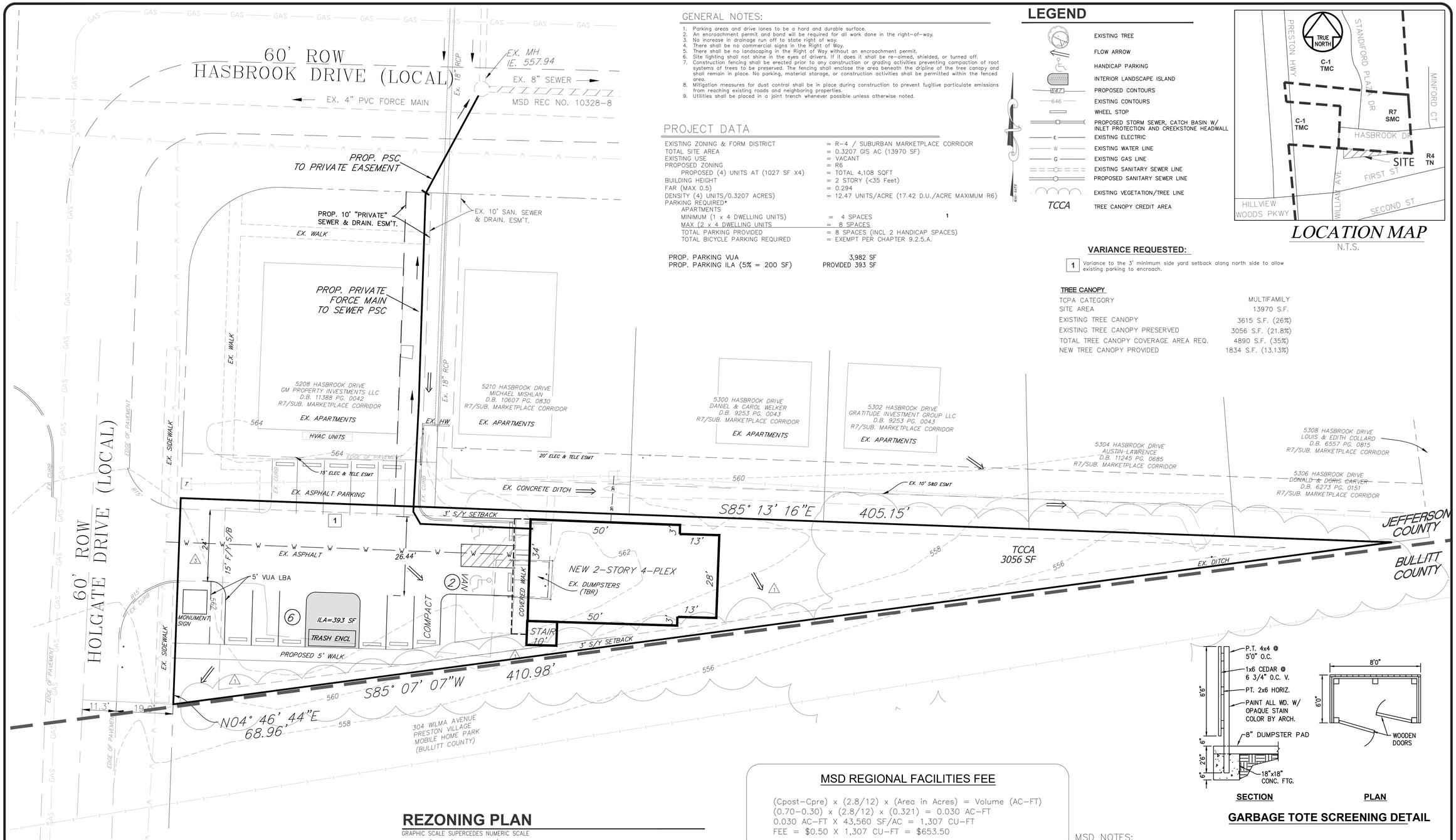


GENERAL NOTES:

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. No increase in drainage run off to state right of way.
4. There shall be no commercial signs in the Right of Way.
5. There shall be no landscaping in the Right of Way without an encroachment permit.
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
7. 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.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
9. Utilities shall be placed in a joint trench whenever possible unless otherwise noted.

PROJECT DATA

EXISTING ZONING & FORM DISTRICT	= R-4 / SUBURBAN MARKETPLACE CORRIDOR
TOTAL SITE AREA	= 0.3207 GIS AC (13970 SF)
EXISTING USE	= VACANT
PROPOSED ZONING	= R6
PROPOSED (4) UNITS AT (1027 SF X4)	= TOTAL 4,108 SQFT
BUILDING HEIGHT	= 2 STORY (<35 Feet)
FAR (MAX 0.5)	= 0.294
DENSITY (4) UNITS/0.3207 ACRES)	= 12.47 UNITS/ACRE (17.42 D.U./ACRE MAXIMUM R6)
PARKING REQUIRED*	
APARTMENTS	
MINIMUM (1 x 4 DWELLING UNITS)	= 4 SPACES 1
MAX (2 x 4 DWELLING UNITS	= 8 SPACES
TOTAL PARKING PROVIDED	= 8 SPACES (INCL 2 HANDICAP SPACES)
TOTAL BICYCLE PARKING REQUIRED	= EXEMPT PER CHAPTER 9.2.5.A.
PROP. PARKING VUA	3,982 SF
PROP. PARKING ILA (5% = 200 SF)	PROVIDED 393 SF

LEGEND

- EXISTING TREE
- FLOW ARROW
- HANDICAP PARKING
- INTERIOR LANDSCAPE ISLAND
- PROPOSED CONTOURS
- 646 EXISTING CONTOURS
- WHEEL STOP
- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND CREEKSTONE HEADWALL
- E EXISTING ELECTRIC
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING VEGETATION/TREE LINE
- TCCA TREE CANOPY CREDIT AREA

LOCATION MAP
N.T.S.

