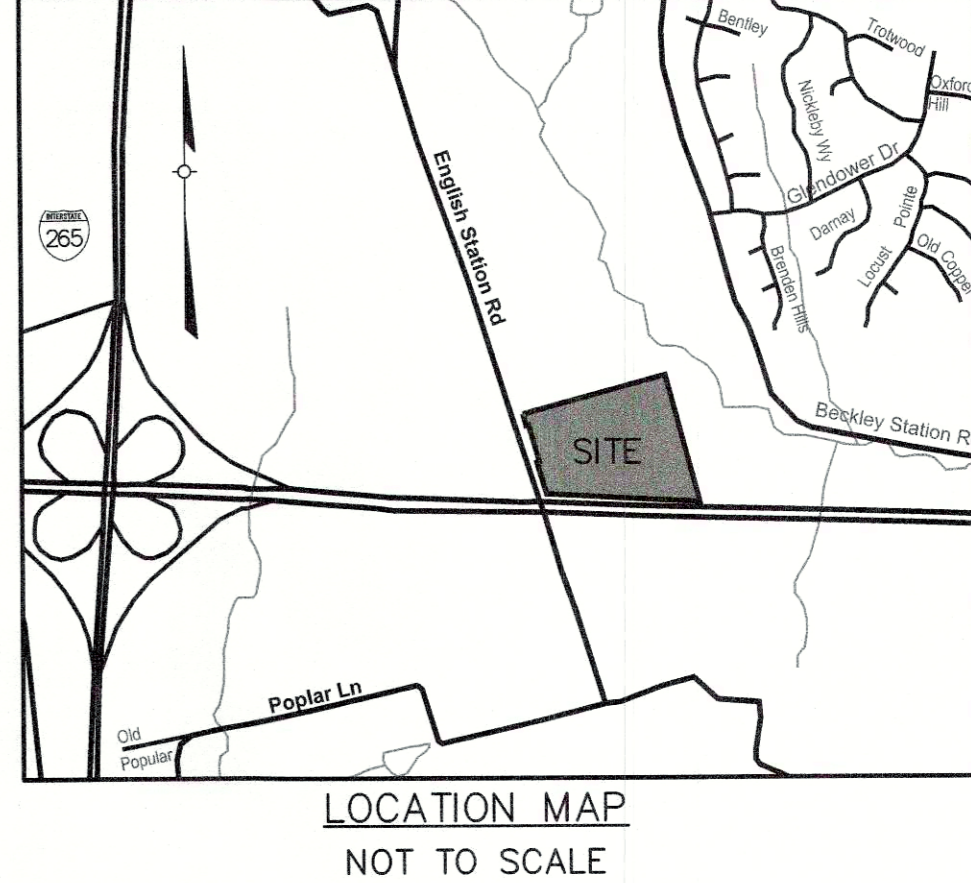


**WAIVERS REQUESTED:**

- A Waiver is requested from Section 10.1.10 of The Louisville Metro Land Development Code to not provide the 15 ft. Vehicular Use Area Landscape Buffer Between Tracts 1 & 2.
- A Waiver is requested from Section 10.2.7 of The Louisville Metro Land Development Code to not provide the required trees within the 35 ft. perimeter Landscape Buffer Area.

**VARIANCE REQUESTED:**

- A Variance is requested from Table 5.3.1 of The Louisville Metro Land Development Code to vary the 5 ft. Side Yard to 0 ft. between Tracts 1 & 2.



**PROJECT DATA**

TOTAL SITE AREA	= 21.8 ACRES (948,548 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= R-5A
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
EXISTING IMPERVIOUS AREA	= 33,829 SF
PROPOSED IMPERVIOUS AREA	= 376,873 SF (1014% INCREASE)
TRACT 1 AREA	= 7.4± ACRES (322,639 SF)
PROPOSED USE	= PATIO HOMES
TOTAL AREA OF BLDG AREA	= 113,745 SF
F.A.R. (113,745/322,639)	= 0.35 (0.5 ALLOWED)
PROPOSED BUILDING HEIGHT	= (35' ALLOWED)
DENSITY (53/7.4)	= 7.2 DU/ACRE (12.01 DU/ACRE ALLOWED)

TOTAL NO. OF UNITS	= 9 UNITS
(3) 3-PLEX	= 44 UNITS
(11) 4-PLEX	= 53 UNITS
TOTAL PATIO HOME UNITS	= 53 UNITS
PARKING REQUIRED PATIO HOMES	MIN. 80 SP MAX. 133 SP
1.5 SP/D.U. MIN/2.5 SP/D.U. MAX	
PARKING PROVIDED PATIO HOMES	= 53
GARAGE SPACES	= 53
DRIVEWAY SPACES	= 53
TOTAL PARKING PROVIDED	= 106 SPACES
TOTAL VEHICULAR USE AREA	= 66,976 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 5,023 SF (VUA x 7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 37,870 SF
OPEN SPACE REQUIRED	= 48,396 SF (15%)
OPEN SPACE PROVIDED	= 17,775 SF
RECREATIONAL OPEN SPACE REQUIRED	= 24,198 SF (50% REQUIRED OPEN SPACE)
RECREATIONAL OPEN SPACE PROVIDED	= 11,175 SF

**TRACT 2 AREA**

PROPOSED USE	= 14.37± ACRES (626,260 SF)
TOTAL AREA OF BLDG AREA	= MULTI-FAMILY RESIDENTIAL
F.A.R. (209,909/626,260)	= 0.33 (0.5 ALLOWED)
PROPOSED BUILDING HEIGHT	= (35' ALLOWED)
DENSITY (172/14.37)	= 11.96 DU/ACRE (12.01 DU/ACRE ALLOWED)
TOTAL NO. OF UNITS	= 12 UNITS
(1) 12 UNIT BLDG	= 12 UNITS
(2) 24 UNIT BLDG	= 48 UNITS
(4) 28 UNIT BLDG	= 112 UNITS
TOTAL MULTI-FAMILY UNITS	= 172 UNITS
PARKING REQUIRED MULTI-FAMILY	MIN 258 SP MAX. 430 SP
MIN. 1.5 SP/D.U.; MAX. 2.5 SP/D.U.	
PARKING PROVIDED	= 264 SPACES
MULTI-FAMILY	= 6 SPACES
CLUBHOUSE	= 270 SPACES
TOTAL PARKING PROVIDED	= 540 SPACES (10 ADA SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 111,697 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 8,377 SF (VUA x 7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 11,206 SF
OPEN SPACE REQUIRED	= 93,939 SF (15%)
OPEN SPACE PROVIDED	= 334,904 SF
RECREATIONAL OPEN SPACE REQUIRED	= 46,970 SF (50% REQUIRED OPEN SPACE)
RECREATIONAL OPEN SPACE PROVIDED	= 233,155 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.
- 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 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.
- No Karst features were found on site during a site visit on July 2nd, 2020, by Derek Triplett R.L.A.
- South English Station Road shall be widened to a 3 lane section along the frontage of the site.
- A General Cross Access Agreement shall be recorded between Tracts 1 & 2.

**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. Off-site easements required.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0050 E dated December 5, 2006.
- 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.
- All drainage, EPC 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.
- A geotechnical report shall be provided evaluating the impoundment location and structural integrity of the proposed/existing dam prior to MSD construction plan approval.

**DETENTION BASIN CALCULATIONS**

X = A CRA/12	= 0.70-0.25=0.45
AC = 0.70-0.25=0.45	
A = ACRES = 21.8 ACRES	
R = INCHES = 2.8 INCHES	
X = (C/A/R)/12 = AC-FT. = 2.29 AC-FT.	
REQUIRED X = CLFT. = 99,750 CU.FT.	
PROVIDED BASIN = 30,000 CU.FT.	
TOTAL = 30,000 CU.FT. APPROX. 4 FT. DEPTH	
= 120,000 CU.FT. > 99,750 CU.FT.	

**OWNER:** 1007 SOUTH ENGLISH STATION RD LLC  
14506 HEARTHSTONE CT.  
LOUISVILLE, KY 40245-3953

**SITE ADDRESS:** 1007 SOUTH ENGLISH STATION RD  
LOUISVILLE, KY 40299  
TAX BLOCK 0040, LOT 0343  
D.B. 9801, PG. 0156

**COUNCIL DISTRICT - 20**  
**FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN**

**RECEIVED**  
MAR 08 2021  
PLANNING & DESIGN SERVICES

**CASE #20-ZONE-0056**  
**MW #10650**

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	JH	DT	DT
1	8/24/20	REVISED PER AGENCY COMMENTS				
2	10-13-20	PER AGENCY COMMENTS				
3	10-19-20	MSD REVISIONS				
		REVISED TRACT 1				

**PROJECT DATA**

FILE NAME: 19234-RD03P  
SCALE: AS SHOWN  
DATE: 3-2-20  
CHECKED BY: DT  
DRAWN BY: ARH

**PROJECT DATA**

FILE NAME: 19234-RD03P  
SCALE: AS SHOWN  
DATE: 3-2-20  
CHECKED BY: DT  
DRAWN BY: ARH

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
507 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
PHONE: 502.442.9714  
FAX: 502.442.9714  
WEB SITE: WWW.LD&D.COM

**REVISIONS**

OWNER/DEVELOPER: SUNSHINE ENGLISH STATION DEVELOPMENT, LLC  
2104 CLUB VISTA PLACE  
LOUISVILLE, KY 40245

**JOB NO. 19234**  
**SHEET 1 OF 1**

**LEGEND**

	EX. UTILITY POLE
	EX. GUY ANCHOR
	EX. OVERHEAD ELECTRIC LINES
	EX. FENCE
	EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	EXISTING SEWER AND MANHOLE
	PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	PROPOSED SEWER AND MANHOLE
	EX. TREE LINE
	DRAINAGE FLOW DIRECTION
	EX. CONTOUR
	EX. DITCH/SWALE
	EX. ZONING LINE
	PROPOSED DITCH/SWALE
	PROPOSED TCCA

**BEARINGS AND DISTANCES**

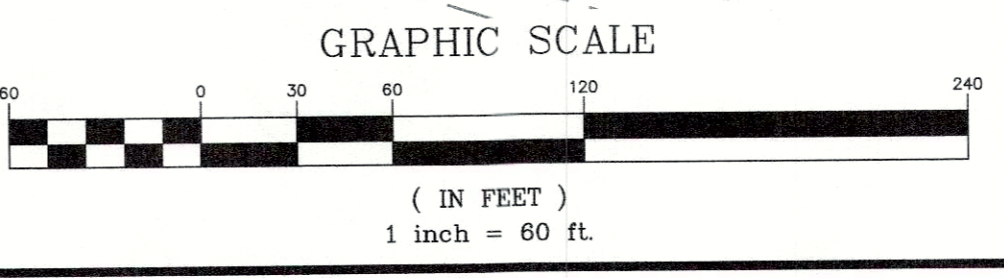
"A"	S64°17'08"W	13.10'	R80°	"B"	N81°33'19"W	120.36'	R500'
"B"	S60°07'43"W	26.04'	R100'	"C"	S89°26'17"W	82.29'	R150'
"C"	S87°02'14"W	34.13'	R150'	"D"	N73°31'05"E	18.21'	
"D"	S67°40'37"W	37.48'	R150'	"E"	S83°11'28"W	145.07'	R500'
"E"	S83°11'28"W	145.07'	R500'				

**SLOPES TABLE**

MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
20.00%	>	
30.00%	>	

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA (CLASS C SITE)	= 21.8 ACRES (948,548 SF)
EXISTING TREE CANOPY AREA	= 607,041 SF (64% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 15% (138,337 SF - 22% OF EX. CANOPY)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (331,992 SF)
TREES TO BE PLANTED	= 162 TREES (194,400 SF)
TOTAL TREE CANOPY TO BE PROVIDED	= 35% (332,737 SF)



**TYPICAL PARKING SPACE LAYOUT**  
NO SCALE