

RAWLINGS STREET (50' R/W REQ.)

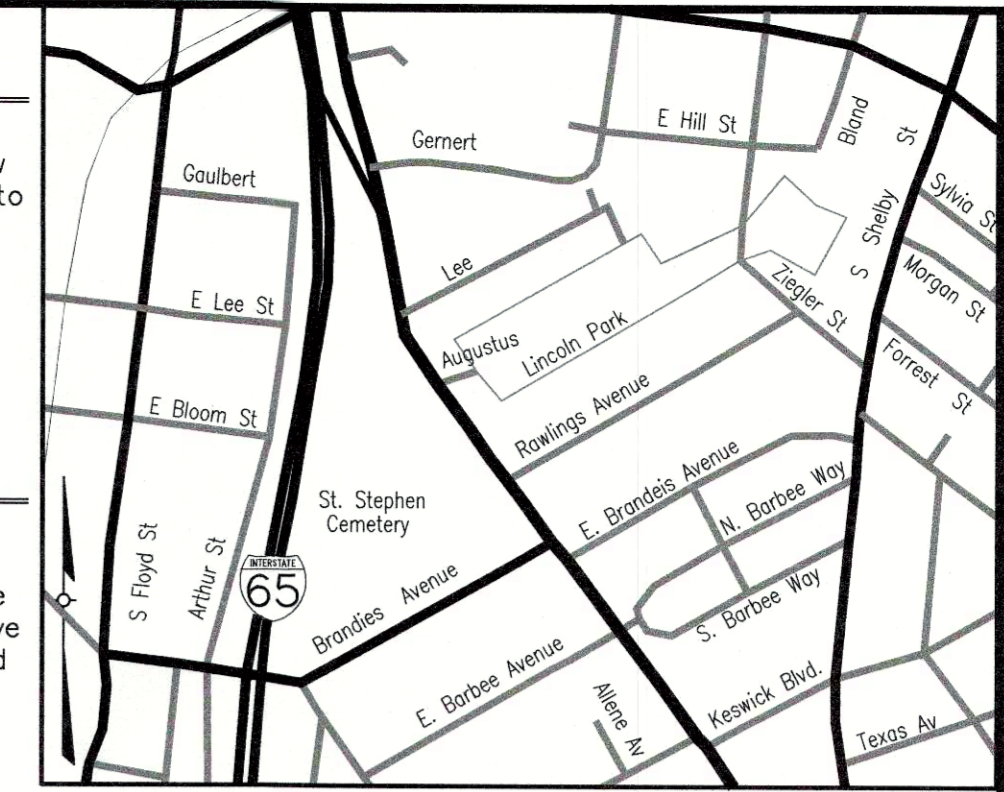
S. PRESTON STREET (120' R/W REQ.)

WAIVER REQUESTED:

- A waiver is requested from the LDC, Ch.10, Table 10.2.6; to allow existing building encroachment into the required 10' LBA adjacent to the Francis property and encroachment into the 5' LBA adjacent to the unimproved alley right-of-way by the existing and proposed access drive.

VARIANCE REQUESTED:

- A variance is requested from the LDC, Ch. 5, Part 2, Table 5.2.2.; to allow the encroachment of the existing and proposed access drive into the required street-side yard adjacent to the unimproved alley right-of-way.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 0.7 ACRES (28,601 S.F.)
FORM DISTRICT	= TRADITIONAL NEIGHBORHOOD
EXISTING ZONING	= R-5
PROPOSED ZONING	= R-6
EXISTING USE	= VACANT
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
TOTAL NUMBER OF DWELLING UNITS	= 10
BUILDING FOOTPRINT AREAS	
EXISTING BUILDING	= 1,210 S.F.
EXISTING GARAGE	= 616 S.F.
PROPOSED BUILDING	= 7,722 S.F.
TOTAL BUILDING FOOTPRINT AREA	= 9,548 S.F.
TOTAL BUILDING AREAS	
EXISTING BUILDING (APARTMENTS)	= 2,394 S.F.
EXISTING STORAGE	= 616 S.F.
PROPOSED 8-FLY	= 14,114 S.F.
TOTAL BUILDING AREA	= 17,194 S.F.
PROPOSED BUILDING HEIGHT	= 25' 2"-STORY (45'-0" OR 3.5 STORIES MAX.)
PARKING REQUIRED	MIN. MAX.
MULTI-FAMILY APARTMENTS (10 UNITS)	10 DWELLING UNITS x 1.5 SPACES = 15 SPACES
2 D.U. x 2.5 SPACES	= 25 SPACES
TOTAL PARKING REQUIRED	= 15 SPACES 25 SPACES
TOTAL PARKING PROVIDED	= 21 SPACES
	(1 ACCESSIBLE SPACE INCLUDED)
F.A.R.	= 0.60 (0.75 MAX. ALLOWED)
DENSITY	= 14.28 DU/ACRES (17.42 DU/AC. MAX. ALLOWED)
OPEN SPACE REQUIRED	= 15% (4,290 S.F.)
OPEN SPACE PROVIDED*	= 5,000 S.F. (17%)
*RECREATIONAL OPEN SPACE REQ. IS MET BY LINCOLN PARK (408' TO THE NORTH)	
TOTAL VEHICULAR AREA	= 11,776 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 5% (589 S.F.)
INTERIOR LANDSCAPE AREA PROVIDED	= 729 S.F.
TOTAL AREA OF DISTURBANCE	= 28,601 S.F.
EXISTING IMPERVIOUS AREA	= 7,291 S.F.
PROPOSED IMPERVIOUS AREA	= 19,499 S.F.
IMPERVIOUS AREA DIFFERENCE	= 12,208 S.F. (63% 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.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- 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.
- KTC permit will be required prior to construction plan approval.
- Existing sidewalk reconstruction and repairs shall be required as necessary to meet current Metro Public Works standards and shall be inspected prior to bond release.
- Existing alley improvements, from S. Preston Street into site, shall require encroachment permit and bond prior to construction.
- A license agreement for the retaining wall within the alley right-of-way along the southern property line is required prior to construction plan approval.
- A damage bond will be required for the existing alley from Rawlings Street to the subject property's corner/proposed alley improvements to cover any and all damage incurred during construction on the subject property, prior to construction plan approval.