VARIANCE REQUESTED:

1 Variance to the 3' minimum side yard setback along north side to allow existing parking to encroach.

TREE CANOPY

TCPA CATEGORY	MULTIFAMILY
SITE AREA	13970 S.F.
EXISTING TREE CANOPY	3615 S.F. (26%)
EXISTING TREE CANOPY PRESERVED	3056 S.F. (21.8%)
TOTAL TREE CANOPY COVERAGE AREA REQ.	4890 S.F. (35%)
NEW TREE CANOPY PROVIDED	1834 S.F. (13.13%)

SECTION PLAN

GARBAGE TOTE SCREENING DETAIL

MSD REGIONAL FACILITIES FEE

(Cpost-Cpre) x (2.8/12) x (Area in Acres) = Volume (AC-FT)
(0.70-0.30) x (2.8/12) x (0.321) = 0.030 AC-FT
0.030 AC-FT X 43,560 SF/AC = 1,307 CU-FT
FEE = $0.50 X 1,307 CU-FT = $653.50

REZONING PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 7.5' 15' 30'
SCALE: 1" = 15'

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

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 (BEST MANAGEMENT PRACTICES) 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 SEEDED AND STABILIZED.

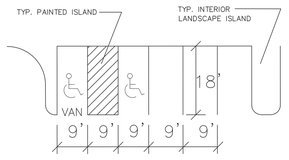
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, 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.

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.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.



TYPICAL PARKING DETAIL

IMPERVIOUS AREA

1. TOTAL SITE AREA = 13,970 SF (0.302 AC)
2. LIMITS OF DISTURBANCE = 28,621 SF (0.657 AC)
3. TOTAL IMPERVIOUS AREA (EXISTING) = 4640 SF (0.107 AC) EXISTING PARKING LOT
4. INCREASE OF IMPERVIOUS AREA = 3565 SF (0.082 AC)
5. TOTAL IMPERVIOUS AREA (PROPOSED) = 8205 SF (0.188 AC)

MSD STANDARD EROSION CONTROLS	
1	SILT FENCE
2	INLET PROTECTION
3	CONSTRUCTION ENTRANCE

MSD NOTES:

1. Construction plans and documents shall comply with Louisville & Jefferson county metropolitan sewer district's design manual and standard specifications and other local, state, and federal ordinances.
2. Sanitary sewer service will be provided by new PSC. Offsite 10' private easement required, proposed offsite easement will not be permitted to overlap with any existing public easements. Subject to Fee's and any applicable charges.
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. A Downstream Facilities Capacity Request will be submitted to MSD.
5. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.

GENERAL SITE INFORMATION:

1. THIS SITE IS CURRENTLY ZONED R-4 IN THE NEIGHBORHOOD FORM DISTRICT.
2. SITE IS LOCATED IN COUNCIL DISTRICT 13 & FIRE PROTECTION DISTRICT OKOLONA.
3. NO PORTION OF THE SITE IS LOCATED IN THE FLOODPLAIN PER FEMA MAP # 21111C0128E.
4. SITE IS LOCATED IN A KARST TERRAIN AREA.

The New Look For Digging Safely in Kentucky
Kentucky 811
Call 811 Before You Dig

UTILITY WARNING
THE UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CONTACT KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123 PRIOR TO ANY CONSTRUCTION ACTIVITY.

PREVIOUS CASES: ZONEPA-0008

MSD WM#8818

Received August 23, 2021
Planning & Design
21-ZONE-0049
Case# 21-zone-0049

REVISIONS

Date	Description	By
5/21	Agency Comments	CC
8/21	Agency Comments	CC

ENGINEER
BlueStone Engineers, PLLC
3703 Taylorsville Road, Suite 205
Louisville, Kentucky 40220
(502) 292-9288
www.bluestoneengineers.com

DEVELOPER/OWNER:
GM PROPERTY INVESTMENTS, LLC
A Kentucky Limited Liability Company
10706 TAYLOR FARM CT
PROSPECT, KENTUCKY 40059

DATE

SIGNATURE

TITLE
HOLGATE APARTMENTS REZONING
UNADDRESSED HOLGATE DR./HASBROOK DR.
LOUISVILLE, KY 40229
TAX BLOCK 2096 LOT 294A
DB 11388 PG 42
SITE INFO

REZONING PLAN

SHEET NO.
1 OF 1

DATE: 9-22-20
SCALE: 1"=20'

DRAWN BY: | CHECKED BY: