

PROJECT DATA

TOTAL SITE AREA	= 4.1±Ac. (178,771 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-5A
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
NO. OF UNITS	= 30 UNITS
BUILDING HEIGHT	= 35' (45' MAX. ALLOWED)
BUILDING FOOTPRINT	
END UNIT	= 1,575 SF (12 UNITS)
CENTER UNITS	= 1,538 SF (18 UNITS)
BUILDING AREA	= 94,500 SF
F.A.R.	= 0.52 (0.75 MAX. ALLOWED)
GROSS DENSITY	= 7.32 DU/AC. (17.42 DU/AC. MAX. ALLOWED)
OPEN SPACE PROVIDED	= 36,615 SF (15%)
RECREATIONAL OPEN SPACE REQUIRED	= 13,408 SF (50% OF REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED	= 25,037 SF
PARKING REQUIRED	
1.5 SP/UNIT MIN.	= 45 SP
3 SP/UNIT MAX.	= 90 SP
TOTAL PARKING PROVIDED	= 60 SPACES (1 DRIVEWAY/1 GARAGE SP/UNIT)
TOTAL VEHICULAR USE AREA	= 31,009 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 2,326 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 2,805 SF
EXISTING IMPERVIOUS	= 10,285 SF
PROPOSED IMPERVIOUS	= 83,216 SF (709% INCREASE)

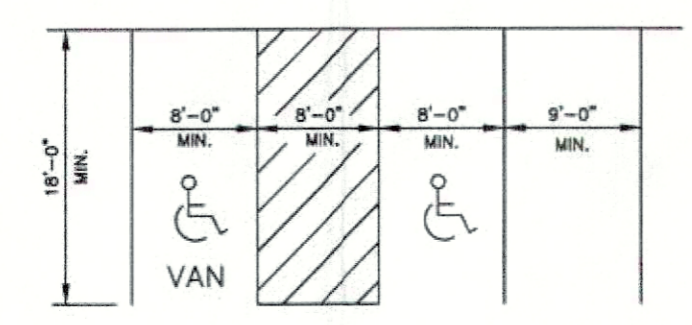
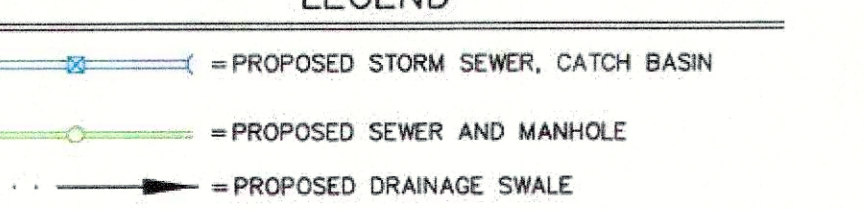
- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - No increase in drainage run off to state roadways.
 - There shall be no commercial signs in the right-of-way.
 - Site lighting 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 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.
 - 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 an adjacent wall, fence, property line, woody vegetation, walkway or structure.
 - Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
 - No karst features were observed on site during a site visit on December 10, 2021, by Derek Triplett, RLA.

- 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 had been approved on 12/16/21.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0048 F dated February 26th 2021.
 - 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 the 2,10,25, and 50% of the 100 year storms or to the capacity of the downstream 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 MS4 and MSD Design Manual requirements.
 - 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 Mgmt. Practices.
 - Developer will be required to clearly mark the extents of the existing sanitary sewer easement and shall not work outside the existing easement without obtaining written permission or temporary easements from the adjacent property owners. Copies of these owners permissions and/or temporary easement conditions shall be provided by MSD. Prior to the start of the construction, the developer shall notify the property owners of the approximate date of start of construction and the name, address, and phone numbers of the developer and his contractor. This notification shall be via certified letter, a copy of which shall be provided to MSD for this unit type.
 - No future subdivision of the multi-family units shall occur in a future condition except for compliance with the following conditions:
 - The structure to be subdivided contains 4 dwelling units or fewer;
 - That no more than 1 subdivided unit may drain across a single adjoining lot, either by surface flow of water;
 - That all public drainage created by any subdivision within this existing parcel shall be made to conform to MSD standards and be placed in MSD Sanitary Sewer and Drainage Easement; and
 - That each currently proposed set of units are constructed with a single wastewater discharge line which can be accessed and maintained with no disturbance to an adjoining unit.

