

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE CITY OF LOUISVILLE FIRE DISTRICT.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- TRASH RECEPTACLES SHALL BE STORED IN GARAGE AND IN ENCLOSURE ADJACENT TO THE EXISTING ALLEY. THEY SHALL BE BROUGHT TO CURB ON PICK UP DAYS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 3/4/2021 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.

MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FORMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. 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.
- EROSION AND SILT CONTROL: AN EROSION CONTROL AND SEDIMENT CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATION PRIOR TO CONSTRUCTION PLAN APPROVAL.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C028E).
- MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF ANY BUILDING PERMIT.
- SANITARY SEWER SERVICE PROVIDED BY NEW 6" PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

PUBLIC WORKS NOTES:

- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL ROADWAY PAVEMENT WIDTHS, RADI, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION. THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
- DEVELOPER SHALL PAY A FEE IN LIEU OF PROVIDING THE REQUIRED SIDEWALKS.

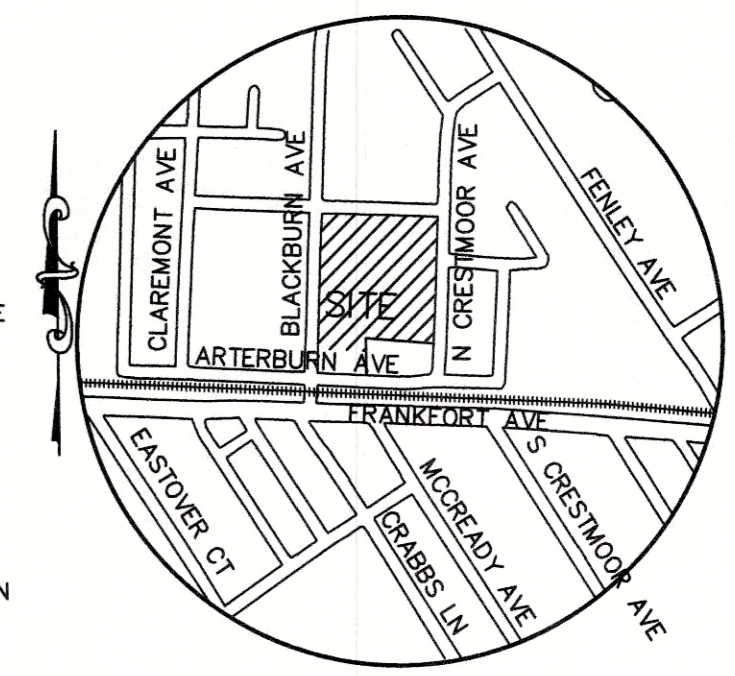
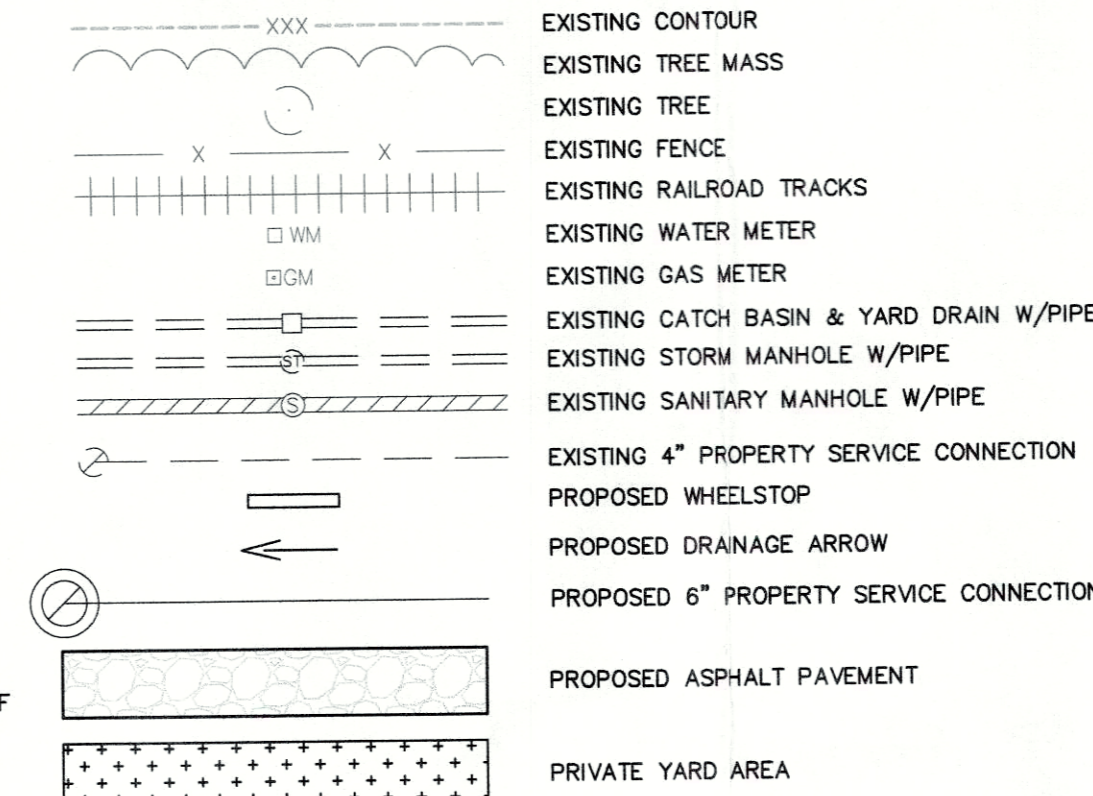
WAIVERS REQUESTED:

