

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	
PROPOSED USE	= 7.44 ACRES (322,639 SF)
TOTAL AREA OF BLDG AREA	= 114,585 SF
F.A.R. (114,585/322,639)	= 0.36 (0.5 ALLOWED)
PROPOSED BUILDING HEIGHT	= (35' ALLOWED)
DENSITY (54/7.4)	= 7.3 DU/ACRE (12.01 DU/ACRE ALLOWED)
TOTAL NO. OF UNITS	= 18 UNITS
(8) 3-FLEX	= 36 UNITS
(9) 4-FLEX	= 54 UNITS
TOTAL PATIO HOME UNITS	= 54 UNITS
PARKING REQUIRED PATIO HOMES	MIN. 87 SP. MAX. 145 SP.
1.5 SP/D.U. MIN/2.5 SP/D.U. MAX	
PARKING PROVIDED PATIO HOMES	= 54
GARAGE SPACES	= 54
DRIVEWAY SPACES	= 54
TOTAL PARKING PROVIDED	= 108 SPACES
TOTAL VEHICULAR USE AREA	= 67,247 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 5,043 SF (VUA x 7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 32,594 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	= 209,909 SF
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 CLUBHOUSE	= 6 SPACES
TOTAL PARKING PROVIDED	= 270 SPACES
(10 ADA SP INCLUDED)	
TOTAL VEHICULAR USE AREA	= 111,697 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 8,377 (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 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.
- No Korst features were found on site during a site visit on July 2nd, 2020, by Derek Triplett RLA.
- South English Station Road shall be widened to a 3 lane section along the frontage of the site.
- A General Cross 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 are 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 plot 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, 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 MSD 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

$X = A \text{ CRA}/12$
 $AC = 0.70 - 0.25 = 0.45$
 $A = \text{ACRES} = 21.8$
 $R = \text{INCHES} = 2.8$
 $X = (C)(A)(R)/12 = AC \cdot FT. = 2.28 \text{ AC} \cdot \text{FT.}$
 $\text{REQUIRED } K \text{ CU.FT.} = 99,750 \text{ CU.FT.}$
 $\text{PROVIDED BASIN} = 30,000 \text{ CU.FT.}$
 $\text{TOTAL} = 30,000 \text{ CU.FT.} \approx \text{APPROX. } 4 \text{ FT. DEPTH} = 120,000 \text{ CU.FT.} > 99,750 \text{ CU.FT.}$

RECEIVED
 NOV 02 2020
PLANNING & DESIGN SERVICES

OWNER: 1007 SOUTH ENGLISH STATION RD LLC
 14506 HEARTHSIDE CT
 LOUISVILLE, KY 40245-3953
OWNER/DEVELOPER: SUNSHINE ENGLISH STATION DEVELOPMENT, LLC
 2104 CLUB VISTA PLACE
 LOUISVILLE, KY 40245
SITE ADDRESS: 1007 SOUTH ENGLISH STATION RD
 LOUISVILLE, KY 40299
 TAX BLOCK 0040, LOT 0343
 D.B. 9801, PG. 0156
 COUNCIL DISTRICT - 20 ANCHORAGE MIDDLETOWN
 CASE #20-ZONE-0058
 MW #10650

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.