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
 ΔC = 0.75 - 0.25 = 0.50
 A = 4.1 ACRES
 R = 2.8 INCHES
 X = (0.50)(4.1)(2.8)/12 = 0.48 AC.-FT.
 REQUIRED X = 20,908 CU.FT. X 1.5 = 31,362 CU. FT.
 PROVIDED BASIN = 16,400 SQ. FT.

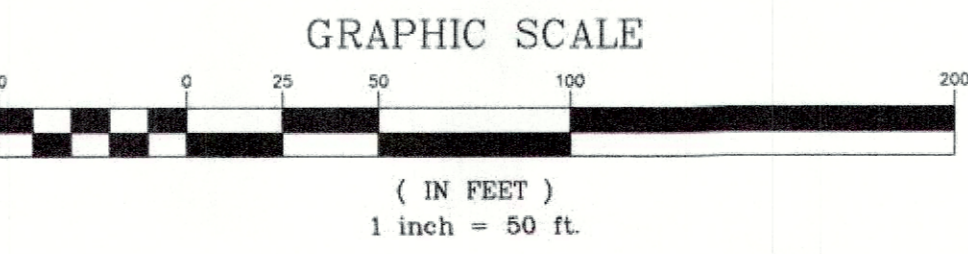
TOTAL = 16,400 SQ.FT. @ APPROX. 2 FT. DEPTH
 = 32,800 CU.FT. > 31,362 CU.FT.



TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 178,771 S.F.
EXISTING TREE CANOPY AREA	= 32% (57,134 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (35,742 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (35,742 S.F.)



OWNER:
LINDA L. WATSON
& WILLIAM HOYT BURNETT
11100 HALKIRK PL
LOUISVILLE, KY 40243

SITE ADDRESS:
600 & 604 BURNETT RIDGE PL
LOUISVILLE, KY 40243
TAX BLOCK 0031, LOT 0299 & 0034
D.B. 11861, PG. 424

COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT ANCHORAGE MIDDLETOWN
MUNICIPALITY - DOUGLASS HILLS

RECEIVED
SEP 19 2022
PLANNING & DESIGN SERVICES

CASE: 21-ZONE-0156
RELATED CASE: 21-ZONEPA-0312
WM #12366 / 12 1166

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12/10/21	REVISED PER AGENCY COMMENTS	JH
2	1/10/22	PER AGENCY COMMENTS	TF
3	1/31/22	PER AGENCY COMMENTS	DT
4	2/14/22	REVISED TO RIGHT OUT ONLY	JH
5	5/27/22	REVISED TO SINGLE ENTRANCE	JH
6	9/16/22	ROAD IMPROVEMENTS	BB

PROJECT DATA
 FILE NAME: 21018-DDDP
 DATE: 9/20/21
 CHECKED BY: DT
 SCALE: AS SHOWN
 DRAWN BY: JH/BB

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 CHECKED BY: DT
 SCALE: AS SHOWN
 DRAWN BY: JH/BB

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 609 WASHINGTON AVE., SUITE 100, LOUISVILLE, KENTUCKY 40202
 TEL: 502.261.1111 FAX: 502.261.1112
 WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
STEWART
 DEVELOPER
600 + 604 BURNETT RIDGE PLACE
 STEWART COMPANIES
 2604 CURBSIDE COURT
 LEXINGTON, KY 40513

JOB NO. **21018**
 SHEET **1** OF **1**
 ENGINEER'S SEAL
 SURVEYOR'S SEAL