

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 has been submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0033E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- 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. Applicant shall coordinate with the downstream property owner and construct a stormwater system to convey water off-site all the way to the downstream detention basin outlet.
- This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 41,400 S.F.
- MSD drainage bond required prior to construction plan approval.
- Drainage captured from the adjacent property to the north will sheet flow into catch basins within the subject's site parking lot and be directed to the detention basin. The catch basins, piping and detention basin will all be placed in a drainage easement.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.

WAIVER REQUEST:

A Waiver is requested from LDC Section 10.2.4, Table 10.2.3 to allow a 5' LBA with a 1.5 planting multiplier along the north property line, rather than the required 15' LBA.

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.
- 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.
- 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 overhanging abutting 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.
- A Karst survey was performed on 11-5-2019 by Mike Hill, AICP and no karst features were observed.

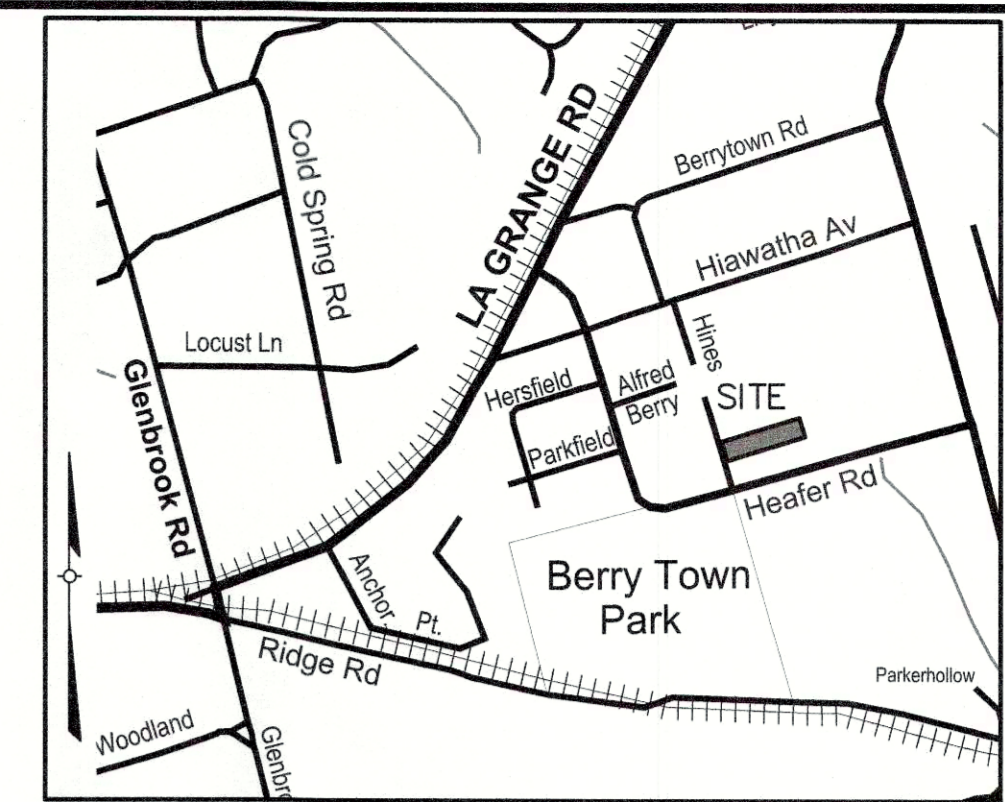
PROJECT DATA

TOTAL SITE AREA	= 1.0 ACRE (43,560 SF)
R/W DEDICATION AREA	= 2,160 SF
NET SITE AREA	= 0.95 ACRES (41,400 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= R-6
EXISTING USE	= VACANT
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
PROPOSED NO. OF UNITS	= 16
PROPOSED FOOTPRINT AREA	= 2,700 SF PER STRUCTURE
PROPOSED BUILDING AREA	= 21,600 SF (2-STORY)
F.A.R.	= .52
DENSITY	= 16.8 DU/ACRE
OPEN SPACE REQ.	= 6,210 SF (15.0%)
OPEN SPACE PROV.	= 6,250 SF

PARKING REQUIRED (16 D.U.)	MIN.	MAX.
1 SP PER D.U. MIN.	= 16 SPACES	
2 SP PER D.U. MAX.		= 32 SPACES
TOTAL PARKING PROVIDED	= 27 (2 ADA SP INCLUDED)	

TOTAL VEHICULAR USE AREA	= 12,347 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 926 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 930 SF

