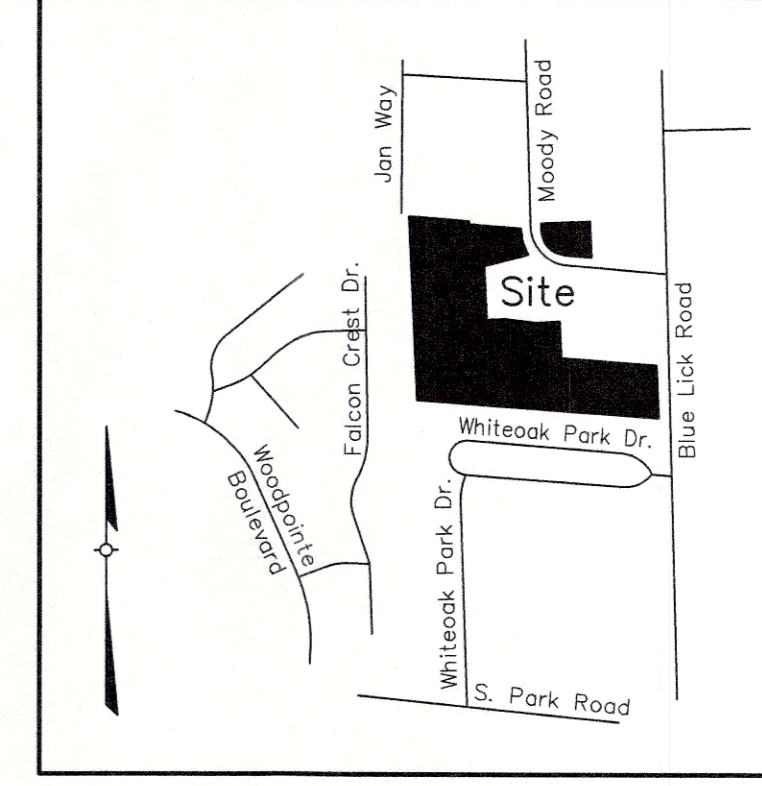


PROPERTY LINE TABLE	
L1	S00°48'35"W 11.30'
L2	S13°43'17"E 65.24' R=130'
L3	N01°12'21"E 13.08'
L4	N01°12'21"E 9.06'



PROJECT DATA

TOTAL SITE AREA	= 5.20± Ac. (226,492 SF)
R/W DEDICATION AREA	= 0.03± Ac. (1,181 SF)
NET SITE AREA	= 5.17± Ac. (225,311 SF)
R-6 ZONED AREA	= 3.74± Ac. (163,193 SF)
R-7 ZONED AREA	= 1.43± Ac. (62,118 SF)
EXISTING ZONING	= R-6/R-7
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
NO. OF UNITS	
R-6	= 52 UNITS
R-7	= 48 UNITS
TOTAL NO. OF UNITS	= 100 UNITS
BUILDING HEIGHT	= 3 STORY (35' MAX. ALLOWED)
BUILDING FOOTPRINT	= 8,825 SF (24 UNIT BLDG.)
	= 2,205 SF (4 UNIT BLDG.)
TOTAL BUILDING AREA	= 105,900 SF
24 UNIT BUILDINGS	= 4,410 SF
4 UNIT BUILDING	= 110,310 SF
TOTAL BUILDING AREA	= 110,310 SF
DENSITY	
R-6 ZONED AREA (52 UNITS/3.74 Ac.)	= 13.90 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)
R-7 ZONED AREA (48 UNITS/1.43 Ac.)	= 33.56 DU/Ac. (34.8 DU/Ac. MAX. ALLOWED)
TOTAL DENSITY (100 UNITS/5.17 Ac.)	= 19.34 DU/Ac.
PARKING REQUIRED	
	MIN. MAX.
1 SP/UNIT MIN. (100 UNITS)	= 100 SP
2 SP/UNIT MAX. (100 UNITS)	= 200 SP
TOTAL PARKING PROVIDED	= 142 SPACES (8 HC PROVIDED)
OPEN SPACE REQUIRED	= 15% (33,797 SF)
OPEN SPACE PROVIDED	= 31% (70,290 SF)
RECREATIONAL OPEN SPACE REQUIRED	= 16,899 SF (50% OF REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED (WALKING TRAIL, PICNIC TABLES)	= 17,000 SF
TOTAL VEHICULAR USE AREA	= 58,397 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 4,379 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 5,014 SF
EXISTING IMPERVIOUS	= 8,701 SF
PROPOSED IMPERVIOUS	= 95,825 SF (1001% INCREASE)

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 overhanging 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.
- Benchmark and topographical information shown hereon were derived from survey. Boundary information was taken from survey.
- No Karst features were observed on site during a site visit on January 12, 2022, by Mike Hill AICP.
- Street trees to be provided in all rights of way per LDC Section 10.2.8. Final location and type to be shown on the approved Landscape Plan in consultation with Public Works to ensure safe sight distances and feasibility.

