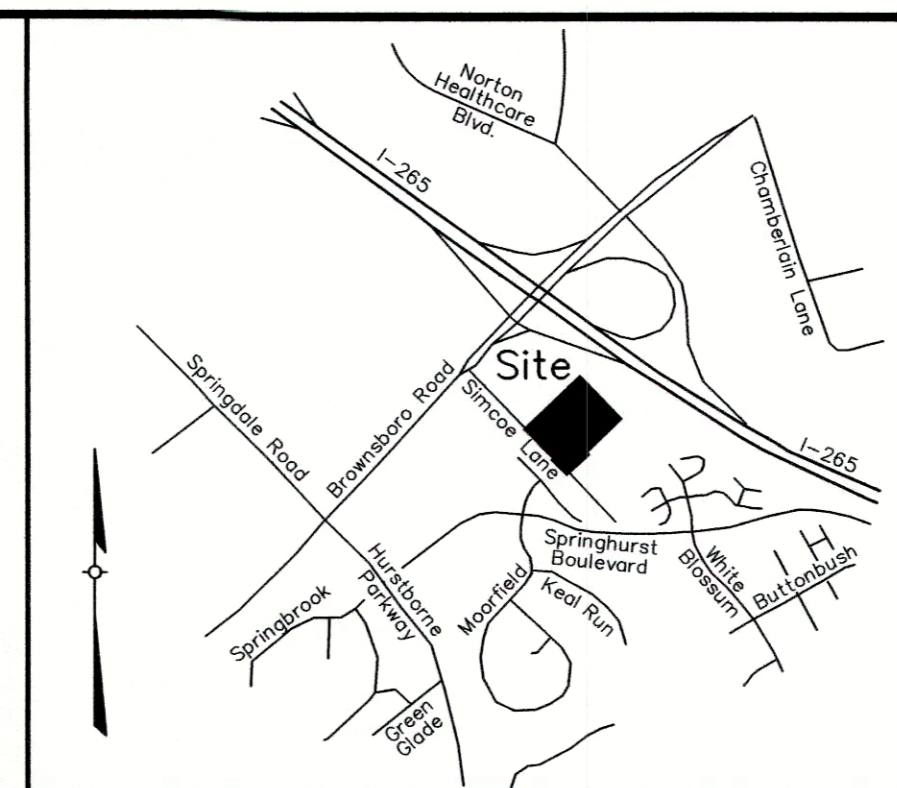


RECEIVED
MAY 16 2016
PLANNING &
DESIGN SERVICES



VARIANCE REQUESTED

1. A Variance is requested from Table 5.3.1 of the Louisville Metro Land Development Code to vary the 15' Rear Setback for the encroachment of the proposed pavement.
2. A Variance is requested from Table 5.7.1.8.2 of the Louisville Metro Land Development Code to vary the building height to 60'.
3. A variance is requested from Table 5.3.2 to encroach into the required east property line 50' side yard setback.

WAIVER REQUESTED

1. A waiver is requested from Chapter 10, Part 2 to encroach into the required 20' landscape buffer area along the East property line.

PROJECT DATA

TOTAL SITE AREA	= 4.52 ACRES
R/W DEDICATION AREA	= 0.33 ACRES
NET SITE AREA	= 4.23 ACRES
EXISTING ZONING	= R-4
PROPOSED ZONING	= OR-3
EXISTING FORM DISTRICT	= NEIGHBORHOOD
PROPOSED FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
BUILDING AREA	= 314,737 S.F. (5 FLOORS)
TOTAL PARKING GARAGE AREA	= 108,868 S.F. (4 FLOORS)
TOTAL BUILDING AREA	= 423,605 S.F.
BUILDING FOOTPRINT	= 27,486 S.F.
RESIDENTIAL & LEASING OFFICE FOOTPRINT	= 26,473 S.F.
TOTAL BUILDING FOOTPRINT	= 98,959 S.F.
BUILDING HEIGHT	= 60' (45' MAX. ALLOWED) (SECTION 5.7.1.8.2)
EXISTING GARAGE	= 5 FLOORS
PROPOSED GARAGE	= 4 FLOORS
TOTAL # OF UNITS	= 249 UNITS
F.A.R. (RESIDENTIAL BUILDING AREA ONLY)	= 1.71 (4.0' MAX. ALLOWED)
PARKING REQUIRED	MIN. 261/1.5 SP MIN. 261/3 SP MAX. = 392 SPACES 783 SPACES
TOTAL PARKING PROVIDED	= 393 SPACES (8 ACCESSIBLE SPACES INCLUDED)
DENSITY	137 ONE BEDROOM UNITS = 32.62 DU/AC. (217 DU/AC. MAX. ALLOWED)
	112 TWO OR MORE BEDROOM UNITS = 28.67 DU/AC. (145.2 OR MORE BEDROOM DU/AC. MAX. ALLOWED)
	249 TOTAL UNITS = 59.28 DU/AC.
VEHICULAR USE AREA	
DRIVE LANE	= 6,275 S.F.
6 SPACE SURFACE LOT	= 2,767 S.F.
TOTAL VEHICULAR USE AREA	= 9,042 S.F.
INTERIOR LANDSCAPE AREA (LA)	
6 SPACE SURFACE LOT	= NO ILA REQUIRED
DRIVE LANE PROVIDED (5%)	= 314 S.F.
DRIVE LANE PROVIDED ILA	= 465 S.F.
OPEN SPACE (O.S.) REQUIRED	= 5% OPEN SPACE REQUIRED
>35 DU/AC.	= 9,227 S.F.
OPEN SPACE PROVIDED	= 4,813 S.F. (50% OF 9,227 S.F.)
GENERAL OPEN SPACE PROVIDED	= 26,005 S.F.
RECREATIONAL O.S. PROVIDED	= 8,702 S.F.
TOTAL OPEN SPACE PROVIDED	= 34,707 S.F.

GENERAL NOTES:

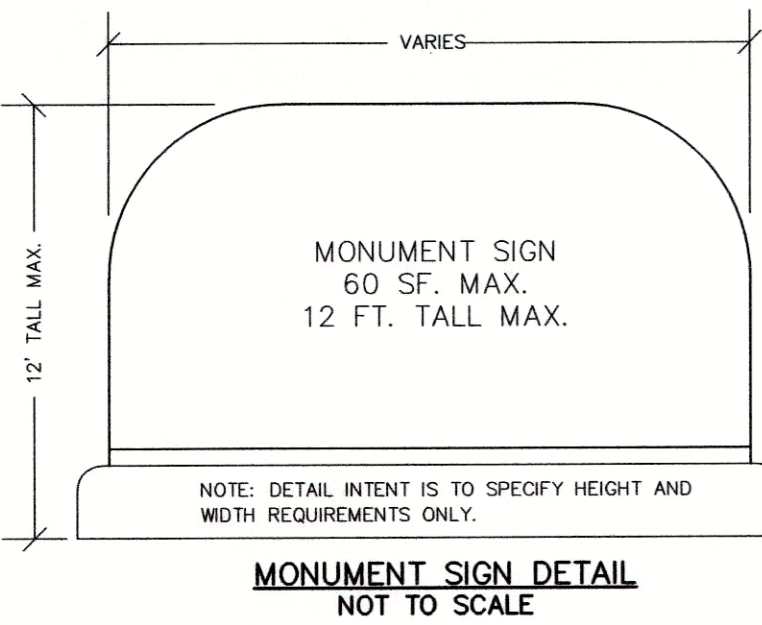
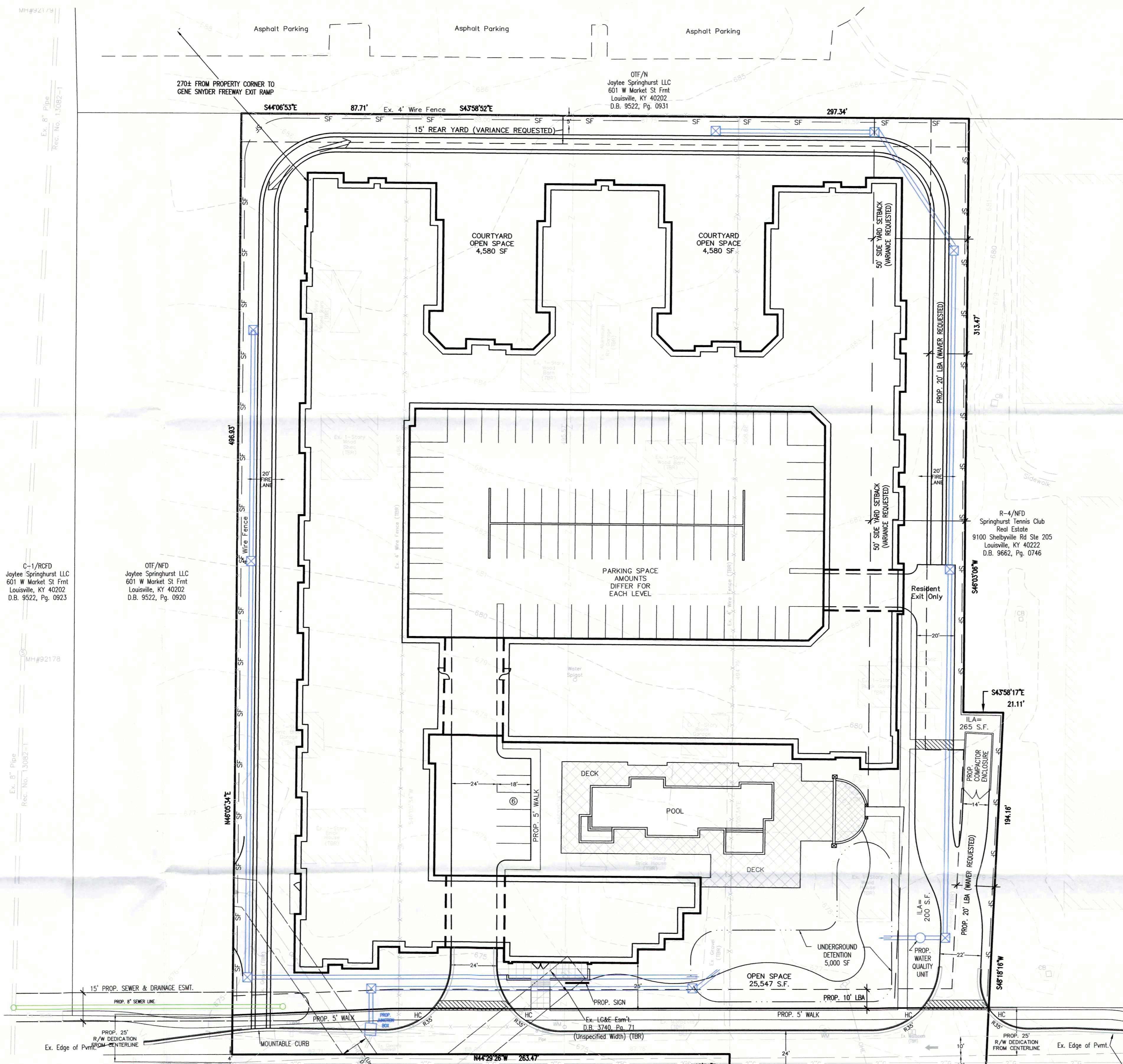
1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
5. Entire site is within a Neighborhood Form District Transition Zone.
6. Right of Way Dedication by deed or minor plat must be recorded prior to construction approval by Transportation Planning.
7. Secured Bike Parking facilities shall be provided in the parking garage. The number of bike parking spaces to be determined.
8. Cross Access Agreement, for vehicular connection to the property to the west, will be provided prior to construction plan approval.
9. Kentucky State Historic Preservation Office (SHPO) documentation of the existing residence located on 4113 Simcoe Lane shall be submitted to SHPO prior to the issuance of a demolition permit.

MSD NOTES:

1. Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0018 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (==>) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
5. 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 downstream system, whichever shall be more restrictive.
6. A Downstream Facilities Capacity Request has been approved by MSD by letter dated January 20, 2016.
7. 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.
8. Erosion & Sediment Control shall be determined on conceptual only and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Sediment Control Plan shall be provided to MSD for approval.
9. If the pool is going to use a sand filter a PSC will be required if a cartridge system is utilized no PSC will be required.
10. Underground detention basins must meet the requirements of Section 10.3.8.4 of the MSD design manual.

EROSION PREVENTION & SEDIMENT CONTROL NOTES

1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
2. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
3. Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil shall be tracked onto the roadway shall be removed daily.
4. 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.
5. All stream crossings must utilize low-water crossing structures per MSD standard drawings ER-02.
6. 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 practicable, but no later than 14 calendar days after the activity has ceased.
7. 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.
8. All storm drainage shall conform to MSD standard specifications.
9. 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

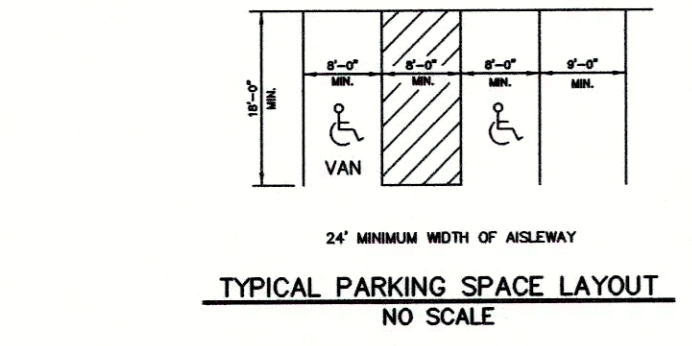


DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.80 - 0.23 = 0.62
A = 3.91 ACRES
R = 2.8 INCHES
X = (0.62)(3.91)(2.8)/12 = 6.79 AC./FT.
REQUIRED (X) = 24,829 CU.FT.
PROVIDED BASIN = 5,000 SQ.FT.
TOTAL = 5,000 SQ.FT. @ APPROX. 5 FT. DEPTH
= 25,000 CU.FT. > 24,829 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 184,540 S.F.
EX. TREE CANOPY AREA = 5%
TOTAL TREE CANOPY AREA REQ. = 20% (36,908 S.F.)
EX. TREE CANOPY TO BE PRESERVED = 0% (S.F.)
PROP. TREE CANOPY TO BE PLANTED = 20% (37,440 S.F.)

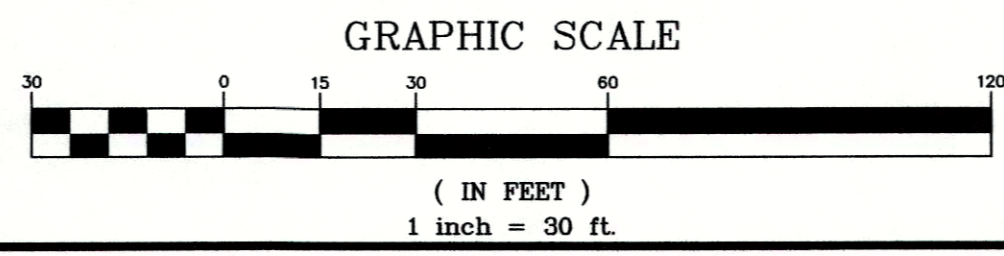


LEGEND

	= PROPOSED STORM SEWER AND MANHOLE
	= PROPOSED SEWER AND MANHOLE
	= PROPOSED DRAINAGE SWALE
	= FIRE HYDRANT
	= GUY ANCHOR
	= TELEPHONE PEDESTAL
	= WATER VALVE
	= WATER METER
	= POWER POLE
	= CATCH BASIN
	= SANITARY SEWER MANHOLE
	= UNDERGROUND GAS LINE
	= UNDERGROUND WATER LINE
	= OVERHEAD ELECTRIC LINE
	= OVERHEAD ELECTRIC, TELEPHONE & CABLE LINES

MSD STANDARD EROSION CONTROLS

	STONE BAG CHECK DAM
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE



OWNER: BETTE M KALIN 4206 SIMCOE LANE LOUISVILLE, KY 40241
OWNER: FRED J & LINDA CALDWELL 4200 SIMCOE LANE LOUISVILLE, KY 40241
OWNER: FRED J & LINDA CALDWELL 4200 SIMCOE LANE LOUISVILLE, KY 40241
OWNER: RAYMOND J BORCHERT 4113 SIMCOE LANE LOUISVILLE, KY 40241

SITE ADDRESS: 4206 SIMCOE LANE T.B. W002, LOT 0029 D.B. 9745, PG. 0551
SITE ADDRESS: 4190 SIMCOE LANE T.B. W002, LOT 0045 D.B. 4807, PG. 0848
SITE ADDRESS: 4200 SIMCOE LANE T.B. W002, LOT 0054 D.B. 4807, PG. 0848
SITE ADDRESS: 4113 SIMCOE LANE T.B. W002, LOT 0044 D.B. 5191, PG. 0700

COUNCIL DISTRICT - 17
FIRE PROTECTION DISTRICT - WORTHINGTON
CASE: 15ZONE1070
WATER#9888

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
FILE NAME: 15099-DDDP
SCALE: AS SHOWN
DATE: 5-16-16
CHECKED BY: KY/AR
DRAWN BY: HY/SBS

ENGINEER'S SEAL
SURVEYOR'S SEAL

L&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTURE
507 WASHINGTON AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40202
TEL: 502.254.4254
WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
CITYSCAPE SIMCOE LANE
OWNER/DEVELOPER
CITYSCAPE RESIDENTIAL
8335 KEYSTONE CROSSING, STE 106
INDIANAPOLIS, IN 46240

JOB NO. 15099
SHEET 1 OF 1
15 ZONE 1070