REVISIONS

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

SURVEYOR'S SEAL
 ENGINEER'S SEAL

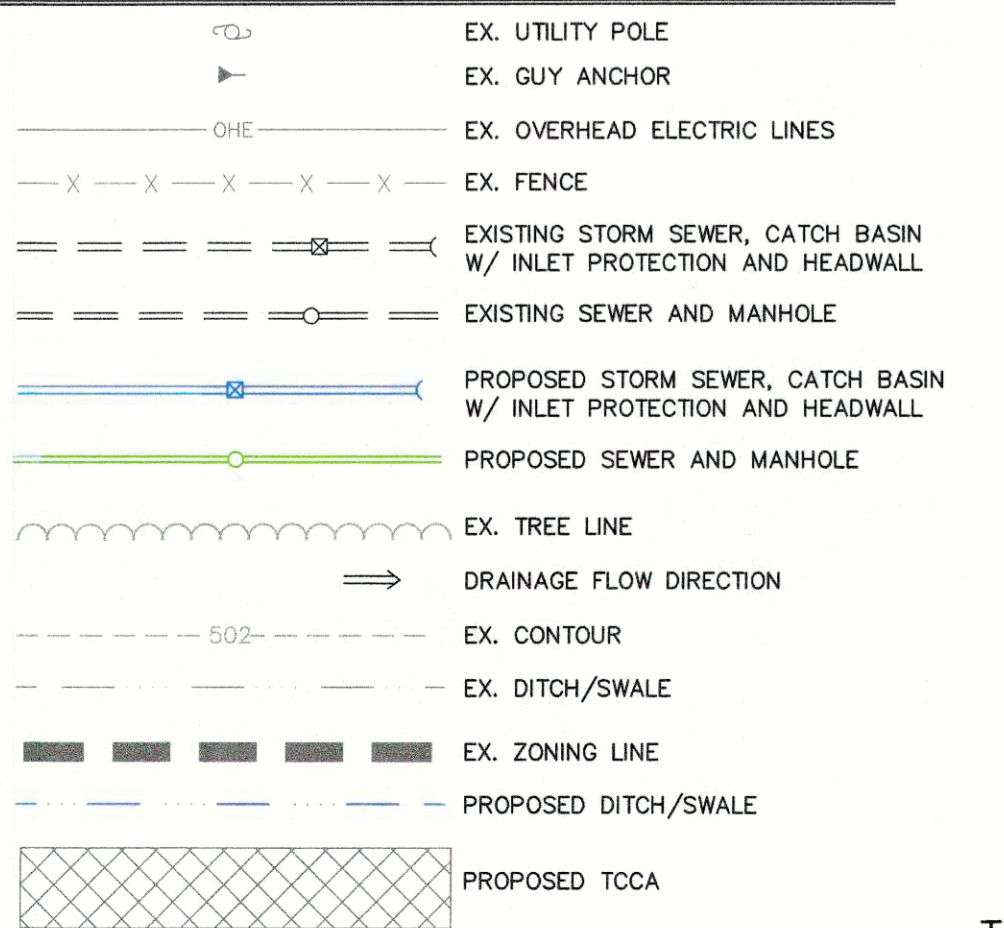
PROJECT DATA
 FILE NAME: 19234-R00DP
 DATE: 3-2-20
 SCALE: AS SHOWN
 CHECKED BY: DT
 DRAWN BY: ARH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 507 WASHINGTON AVENUE, SUITE 101
 LOUISVILLE, KY 40202
 TEL: 502.441.0975 FAX: 502.441.0974
 WEB: SITE: WWW.LD&D.COM

REVISOR DETAILED DISTRICT DEVELOPMENT PLAN
1007 SOUTH ENGLISH STATION RD
 OWNER/DEVELOPER
SUNSHINE ENGLISH STATION DEVELOPMENT, LLC
 2104 CLUB VISTA PLACE
 LOUISVILLE, KY 40245

JOB NO. 19234
 SHEET 1 OF 1

LEGEND



BEARINGS AND DISTANCES

LINE	BEARING	DISTANCE
"A"	S64°17'08"W	13.10'
"B"	S66°07'43"W	26.04'
"C"	S87°02'14"W	34.13'
"D"	S67°40'37"W	37.48'
"E"	S83°11'26"W	145.07'

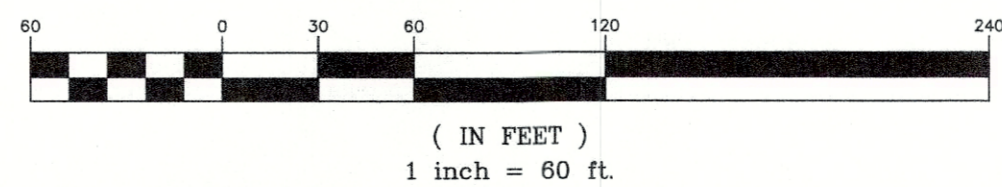
SLOPES TABLE

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)

GRAPHIC SCALE



TYPICAL PARKING SPACE LAYOUT
NO SCALE