- WAIVER OF 5.4.1.G.2 OF THE LDC IS REQUESTED TO ALLOW THIS DEVELOPMENT TO NOT COMPLY WITH THE FOUR AREAS OF "TRADITIONAL NEIGHBORHOOD RESIDENTIAL DEVELOPMENT SITE DESIGN REQUIREMENTS."
- WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO ALLOW EXISTING RESIDENCY AND PROPOSED PARKING AREA TO ENCRACH INTO THE PERIMETER LBA ALONG THE SITE'S NORTH PROPERTY LINE AS SHOWN.

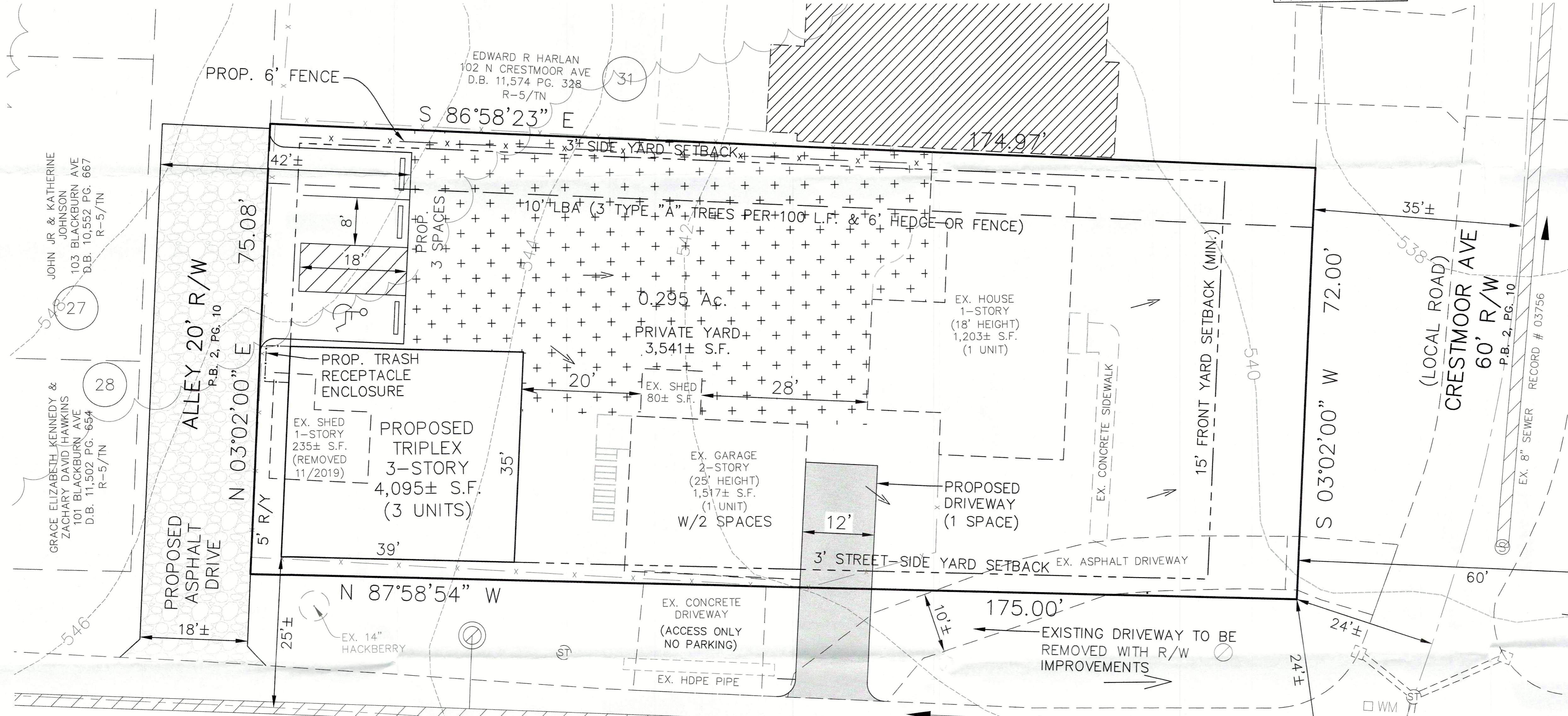
VARIANCES REQUESTED:

- VARIANCE OF 5.4.1.B.2 OF THE LDC IS REQUESTED TO ALLOW THE PRIVATE YARD AREA TO BE LESS THAN THE 30% AREA REQUIREMENT.
- VARIANCE OF 5.2.2.C AND TABLE 5.2.2 OF THE LDC IS REQUESTED TO ALLOW THE ENCROACHMENT OF THE EXISTING GARAGE BUILDING INTO THE SIDE YARD SETBACK.

