

REVISIONS					
NO.	DATE	DESCRIPTION	BY	DT	JH
1	1-31-20	CONDO REVISION	DT		
2	3-2-20	AGENCY COMMENTS/CLUBHOUSE	ARH		
3	8/3/20	REVISED PER AGENCY COMMENTS	JH		
4	8/24/20	PER AGENCY COMMENTS	DT		
5	10/12/20	per agency comments	DT		
6	12/2/20	REMOVED WALK	JH		

PROJECT DATA	
FILE NAME:	19006-ROOFP
DATE:	1-27-20
CHECKED BY:	DT
SCALE:	AS SHOWN
DRAWN BY:	ARH

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LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SERVICES - LANDSCAPE ARCHITECTURE
 505 WILKINSON DRIVE, SUITE 100, LOUISVILLE, KY 40203
 TEL: 502.446.9375 FAX: 502.446.9374
 WEB SITE: WWW.LD&D.COM

PROJECT DATA

TOTAL SITE AREA	= 11.28± AC. (491,357 SF)
R/W DEDICATION AREA	= 0.13 ACRES
NET SITE AREA	= 11.35 ACRES (485,728 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= R-5A
EXISTING USE	= VACANT
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
PROPOSED BUILDING HEIGHT	= (35' ALLOWED)
F.A.R.	= 0.14 (0.5 ALLOWED)
TOTAL # UNITS	= 95
DENSITY	= 8.37 DU/AC. (12.01 MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
1.5 SP/D.U. MIN/2.5 SP/D.U. MAX	= 142 SP 237 SP
PARKING PROVIDED	
SURFACE PARKING	= 190 SPACES
CLUBHOUSE PARKING	= 12 SPACES
TOTAL PARKING PROVIDED	= 202 SP (2 ADA SPACES INCLUDED)
OPEN SPACE REQUIRED	= 1.70 AC (15%)
OPEN SPACE PROVIDED	= 1.73 AC
RECREATIONAL OPEN SPACE REQUIRED	= 0.85 AC (50% REQ. OPEN SPACE)
RECREATIONAL OPEN SPACE PROVIDED	= 0.85 AC
EXISTING IMPERVIOUS AREA	= 192,907 SF
PROPOSED IMPERVIOUS AREA	= 236,138 SF (22.41% INCREASE)
PROPOSED SITE DISTURBANCE	= 10.12 AC (440,824 SF)

