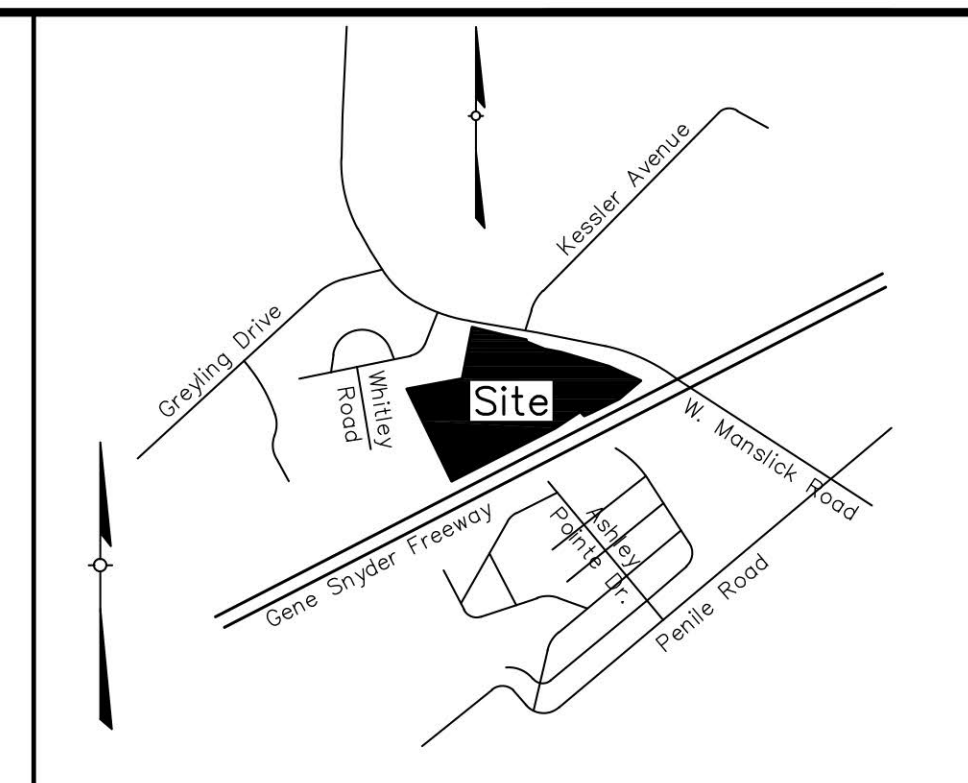


VARIANCE REQUEST:

A variance is being requested from Table 5.3.1 of the Louisville Metro Land Development Code to allow the maximum building height to be 37.625' instead of the required 35' maximum height.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 18.1± Ac.
R/W DEDICATION AREA	= 0.1± Ac.
NET SITE AREA	= 18.0± Ac.
EXISTING ZONING	= R-5
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
NO. OF UNITS	= 216 UNITS
BUILDING HEIGHT	= 3 STORIES (35' MAX. ALLOWED)
UNIT AREA	= 310,830 SF
CLUBHOUSE AREA	= 6,000 SF
TOTAL BUILDING AREA	= 316,830 SF
F.A.R.	= 0.41
NET DENSITY	= 12.00 DU/Ac. (12.01 DU/Ac. MAX.)
GROSS DENSITY	= 11.93 DU/Ac. (12.01 DU/Ac. MAX.)
PARKING REQUIRED	
UNITS	MIN. MAX.
1 SP/UNIT MIN.	= 216 SP
2 SP/UNIT MAX.	= TO BE DETERMINED BY DIRECTOR
CLUBHOUSE	= 432 SP
TOTAL PARKING PROVIDED	= 390 SPACES (16 HC SP INCLUDED)
OPEN SPACE AREA REQUIRED	
OPEN SPACE AREA PROVIDED	= 116,630 SF (15% OF SITE)
RECREATIONAL OPEN SPACE REQUIRED	= 358,635 SF
RECREATIONAL OPEN SPACE PROVIDED	= 58,315 SF (50% OF REQUIRED)
TOTAL VEHICULAR USE AREA	
INTERIOR LANDSCAPE AREA REQUIRED	= 136,089 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 10,207 SF (7.5%)
EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 467,078 SF

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.
- No increase in drainage run off to state roadways.
- 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 overtopping curbing, 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.

