OPEN SPACE REQUIREMENTS

REQ. 15% OF NET LOT AREA	14,303 SQ.FT.
OUTDOOR OPEN SPACE PROVIDED	24,377 SQ.FT.
PRIVATE OPEN SPACE (UNIT TERRACES – 307 S.F. x 12 UNITS = 3,684/2 SF) (15%)	1,842 SQ.FT.
PARKWAY BUFFER OPEN SPACE (per 5.11.4.D.4)(61%)	8,685 SQ.FT.
RECREATIONAL OPEN SPACE REQUIRED (50% OF TOTAL = 7,186 SQ.FT.)	13,850 SQ.FT.
RECREATIONAL OPEN SPACE PROVIDED	
DOG PARK	1,875 SQ.FT.
WALKING TRAIL (5' WIDE x ±310' LONG)	1,550 SQ.FT.
COMMUNITY FIRE PIT/GAZEBO/ACTIVITY LAWN AREA	10,425 SQ.FT.

LANDSCAPE REQUIREMENTS

VEHICLE USE AREA	10,583 SQ.FT.
5% I.L.A. REQUIREMENT (PER 10.2.12)	529 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	868 SQ.FT.

WAIVER REQUEST:

1. WAIVER OF CHAPTER 10..3.5.A.7 TO REDUCE REQUIRED 75' PARKWAY BUFFER BUILDING SETBACK TO 50'.

IMPERVIOUS AREA (SITE)

NET SITE AREA	2.177 ACRES
AREA OF DISTURBANCE	1.700 ACRES
EXISTING IMPERVIOUS SURFACE	0.246 ACRES
PROPOSED IMPERVIOUS SURFACE	0.950 ACRES (44%)
INCREASE IN IMPERVIOUS SURFACE	0.704 ACRES

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED (2 SPACES/UNIT)	24 SPACES
MAXIMUM PARKING ALLOWED (5 SPACES/UNIT)	60 SPACES
PARKING PROVIDED	32 SPACES
GARAGE SPACES	24 SPACES
VISITOR PARKING (INC. 2 ACCESSIBLE SPACES)	8 SPACES