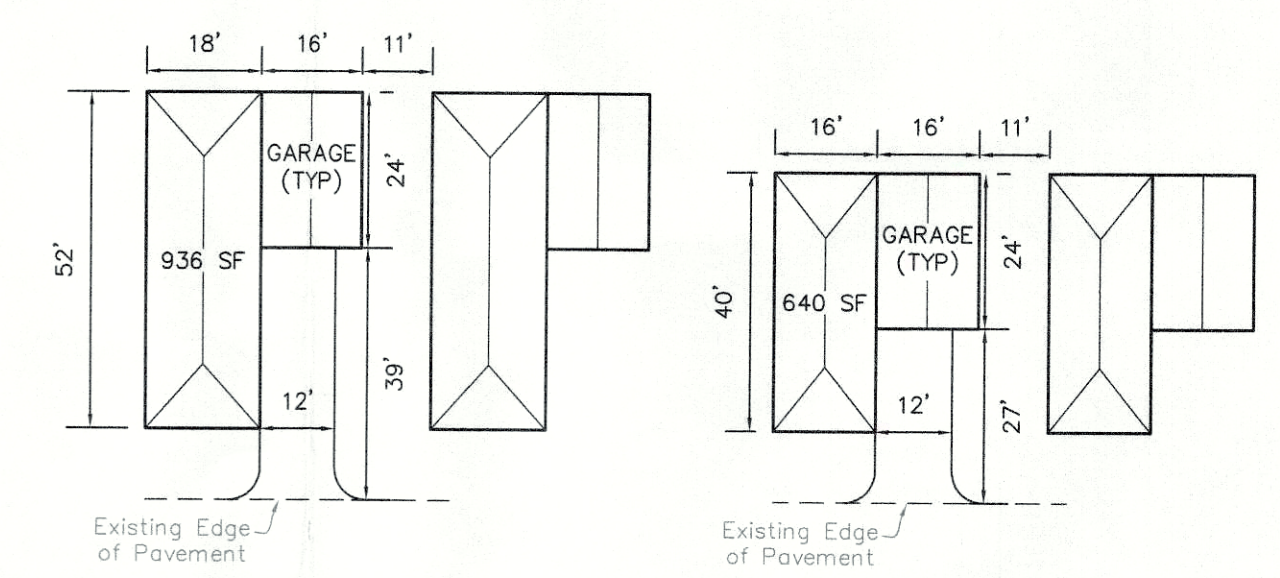
RECEIVED
 JAN 15 2021
 PLANNING & DESIGN SERVICES

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - 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.
 - Roll-out trash cans to be utilized for trash service.
 - A minor plot shall be recorded to dedicate Right-of-Way to W. Manslick Road as shown.
 - Existing drive lanes shall be modified to meet Public Works Standards.

- 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 L.E. and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0107 E dated December 5, 2006.
 - Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
 - If the site has thru drainage an easement plan will be required prior to MSD granting construction plan approval.
 - 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.
 - Site will be subject to MSD Regional Facilities Fee x 1.5.
 - A 408 ACCE permit will be required prior to MSD construction plan approval for construction of the offsite drainage system to Pond Creek.

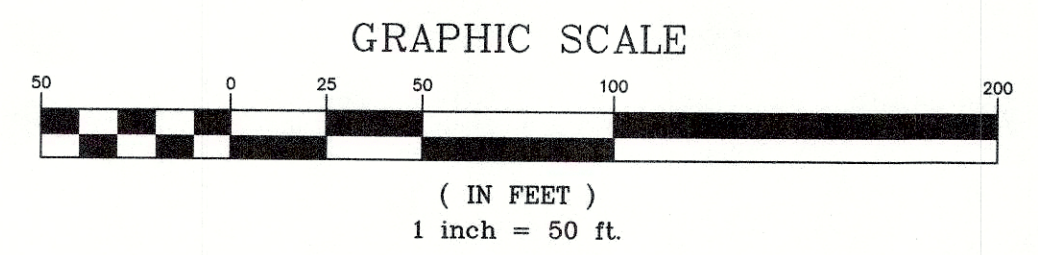
LEGEND

	EX. UTILITY POLE
	EX. GUY ANCHOR
	EX. LIGHT POLE
	EX. FIRE HYDRANT
	EX. WATER METER
	EX. WATER VALVE
	EX. GAS METER
	EX. GAS VALVE
	EX. OVERHEAD ELECTRIC LINES
	EX. FENCE
	EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	EXISTING SEWER AND MANHOLE
	PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	PROPOSED SEWER AND MANHOLE
	DRAINAGE FLOW DIRECTION
	EX. CONTOUR
	EX. ZONING LINE
	PROPOSED DITCH/SWALE



TREE CANOPY CALCULATIONS

TOTAL SITE AREA (CLASS C SITE)	= 10.52 AC (458,131 SF)
EXISTING TREE CANOPY AREA	= 0 SF
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
TOTAL TREE CANOPY AREA REQUIRED	= 40% (183,252 SF)
TOTAL TREE CANOPY TO BE PLANTED	= 183,600 SF (40% OF SITE AREA)



8702 PEEBLE LANE
 LOUISVILLE, KY 40272
 TAX BLOCK 1049, LOT 0070
 D.B. 11406, PG. 219

SITE ADDRESSES:
 8816 W MANSLICK ROAD
 LOUISVILLE, KY 40272
 TAX BLOCK 1049, LOT 0554
 D.B. 1049, PG. 0774

8820 W MANSLICK ROAD
 LOUISVILLE, KY 40272
 TAX BLOCK 1049, LOT 0554
 D.B. 11406, PG. 219

COUNCIL DISTRICT - 25, 14
 FIRE PROTECTION DISTRICT - FAIRDALE
 MUNICIPALITY - LOUISVILLE

DETAILED DISTRICT DEVELOPMENT PLAN

REGENCY PARK

OWNER
 CAT VVB, LLC
 2606 ALIA CIRCLE
 LOUISVILLE, KY 40222

JOB NO. **19006**

SHEET **1** OF

WM# 7274

19 - ZONE - 0091