MSD NOTES:

- Sanitary sewer service will be provided by lateral extension and will be subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 2111100078E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- If the site has thru drainage on easement plot will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request has been submitted to MSD.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Site drainage shall be routed to an underground detention system sized to meet or exceed the MSD required storm water detention. All necessary detention design and details shall be finalized prior to construction plan approval. Underground detention basin shall meet the requirements of MSD Design Manual Section 10.3.8.4.
- Site discharges into the combined sanitary sewer system and shall limit the 100 year post-developed discharge to the 10 year pre-developed discharge per section 10.3.1.2 of the MSD design manual.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
- Any modifications 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.
- 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.
- 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. Stockpiles shall be seeded, mulched, and adequately contained through the 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 groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
- 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.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 28,601 S.F.
CLASS CANOPY REQUIREMENT	= CLASS B
TOTAL TREE CANOPY AREA REQUIRED	= 15% (4,290 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
PROPOSED TREE CANOPY TO BE PLANTED	= 4,320 S.F.
(6" TYPE "A" @ 1.3/4 CAL. (220 S.F.))	
TOTAL TREE CANOPY TO BE PLANTED	= 4,320 S.F. (15%)
TOTAL TREE CANOPY PROVIDED	= 15% (4,320 S.F.)

SITE ADDRESS:
1919 S. PRESTON STREET
LOUISVILLE, KY 40217
TAX BLOCK 24D, LOT 31
D.B. 8533, PG. 652
COUNCIL DISTRICT - 15
FIRE PROTECTION DISTRICT - LOUISVILLE #4

PRELIMINARY APPROVAL

Condition of Approval:

Date: 1-18-17
Signature: [Signature]

CASE:16Z0NE1045
RELATED CASES:
15APPEAL1001
WM# 11452

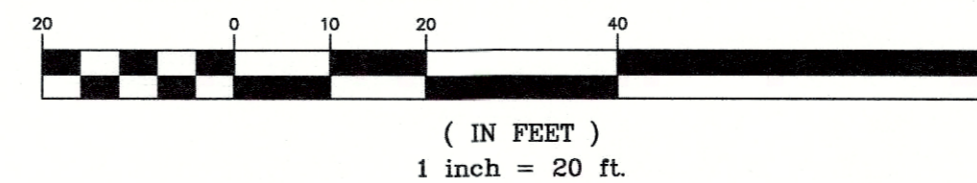
STORMWATER CALCULATIONS

PRE-DEVELOPED 100 YEAR PEAK FLOW
 $Q_{pre} = C_{pre}(I)(A)$
 $C_{pre} = (0.17)(0.95) + (0.53)(0.23)/0.7 = 0.41$
 $A = 0.70 \text{ Ac.}$
 $I = 5.3$
 $Q_{pre} = 1.52 \text{ CFS}$
 POST-DEVELOPED 100 YEAR PEAK FLOW
 $Q_{post} = C_{post} I A$
 $C_{post} = [(0.45)(0.95) + (0.25)(0.23)]/0.7 = 0.69$
 $A = 0.7$
 $I = 5.3$
 $Q_{post} = 3.48 \text{ CFS}$
 DETENTION WILL BE PROVIDED TO LIMIT 100 YEAR POST DEVELOPMENT FLOWS TO 10 YEAR PRE DEVELOPMENT FLOWS OR LESS.

DETENTION SIZING CALCS.

$X = A \text{ CRA}/12$
 $AC = 0.84 \cdot 0.41 = 0.23$
 $A = 0.7 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (C)(A)(R)/12 = 0.04 \text{ AC.-FT.}$
 REQUIRED X = 3,500 CUFT.
 PROVIDED DETENTION = (3.75' OF 48" PIPE = 4,500 SQ.FT.)
 TOTAL = 4,500 CUFT. > 3,500 CUFT.

GRAPHIC SCALE



PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:

BY: [Signature]
DATE: 1-17-17
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

MSD STANDARD EROSION CONTROLS	
	STONE BAG CHECK DAM
	INLET PROTECTION
	SILT FENCE

LEGEND

- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE

TYPICAL PARKING SPACE LAYOUT
NO SCALE

TYPICAL DRIVE & WALL SECTION
NO SCALE

REVISIONS		
NO.	DATE	DESCRIPTION
1	12-5-16	Alley R-O-W Dedication
2	12-12-16	MSD Revisions - Underground Det.
3	12-21-16	Metro Public Works Alley

PROJECT DATA	
FILE NAME:	16049_DDDP.dwg
DATE:	12-21-16
CHECKED BY:	AER
SCALE:	AS SHOWN
DRAWN BY:	SBS

PROFESSIONAL'S SEAL	
DATE:	1-18-17
SIGNATURE:	[Signature]

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SERVICES • LANDSCAPE ARCHITECTURE
605 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
TEL: 502-261-1622 FAX: 502-261-1622

QUINLAN MULTIFAMILY 8-PLEX APARTMENTS
OWNER/DEVELOPER
BRANDON & ASHLEY QUINLAN
1714 CASSELLBERRY ROAD
LOUISVILLE, KY 40205
502.777.0351

JOB NO. 16049	SHEET 1 OF 1
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