MSD NOTES:

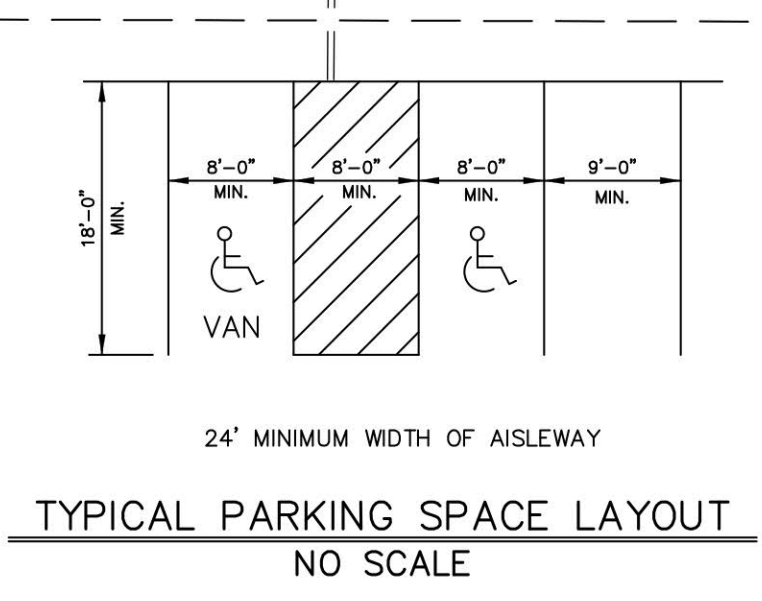
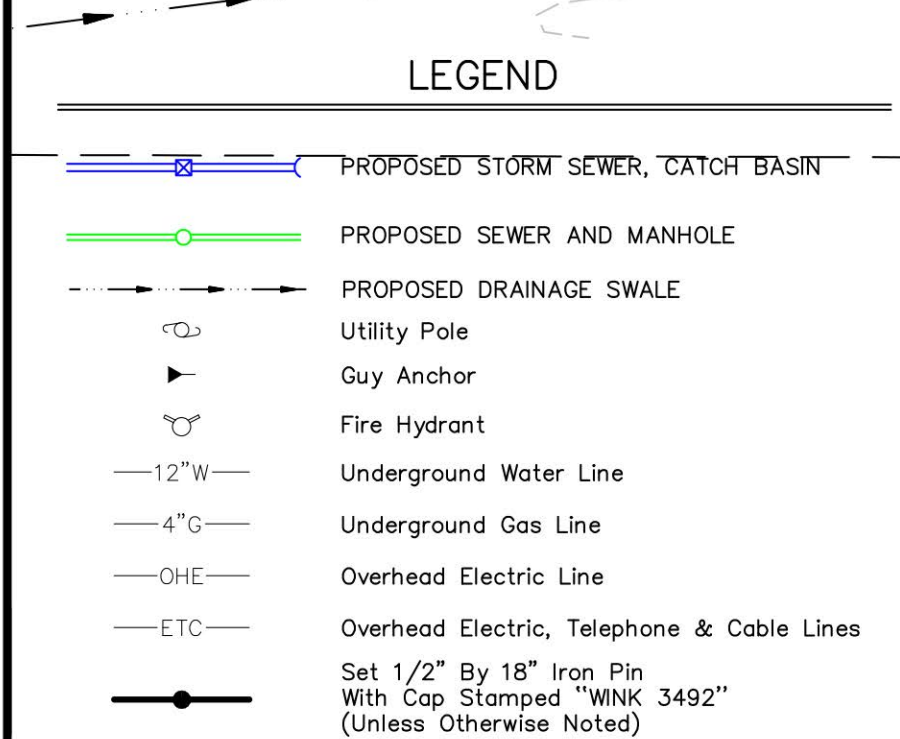
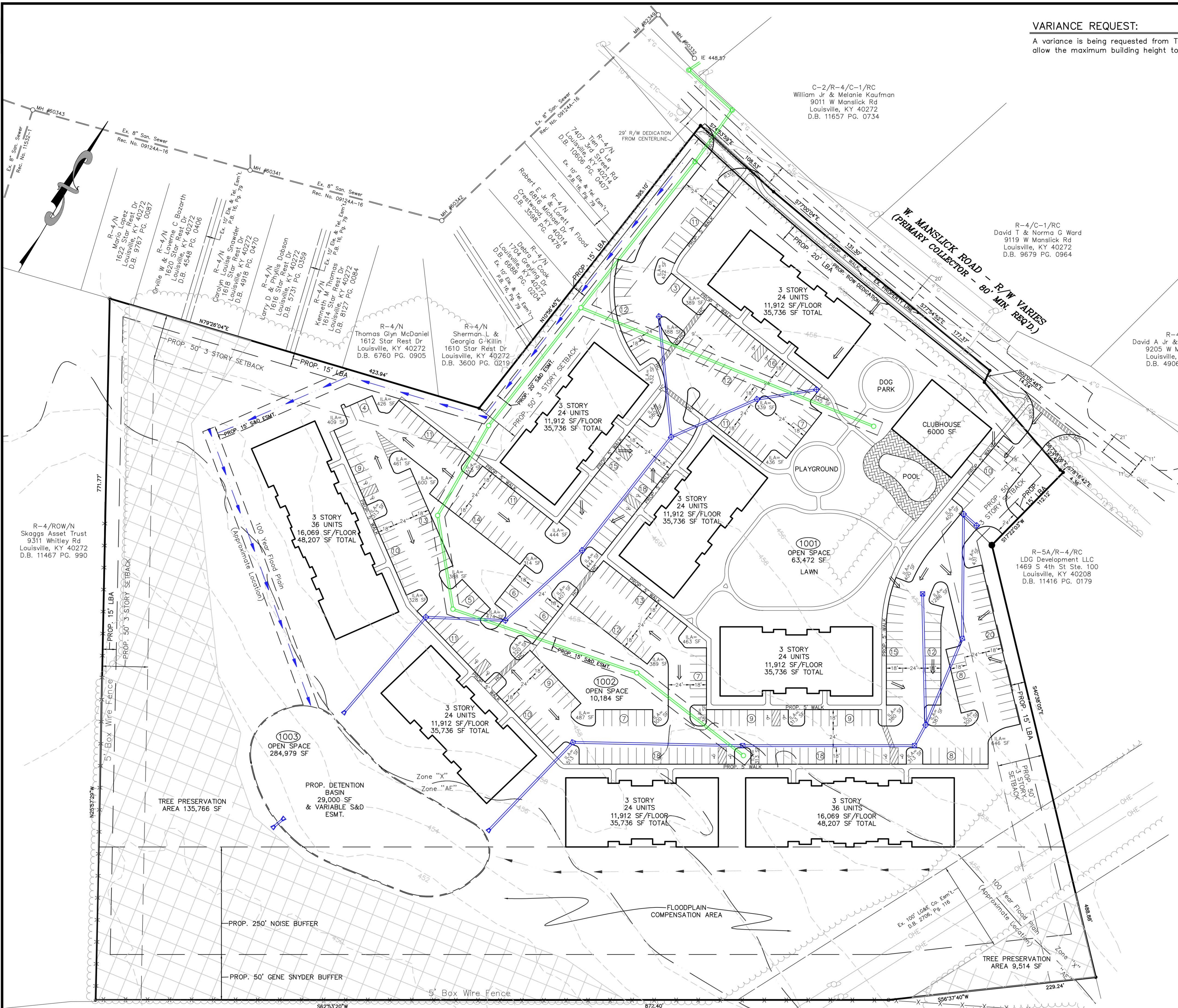
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream 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 0107 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.
- On-site detention will be provided. 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 down-stream system, whichever is more restrictive.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
- All drainage, EPCO 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.
- MSD drainage bond required prior to construction plan approval.
- Lowest finished floor and machinery to be at or above 458.8.
- Run off volume impact fee required calculation based on RFF x 1.5.
- All retail shops must have individual connections per RFF's fats, oil & grease policy.

