

OWNER

RONALD G. THOMAS & NANCY M. THOMAS
4614 KERRICK LANE
LOUISVILLE, KY 40258

SITE DATA

TRACT 1: 4614 KERRICK LANE D.B. 10263, PG. 266 TAX BLOCK 1032, LOT 605	TRACT 2: 4514 KERRICK LANE D.B. 9077, PG. 972 TAX BLOCK 1032, LOT 192
TRACT 3: 5416 DISTLER LANE D.B. 9077, PG. 972 TAX BLOCK 1025, LOT 296	TRACT 4: 4704 GOEPPER ROAD D.B. 9077, PG. 972 TAX BLOCK 1025, LOT 295
TRACT 5: 4706 GOEPPER ROAD D.B. 9077, PG. 972 TAX BLOCK 1025, LOT 294	
AREA ZONED R-4 _____ 2.6 ACRES	AREA ZONED C-2 _____ 7.7 ACRES
GROSS SITE AREA _____ 10.3 ACRES (499,551.72 SF)	FORM DISTRICT _____ NEIGHBORHOOD
EX. ZONING _____ C-2 & R-4	EX. LAND USE _____ RECREATIONAL / RESIDENTIAL
PR. LAND USE _____ MULTI-FAMILY / SINGLE FAMILY	NUMBER OF UNITS _____ 168 UNITS
MAX. DENSITY _____ 34.84 D.U./ACRE	PR. DENSITY (C-2) _____ 21.8 D.U./ACRE
GROSS FOOTPRINT AREA _____ 77,100 SF	GROSS FLOOR AREA _____ 221,500 SF
PR. FLOOR AREA RATIO _____ 0.44 F.A.R.	

SETBACK DATA (C-2)

FRONT YARD _____ NONE	REAR YARD _____ 15'
SIDE YARD _____ 15'	MAX. BUILDING HEIGHT _____ 45'
PR. BUILDING HEIGHT _____ 37'-8"	

PARKING SUMMARY

CLUBHOUSE (RESIDENCE USE) _____ 5,000 SF	MIN. PARKING REQUIRED (DIRECTOR APPROVAL) _____ N/A
MAX. PARKING PERMITTED (DIRECTOR APPROVAL) _____ N/A	APARTMENTS _____ 168 UNITS
MIN. PARKING REQUIRED (1 SPACE/UNIT) _____ 168 SPACES	MAX. PARKING PERMITTED (2 SPACES/UNIT) _____ 336 SPACES
PARKING PROVIDED _____ 253 SPACES	(TOTAL PARKING PROVIDED INC. 13 CLUBHOUSE SPACES AND 9 ADA SPACES)
PARKING RATIO _____ 1.5 SP./UNIT	NOTE: BIKE PARKING PROVIDED AT CLUBHOUSE.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA (C-2) _____ 334,416 SF (7.7 Ac.)
EXISTING TREE CANOPY AREA _____ 165,088 SF (49%)
TOTAL TREE CANOPY REQUIRED _____ 117,046 SF (35%)
EXISTING TREE CANOPY TO BE PRESERVED _____ 39,100 SF (11.7%)
TOTAL TREE CANOPY TO BE PRESERVED/PLANTED _____ 117,046 SF (35%)
PRESERVED TREE CANOPY (10.5% OF TOTAL) = 35,165 SF
MINIMUM TREE CANOPY TO BE PLANTED = 73,946 SF

