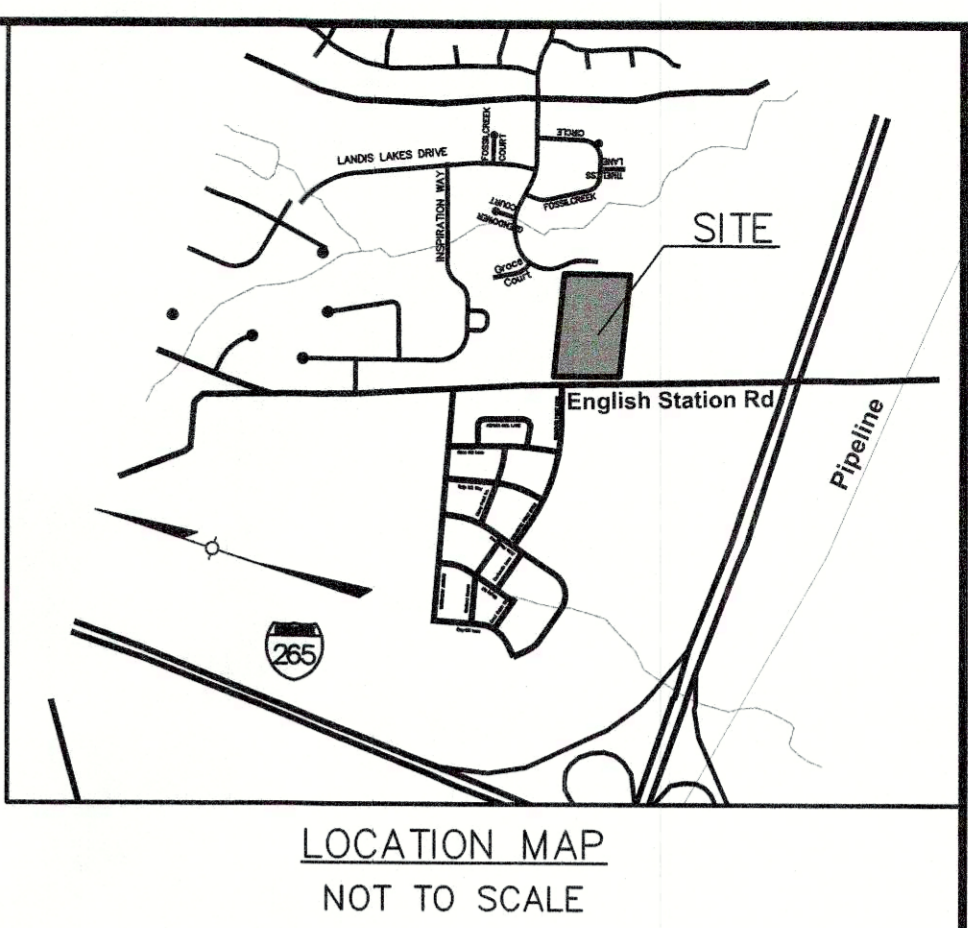


**VARIANCE REQUESTED:**  
 1. A Variance is requested from Section 5.1.12.B.2.a of The Louisville Metro Land Development Code to vary the infill front yard setback range.



**PROJECT DATA**

TOTAL SITE AREA	= 7.19± Ac. (313,376 SF)
R/W DEDICATION AREA	= 0.28± Ac. (12,020 SF)
NET SITE AREA	= 6.91± Ac. (301,356 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-5A
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
TOTAL # OF UNITS	= 82 UNITS
BUILDING HEIGHT	= 25' (35' MAX. ALLOWED)
BUILDING AREA	
APARTMENTS	= 85,700 SF
CLUBHOUSE	= 2,500 SF
TOTAL BUILDING AREA	= 88,200 SF
NET DENSITY	= 11.40 DU/Ac. (12.01 DU/Ac. MAX. ALLOWED)
GROSS DENSITY	= 11.87 DU/Ac. (12.01 DU/Ac. MAX. ALLOWED)

**PARKING REQUIRED**

UNITS	MIN.	MAX.
1 SP/UNIT MIN.	= 82 SP	
2 SP/UNIT MAX.	= 164 SP	
CLUBHOUSE	= PARKING TO BE DETERMINED BY DIRECTOR	
TOTAL PARKING PROVIDED	= 146 SPACES	(26 HC SP INCLUDED)

OPEN SPACE REQUIRED	= 45,203 SF
OPEN SPACE PROVIDED	= 93,600 SF
RECREATIONAL OPEN SPACE REQUIRED	= 22,602 SF (50% OF REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED	= 76,100 SF
	(WALKING TRAIL, BENCHES, PICNIC TABLES, DOG PARK & PLAYGROUND)

TOTAL VEHICULAR USE AREA	= 59,169 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 4,438 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 7,542 SF
EXISTING IMPERVIOUS	= 5,927 SF
PROPOSED IMPERVIOUS	= 132,399 SF (2,135% 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 any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown hereon were derived from Logix data. Boundary information was taken from deeds.
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
- No Karst features were observed on site during a site visit on April 29, 2022, by Derek Triplett, R.L.A.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.