EXISTING IMPERVIOUS AREA	= 0 SF
PROPOSED IMPERVIOUS AREA	= 24,662 SF



LOCATION MAP
NOT TO SCALE

REVISIONS	
NO.	DESCRIPTION
1	PRE-APPLICATION COMMENTS
2	REVISED PER AGENCY COMMENTS
1	REVISED PER AGENCY COMMENTS

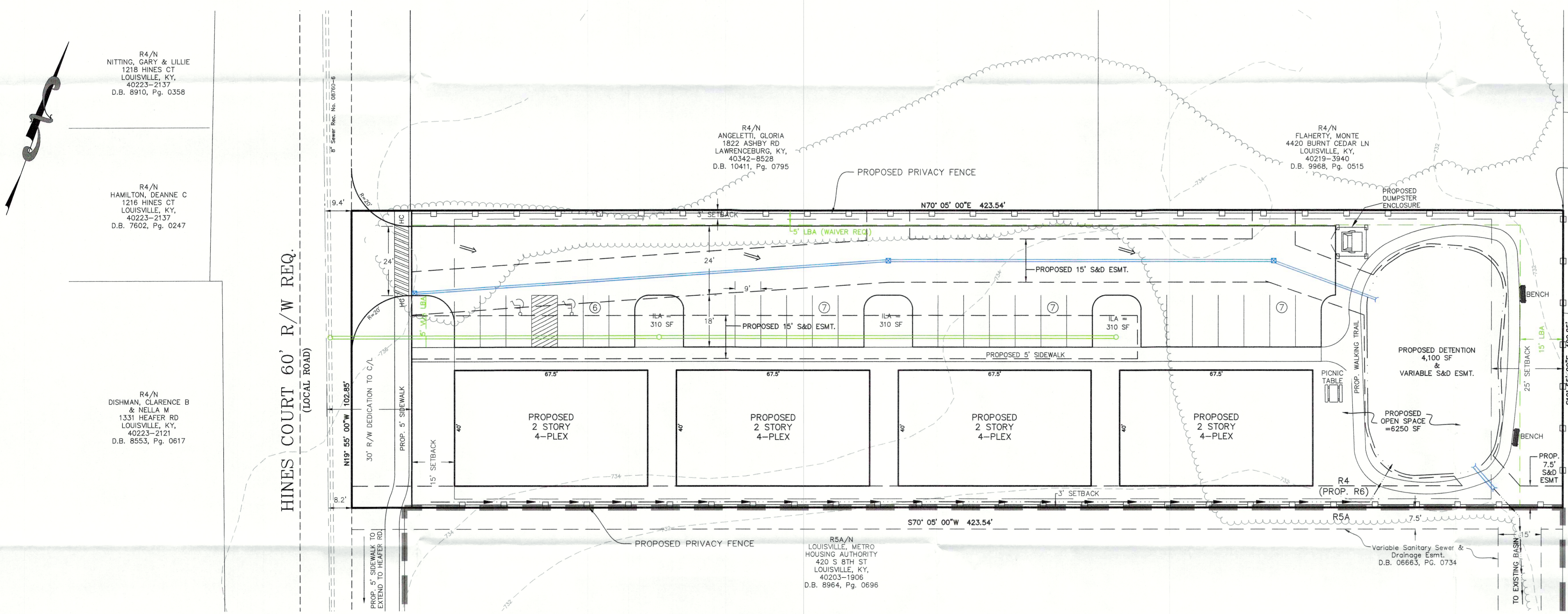
PROJECT DATA	
FILE NAME:	19154-DDP
DATE:	11-18-19
CHECKED BY:	MH
SCALE:	AS SHOWN
DRAWN BY:	ARI/AH

PROFESSIONAL'S SEAL	
DATE:	11/16/20
BY:	JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 602 W. WASHINGTON AVENUE, SUITE 100 • LOUISVILLE, KY 40202
 PHONE: 502.446.9714 FAX: 502.446.9715
 WEB SITE: WWW.LD-D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
1213 HINES COURT
 OWNER
GREGORY PROPERTIES LLC
 6460 W HWY 146
 CRESTWOOD, KY 40014-9575

JOB NO. **19154**
 SHEET **1** OF **1**



LEGEND

- PROPOSED SEWER AND MANHOLE
- EX. FENCE
- EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- EXISTING SEWER AND MANHOLE
- EX. TREE LINE
- EX. CONTOUR
- EX. ZONING LINE
- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL

TYPICAL PARKING SPACE LAYOUT
NO SCALE

24' MINIMUM WIDTH OF AISLEWAY

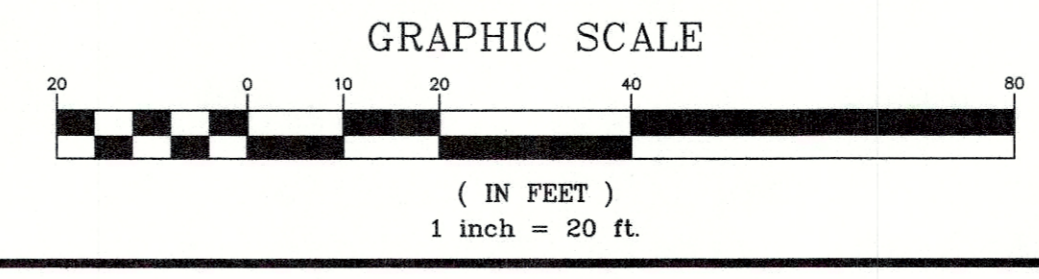
DETENTION BASIN CALCULATIONS

X = Δ CRA/12
 ΔC = 0.70 - 0.23 = 0.47
 A = 0.95 ACRES
 R = INCHES
 X = (C)(A)(R)/12 = AC.-FT.
 X = (0.95)(0.47)(2.8)/12 = 0.104 AC.-FT.
 REQUIRED = 4,538 CU.FT.
 PROVIDED BASIN = 4,100 SQ.FT.

TOTAL = 4,100 SQ.FT. @ APPROX. 1.2 FT. DEPTH = 4,920 CU.FT.
 = 4,920 CU.FT. > 4,538 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA (CLASS C SITE) = 41,400 SF
 EXISTING TREE CANOPY AREA = 17,553 SF (42% OF SITE AREA)
 EXISTING TREE CANOPY TO BE PRESERVED = 0%
 TOTAL TREE CANOPY AREA REQUIRED = 35% (14,490 SF)



RECEIVED
 NOV 16 2020
 PLANNING & DESIGN SERVICES

SITE ADDRESS:
 1213 HINES COURT
 LOUISVILLE, KY 40223
 TAX BLOCK 0296, LOT 00150015
 D.B. 11536, PG. 596

COUNCIL DISTRICT - 19
 FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN

WM# 12147