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 approved by MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0081 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.
- Detention is provided by the existing onsite detention basin. As built to be provided and modifications may be required prior to MSD construction plan approval. Drainage bond may be required if modifications need to be made to bring the existing basin up to the original design specifications.
- All drainage, EPSC 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 Open Best Management Practices.
- Run off volume impact fee required, calculations based on RFF x 1.5.
- ACOE approval may be required prior to MSD construction plan approval.

RECEIVED
MAR 10 2022
PLANNING & DESIGN SERVICES

COUNCIL DISTRICT - 24
FIRE PROTECTION DISTRICT - OKOLONA
MUNICIPALITY - LOUISVILLE
CASE #21-CAT3-0022
WM #8499/21 1234

REVISIONS		
NO.	DATE	DESCRIPTION
1	1/14/22	REVISED PER AGENCY COMMENTS
2	1/31/22	REVISED PER AGENCY COMMENTS
3	2/21/22	REVISED PER AGENCY COMMENTS

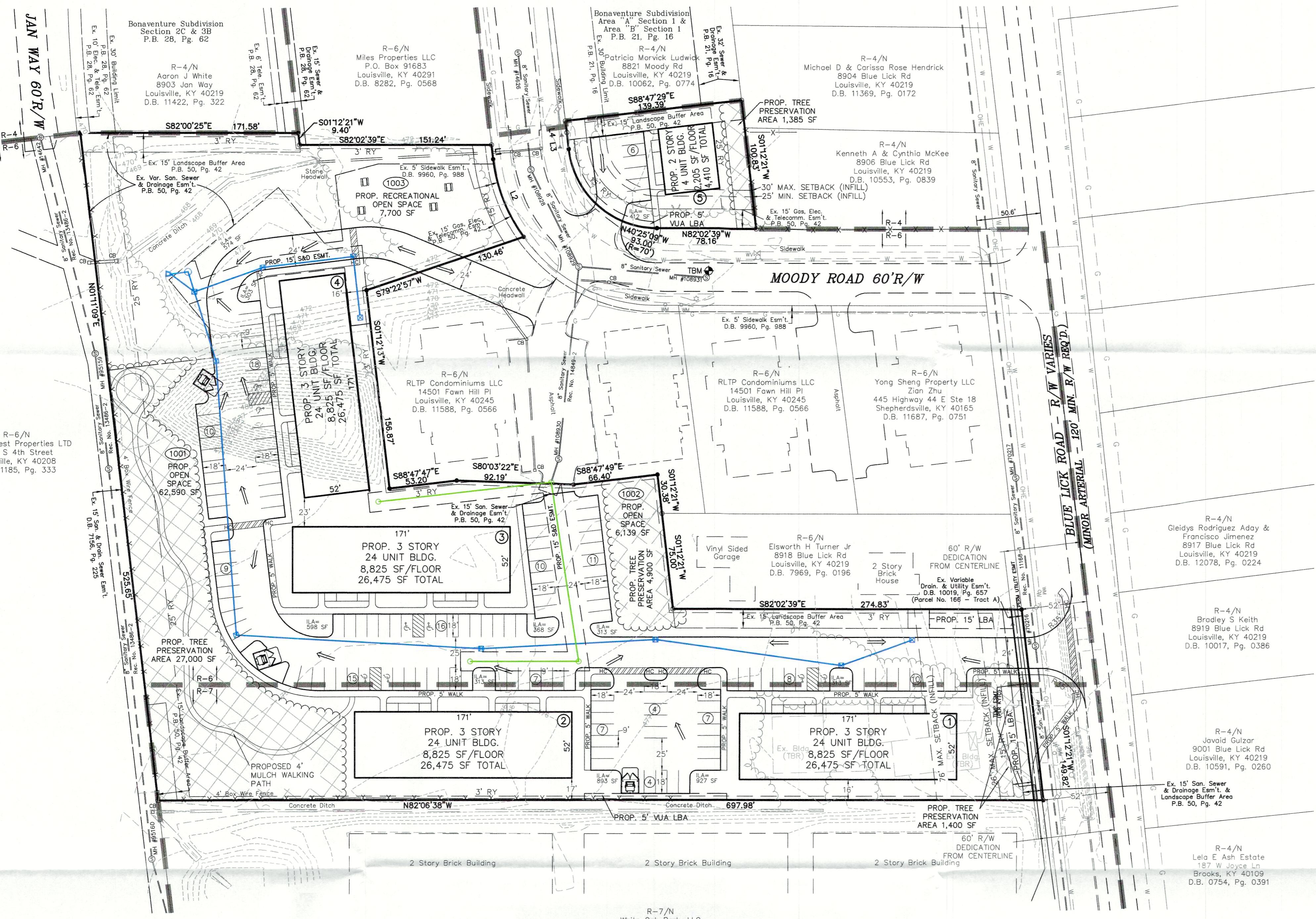
PROJECT DATA
FILE NAME: 03168-DDDP
DATE: 12/20/21
SCALE: AS SHOWN
CHECKED BY: DT/DM
DRAWN BY: JH