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.75 - 0.23 = 0.52$
 $A = 13$ ACRES
 $R = 2.8$ INCHES
 $X = (0.52)(13)(2.8)/12 = 1.58$ AC.-FT.
 REQUIRED $X = 68,824$ CU.FT.
 PROVIDED BASIN = 29,000 SQ.FT.
 TOTAL = 29,000 SQ.FT. @ APPROX. 3 FT. DEPTH
 = 87,000 CU.FT. > 68,824 CU.FT.

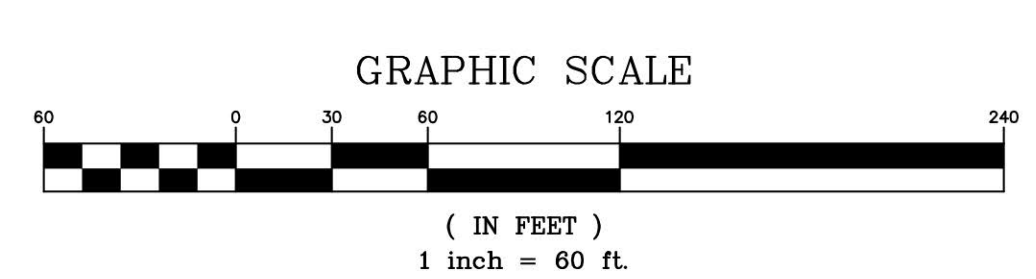
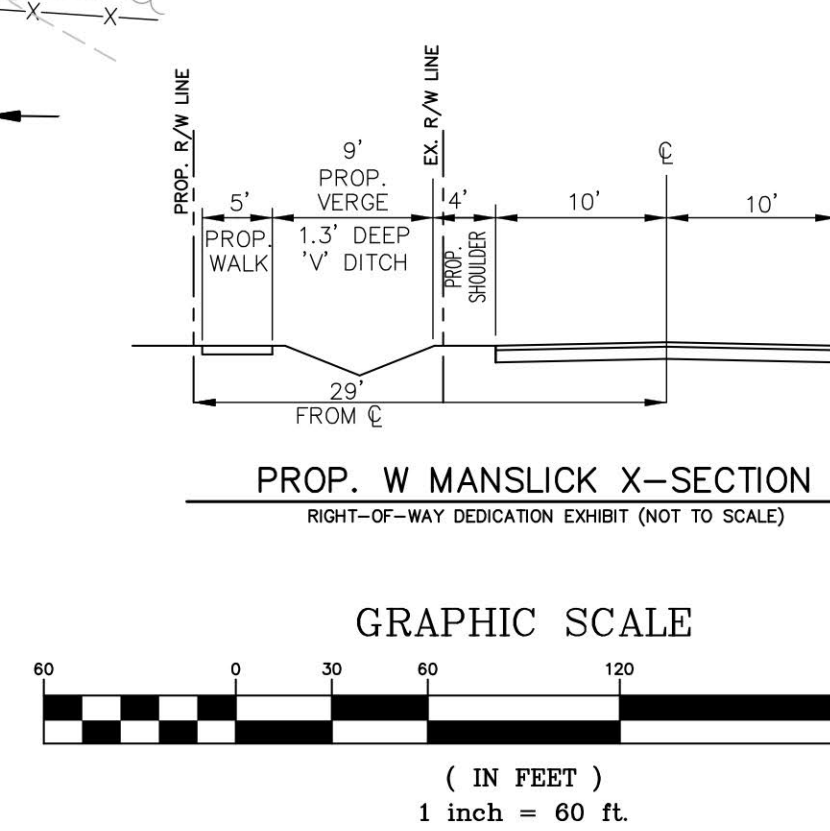
SITE ADDRESS:
 9118 W MANSLICK RD
 TAX BLOCK 1049, LOT 0028
 D.B. 11416, PG. 182

CASE# : 21-DDP-0081
 COUNCIL DISTRICT - 13
 FIRE PROTECTION DISTRICT - FAIRDALE
 MUNICIPALITY - LOUISVILLE WM #8617/211130



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 783,418 S.F.
EXISTING TREE CANOPY	= 93% (725,281 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 20% (145,280 S.F.) OF THE EXISTING CANOPY
TOTAL TREE CANOPY AREA REQUIRED	= 35% (274,343 S.F.)
PROPOSED TREE CANOPY TO BE PROVIDED	= 35% (274,343 S.F.)



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8/23/21	REVISED PER AGENCY COMMENTS	JH
2	10/25/21	REVISED PER AGENCY COMMENTS	JH
3	12/13/21	REVISED PER AGENCY COMMENTS	JH
4	1/19/22	TREE CANOPY REVISIONS	DT
5	1/20/22	X-SECTION AND R/W REV	DT

PROJECT DATA

FILE NAME: 19057-DDDP
DATE: 7/28/21
CHECKED BY: DT

SCALE: AS SHOWN
DRAWN BY: JH

PROJECT DATA

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DATE: 7/28/21
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LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTURE
507 WASHINGTON AVENUE SUITE 101, LOUISVILLE, KENTUCKY 40202
PHONE: 502.636.8822 FAX: 502.636.8824

DETAILED DISTRICT DEVELOPMENT PLAN

LDG
9118 W MANSLICK ROAD
OWNER/DEVELOPER
LDG DEVELOPMENT LLC
1469 S 4TH ST., STE. 100
LOUISVILLE, KY 40208

JOB NO. 19057

SHEET 1 OF 1

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