LEGEND



LOCATION MAP
NO SCALE



SITE DATA:

EXISTING FORM DISTRICT	TN
EXISTING ZONING	R-5
PROPOSED ZONING	R-6
EXISTING LAND USE	SINGLE FAMILY
PROPOSED LAND USE	MULTI FAMILY
OPEN SPACE	EXEMPT
PRIVATE YARD	3,855 (30%)
REQUIRED	3,621 (SEE VARIANCE)
TOTAL LAND AREA	0.295± AC.
GROSS BUILDING AREA	6,815± SF
GROSS BUILDING FOOTPRINT	3,327± SF
NUMBER OF DWELLINGS	3 UNITS
BUILDING HEIGHT (MAX. ALLOWED 30.9 FT)	28.5 FEET
DENSITY (MAX. ALLOWED 17.42)	16.95 U/AC.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.51
PARKING REQUIRED	10 SPACES
MAXIMUM (2 SPACE/UNIT)	6 SPACES
PARKING PROVIDED	6 SPACES
CAR PARKING	(INCLUDES 1 ACCESSIBLE & 2 GARAGE SPACES)

TREE CANOPY DATA:

GROSS SITE AREA	12,850± S.F.
LAND USE	MULTI FAMILY
EX. TREE CANOPY	0
TOTAL TREE CANOPY REQUIRED/PROVIDED	0
EX. STREET TREES COUNTED TOWARD RQMT	5 LARGE TREES
STREET TREES REQ'D TO BE PROVIDED	(OR EQUIVALENT)

PER LDC 10.2.8)

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	5,260± S.F.
PROPOSED IMPERVIOUS AREA	1,940± S.F.
REMOVED SHED 11/2019	-235± S.F.
TOTAL	6,965± S.F.

DETENTION CALCULATIONS

2.9/12 (0.7 - 0.5) (0.29) = 0.01 AC-FT

LANDSCAPE DATA:

V.U.A.	2,556± S.F.
LLA REQUIRED (7.5%/5% V.U.A.)	0 S.F.
LLA PROVIDED	0 S.F.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Quinn L. Smith*
DATE: *5/13/22*

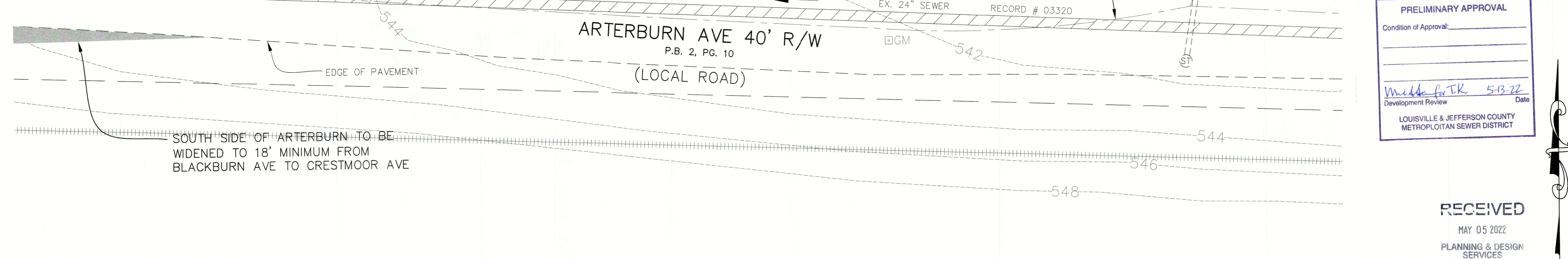
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL

Condition of Approval:

Michelle L. TK 5-13-22
Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



MINDEL SCOTT
ENGINEERING & ARCHITECTURE
SURVEYING & PLANNING & LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1308 | mindelscott.com

OWNER/DEVELOPER
MICHAEL FRANK & LAUREN RINEY
100 N CRESTMOOR AVENUE
LOUISVILLE, KY 40206

DETAILED DISTRICT DEVELOPMENT PLAN
CRESTMoor PROPERTY REZONING
100 N CRESTMOOR AVENUE
LOUISVILLE, KY 40206
TAX BLOCK: 73C LOT 29
DEED BOOK 11154, PAGE 767

Revisions	DATE	BY	REASON
10/16/20			AGENCY COMMENTS
03/07/21			AGENCY COMMENTS
08/03/21			AGENCY COMMENTS
10/27/21			AGENCY COMMENTS
07/14/22			AGENCY COMMENTS
03/25/22			UNAPPROVED WORK
05/27/22			APPROVED SHED

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