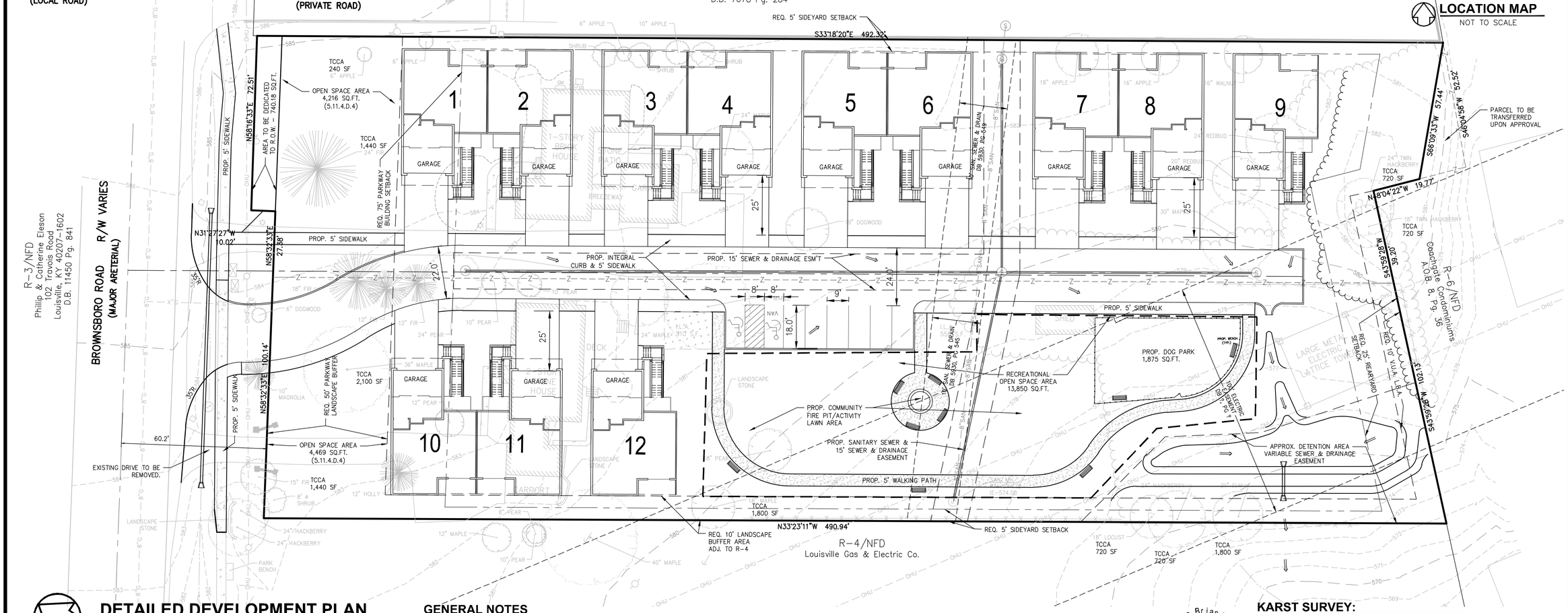
BICYCLE PARKING WITHIN EACH UNIT

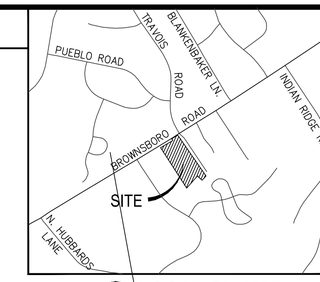
SITE DATA

GROSS SITE AREA	2.206 ACRES (96,096.03 SQ.FT.)
NET SITE AREA	2.177 ACRES (94,838.08 SQ.FT.)
EXISTING ZONING	R-4
EXISTING FORM DISTRICT	NFD
EXISTING USE	RESIDENTIAL
PROPOSED ZONING	R-5A
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
3,104 SQ.FT./UNIT – 3 STORIES – 35' HT.	
TOTAL BUILDING AREA	37,248 SQ.FT.
PROPOSED NO. OF UNITS	12
PROPOSED DENSITY	5.51 D.U./AC.

TREE CANOPY CALCULATIONS

SITE AREA	94,838 S.F.
EX. TREE CANOPY ON SITE	26,100 S.F. (27.5%)
5 – 24"+ "TYPE A" TREES @ 2,100 S.F. EA. – 10,500 S.F.	
4 – 12"–24" "TYPE A" TREES @ 1,800 S.F. EA. – 7,200 S.F.	
5 – 12"–24" "TYPE B" EVERGREENS @ 720 S.F. EA. – 3,600 S.F.	
3 – 12"–24" "TYPE B" TREES @ 720 S.F. EA. – 2,160 S.F.	
11 – 6"–24" "TYPE C" TREES @ 240 S.F. EA. – 2,640 S.F.	
EX. TREE CANOPY TO BE PRESERVED	11,340 S.F. (12.0%)
1 – 24"+ "TYPE A" TREES @ 2,100 S.F.	
3 – 12"–24" "TYPE A" TREES @ 1,800 S.F. EA. – 5,400 S.F.	
2 – 15"–24" "TYPE B" EVERGREENS @ 720 S.F. EA. – 1,440 S.F.	
3 – 12"–24" "TYPE B" TREES @ 720 S.F. EA. – 2,160 S.F.	
1 – 6"–10" "TYPE C" TREES @ 240 S.F.	
TREE CANOPY REQUIRED	33,193 S.F. (35%)
ADDITIONAL TREE CANOPY REQUIRED	21,853 S.F. (23.0%)
ADDITIONAL TREE CANOPY PROVIDED 31 "TYPE A" TREES @ 720 S.F.	22,320 S.F.
TOTAL TREE CANOPY PROVIDED	33,660 S.F. (35.5%)





LOCATION MAP

NOT TO SCALE

DETAILED DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 10' 20' 40'

SCALE: 1" = 20'