PROJECT DATA
FILE NAME: 03168-DDDP
DATE: 12/20/21
SCALE: AS SHOWN
CHECKED BY: DT/DM
DRAWN BY: JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
BUSINESS - LAND SERVICES - LANDSCAPE ARCHITECTURE
607 WASHINGTON AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40202
PHONE: 502.466.9974
FAX: 502.466.9974
WEB SITE: WWW.LD&D.COM

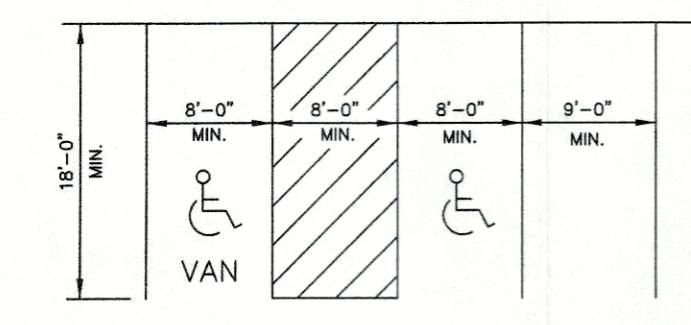
CATEGORY 3 DEVELOPMENT PLAN
HICKORY TRACE
DEVELOPER
SELECT HOMES
13287 O'BANON STATION WAY
LOUISVILLE, KY 40223

JOB NO. 03168
SHEET 1 OF 1

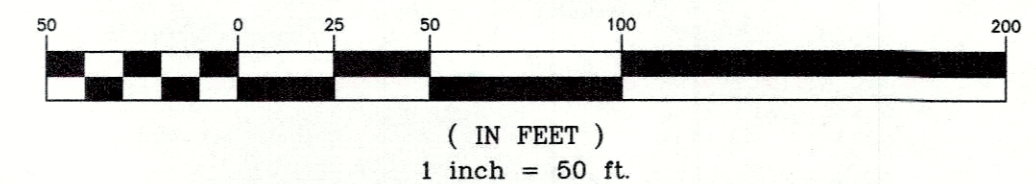


LEGEND

- = Proposed Storm Sewer
- = Proposed Sewer and Manhole
- = Proposed Drainage Swale
- = Utility Pole
- = Guy Anchor
- = Light Pole
- = Gas Valve
- = Water Meter
- = Fire Hydrant
- = Catch Basin
- = Sanitary Sewer Manhole
- = Reinforced Concrete Pipe
- = Polyvinyl Chloride Pipe
- = Overhead Electric Line
- = Underground Gas Line
- = Underground Water Line
- = Existing Iron Pin With Cap #541 (Unless Otherwise Noted)
- = Set 1/2" By 18" Iron Pin With Cap Stamped "WNC 3492"



GRAPHIC SCALE



BENCHMARK DESCRIPTION

TBM "X" Cut on sanitary manhole rim, located in the center of Moody Road, approximately 260' west of the edge of pavement of Blue Lick Road. Elevation = 473.90 (NAVD 88)

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 225,311 S.F.	
EXISTING TREE CANOPY	= (169,762 S.F.)	75% OF SITE
TOTAL TREE CANOPY REQUIRED TO BE PRESERVED	= (33,952 S.F.)	20%
EXISTING TREE CANOPY TO BE PRESERVED	= (34,685 S.F.)	20% OF EXISTING TREE CANOPY
TOTAL TREE CANOPY AREA REQUIRED	= 35% (78,859 S.F.)	
TOTAL TREE CANOPY TO BE PROVIDED	= 35% (78,859 S.F.)	

OWNER:
KENTUCKY PARTNERS LLC
13423 FOREST SPRINGS DR
LOUISVILLE, KY 40245

SITE ADDRESS:
4200 HICKORY TRACE DR
LOUISVILLE, KY 40219
TAX BLOCK 3689, LOT 0003
D.B. 11961, PG. 849

SITE ADDRESS:
8623 MOODY RD
LOUISVILLE, KY 40219
TAX BLOCK 3689, LOT 0002
D.B. 11961, PG. 849