**MSD NOTES:**

- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- 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.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0050 E dated January 26, 2021.
- 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.
- 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 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.
- MSD drainage bond required prior to construction plan approval.

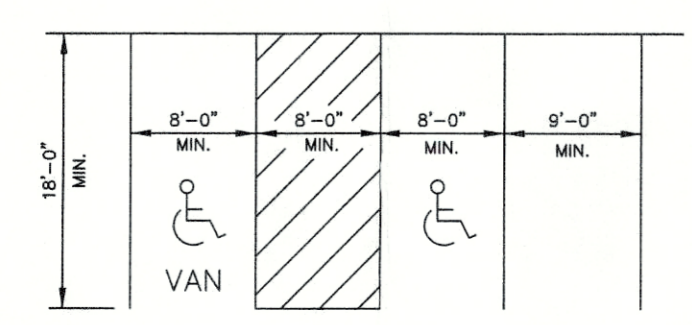
**DETENTION BASIN CALCULATIONS**

$X = \Delta CRA/12$   
 $AC = 0.55 - 0.26 = 0.28$   
 $A = 7.19$  ACRES  
 $R = 2.3$  INCHES  
 $X = (0.28)(7.19)(2.3)/12 = 0.47$  AC.-FT  
 REQUIRED X = 20,657 CU.FT.

PROVIDED BASIN = 16,000 SQ.FT.  
 TOTAL = 16,000 SQ.FT. @ APPROX. 1.5 FT. DEPTH  
 = 24,000 CU.FT. > 20,657 CU.FT.

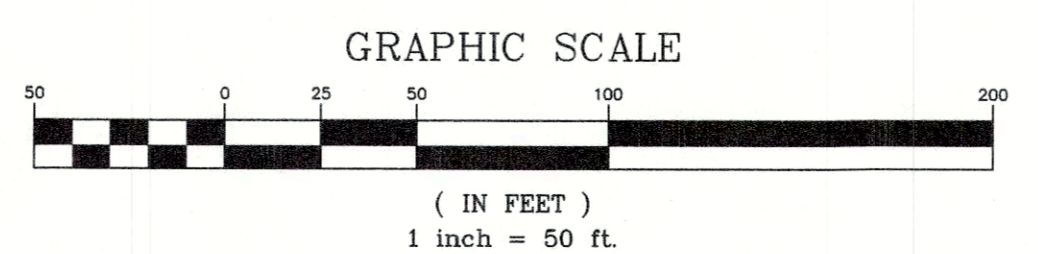
**LEGEND**

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- EXISTING DRAINAGE SWALE
- EXISTING ELECTRIC LINE



MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
20.00%	>	
30.00%	>	

TOTAL SITE AREA	= 313,376 S.F.
EXISTING TREE CANOPY AREA	= 32% (99,329 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (109,682 S.F.)



NO.	DATE	DESCRIPTION	BY	BB	JT	DT
1	4/14/22	LAYOUT REVISION				
2	5/2/22	REVISED PER AGENCY COMMENTS				
3	6/27/22	REV DUMPSTER LOCATION				

PROJECT DATA  
 FILE NAME: 19138-DDP  
 DATE: 2/14/22  
 SCALE: AS SHOWN  
 CHECKED BY: TB  
 DRAWN BY: JY/BCE

LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
 605 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
 PHONE: 502.446.9714  
 FAX: 502.446.9714  
 WEB SITE: WWW.LDD&D.COM

**GARRETT DEVELOPER**  
**805 S. ENGLISH STATION ROAD**  
 SUNSHINE ENGLISH STATION DEVELOPMENT, LLC  
 2104 CLUB VISTA PLACE  
 LOUISVILLE, KY 40245

DETAIL DISTRICT DEVELOPMENT PLAN  
 JOB NO. 19138  
 SHEET 1 OF 1  
 RECEIVED JUN 27 2022  
 PLANNING & DESIGN SERVICES  
 CASE # 22-ZONE-0049  
 WM# 12171

OWNER: JAMES LEE & LAURIE GREINER  
 805 S. ENGLISH STATION ROAD  
 LOUISVILLE, KY 40299

SITE ADDRESS: 805 S. ENGLISH STATION ROAD  
 LOUISVILLE, KY 40299  
 TAX BLOCK 0032, LOT 0119  
 D.B. 10552, PG. 0639

COUNCIL DISTRICT - 11  
 FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN  
 MUNICIPALITY - LOUISVILLE