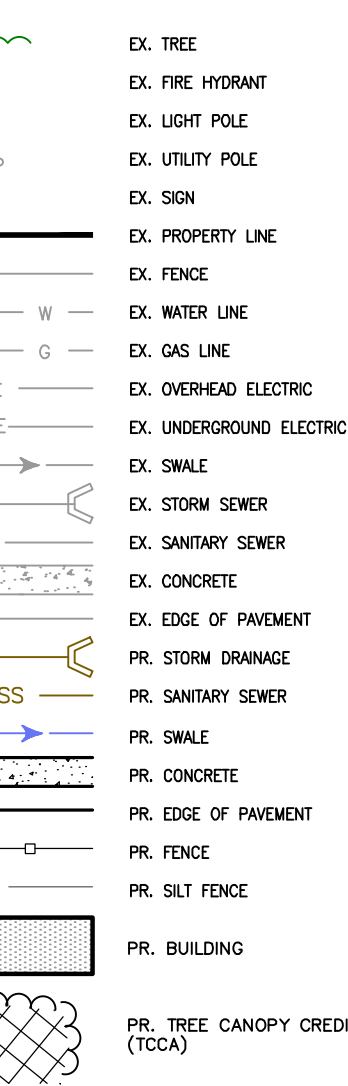
LANDSCAPE DATA

PROPOSED V.I.A. _____ 95,183 SF
L.L.A. REQUIRED (7.5%) _____ 7,139 SF
L.L.A. PROVIDED _____ 7,671 SF

OPEN SPACE DATA

TOTAL SITE AREA (C-2) _____ 334,416 SF (7.7 Ac.)
OPEN SPACE REQUIRED (10%) _____ 33,442 SF (0.77 Ac.)
OPEN SPACE PROVIDED (11.3%) _____ 36,760 SF (0.84 Ac.)
NOTE: RECREATIONAL OPEN SPACE INCLUDES AT POOL/CLUBHOUSE AND COURTYARD AREA WITH WALKING PATH.

LEGEND



GENERAL NOTES

- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL TRAFFIC CENTER.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY.
- TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJUTING PROPERTIES, SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJUTING WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
- DEED OF CONSOLIDATION TO BE RECORDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

TRANSPORTATION NOTES

- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING AND DRIVE LANES AS REQUIRED BY MPW.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY L.E. CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100896 REV. DECEMBER 5, 2006).
- AN EPC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- ON-SITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO THE CAPACITY OF THE DOWNSTREAM SYSTEM FOR THE 2, 10, 25 AND 100-YEAR STORMS. CAPACITY OF THE DOWNSTREAM SYSTEM SHALL BE ANALYZED AT THE INTERMITTENT BLUE LINE STREAM LOCATED AT THE REAR OF 1925 LOWER HUNTERS TRACE. ADDITIONAL DETENTION MAY BE REQUIRED AS A RESULT OF THE DOWNSTREAM ANALYSIS.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.

IMPERVIOUS AREA

PRE _____ 43,561 SF
POST _____ 192,651 SF

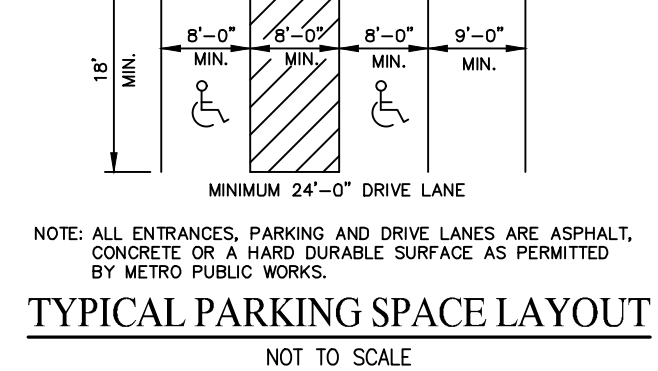
DETENTION CALCULATIONS

$X = \Delta C / A \cdot 12$
 $\Delta C = 0.75 - 0.30 = 0.45$
 $A = 335,412 \text{ S.F. (APARTMENT PORTION OF PROPERTY)}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.45)(335,412) / (2.8) \cdot 12 = 35,218 \text{ CUBIC-FEET}$
 REQUIRED X = 35,218 CU.FT.
 BASIN AREA = 15,000 S.F.
 TOTAL = 15,000 S.F. @ APPROX. 2.35 FT. DEPTH
 = 35,250 CU.FT. > 35,218 CU.FT.

EROSION CONTROL NOTES

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 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. SOIL STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE 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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

TYPICAL PARKING SPACE LAYOUT



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UTILITY NOTE:
 ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailled by
4	7/22/21	ADD GATED GOEPPER ACCESS PER CMTS - 4TH SMTL.	JDC
3	6/28/21	GOEPPER/DISTLER ACCESS CHANGES - 3RD SUBMITTAL	JDC
2	6/15/21	AGENCY REVIEW COMMENTS - 2ND SUBMITTAL	JDC
1	5/12/21	AGENCY REVIEW COMMENTS - 1ST SUBMITTAL	JDC

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REVISED DETAILED DISTRICT DEVELOPMENT PLAN FOR LOWER HUNTERS TRACE APARTMENTS
 4610 & 4614 KERRICK LANE
 4704 & 4706 GOEPPER ROAD
 5416 DISTLER LANE
 LOUISVILLE, KY 40256

JOB NO:	21008
HORIZ. SCALE:	1"=50'
VERT. SCALE:	N/A
DESIGNED BY:	JDC
DETAILED BY:	JDC
CHECKED BY:	SWH
DATE:	MARCH 8, 2021

C07