GENERAL NOTES

1. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
2. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
3. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT-OF-WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
4. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC FOR ALL WORK DONE WITHIN OUTER LOOP RIGHT-OF-WAY.
5. CONSTRUCTION PLANS, BOND, PERMIT AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
6. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
7. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
8. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
10. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL, SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
11. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING.
12. ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
13. ALL SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
14. BUILDING DESIGN WILL FOLLOW CHAPTER 5.4 AND 5.6 OF THE L.D.C.
15. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
16. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
17. ALL NEW OR EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
18. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
19. DEVELOPMENT WILL UTILIZE INDIVIDUAL ROLL-OUT GARBAGE BINS.
20. RIGHT OF WAY DEDICATION AND LOT CONSOLIDATION TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
21. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
22. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUEST TO ALTER DRAINAGE ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
23. STREET TREES TO BE PROVIDED IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
4. 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.
5. 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.
6. 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.
7. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
8. SANITARY SEWERS TO BE PROVIDED BY LATERAL EXTENSION AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
9. 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 GREEN BEST MANAGEMENT PRACTICES.
10. IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
11. ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
12. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
13. LG&E APPROVAL REQUIRED FOR THE DETENTION BASIN AND OUTFALL LOCATION PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. SITE LAYOUT MODIFICATIONS MAY BE REQUIRED IF THE APPROVAL FOR THE EASEMENT OVERLAP CANNOT BE ACQUIRED.
14. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT THE PROPERTY LINE.

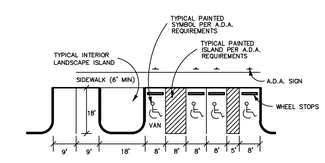
George Brian Watt
Commonwealth of Kentucky
Registered Professional Geologist
PG 20

KARST SURVEY:

As shown on the Geologic Map of Parts of the Jeffersonville, New Albany, and Charlestown Quadrangle, Kentucky, Indiana (Kepferle, 1974), the subject property is underlain by the Sellersburg and Jeffersonville Limestones. Information included on that map describes the Sellersburg and Jeffersonville formation as coarse-grained, Devonian-age limestone. As shown on the Kentucky Geologic Survey's online map, Karst Potential on and in proximity to the subject property is ***Intense***; however, there are no mapped sinkholes shown. An on-site field inspection of the subject property was conducted on January 14, 2022. There were no surface and/or sinking streams, sinkholes, springs, or outcrops observed.

LEGEND

OHU	OVERHEAD UTILITIES	WM	WATER METER
4"G	GAS LINE		UTILITY POLE
8"SAN	EX. SANITARY SEWER		TELECOMMUNICATIONS MANHOLE
466	EXISTING CONTOUR LINE		SANITARY SEWER MANHOLE
			FIRE HYDRANT
	EX. STORM LINE	WV	WATER VALVE
	SWALE	GV	GAS VALVE
	CENTERLINE		GUY WIRE
	PROP. SANITARY SEWER	TPED	TELEPHONE PEDESTAL
Z Z	PROPERTY LINE TO BE REMOVED		EXISTING CATCH BASIN
	DECORATIVE FENCE		DRAINAGE FLOW
	PROP. TREE LINE		PROPOSED SIGN
	EXISTING TREE LINE		PROP. BENCH



TYPICAL PARKING DETAIL

NO SCALE

MSD WM #12396 / 22 1003

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REV. PER PRE-APP AGENCY COMMENTS	2-10-22	CRB
2	DHS	REVISIONS PER AGENCY COMMENTS	3-3-22	CRB
3	DHS	REV. TO OPEN SPACE PER AGENCY COMMENTS	4-20-22	CRB
4	DHS	REV. TO OPEN SPACE PER AGENCY COMMENTS	5-6-22	CRB
5	DHS	REV. TO DENSITY PER NEIGHBORHOOD COMMENTS	7-11-22	CRB

REVISIONS

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Consulting Engineers, Landscape Architects, Planners & Surveyors
"Serving the Bluegrass and Beyond"
3001 Taylor Springs Drive Louisville, Kentucky 40220
(502) 456-8227 FAX (502) 456-8228
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DATE

FOR REVIEW ONLY

SIGNATURE

DATE

SIGNATURE

TITLE: **DETAILED DEVELOPMENT PLAN**
4490 & 4492 BROWNSBORO ROAD
LOUISVILLE, KY 40207

BTM PROJECT NO.: 21026

SITE INFORMATION:
4490 BROWNSBORO RD.
D.B. 12165, PAGE 301
4492 BROWNSBORO ROAD
DEED BOOK 12165, PAGE 301
TAX BLOCK 46B03, LOT# 94 & 98

OWNER / DEVELOPER:
4490 BROWNSBORO ROAD, LLC
136 ST. MATTHEWS AVE., SUITE 300
LOUISVILLE, KY 40207

DRAWN BY: DHS
CHECKED BY: CRB
DATE: 12-20-21
DRAWING: 210267-DDP
SCALE: 1" = 20'
SHEET **1.00**

NOT FOR CONSTRUCTION

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