

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 has been submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0033E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- 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. Applicant shall coordinate with the downstream property owner and construct a stormwater system to convey water off-site all the way to the downstream detention basin outlet.
- This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 41,400 S.F.
- MSD drainage bond required prior to construction plan approval.
- Drainage captured from the adjacent property to the north will sheet flow into catch basins within the subject's site parking lot and be directed to the detention basin. The catch basins, piping and detention basin will all be placed in a drainage easement.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.

WAIVER REQUEST:

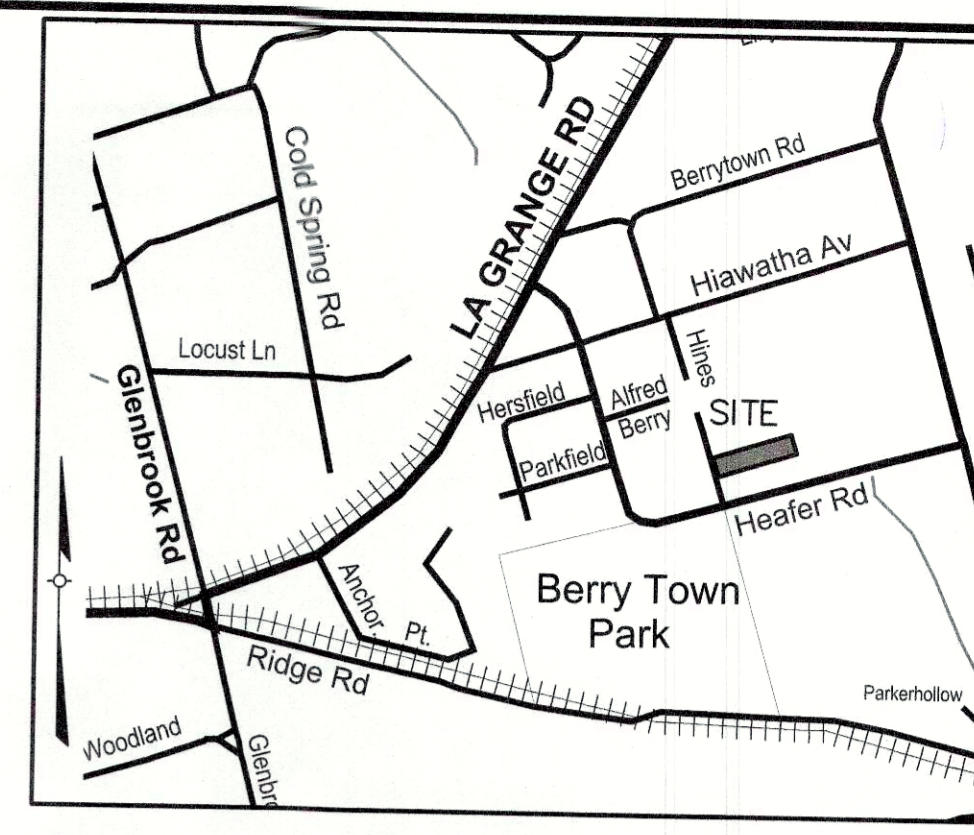
A Waiver is requested from LDC Section 10.2.4, Table 10.2.3 to allow a 5' LBA with a 1.5 planting multiplier along the north property line, rather than the required 15' LBA.

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.
- 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.
- 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.
- A Karst survey was performed on 11-5-2019 by Mike Hill, AICP and no karst features were observed.

PROJECT DATA

TOTAL SITE AREA	=	1.0 ACRE (43,560 SF)
R/W DEDICATION AREA	=	2,160 SF
NET SITE AREA	=	0.95 ACRES (41,400 SF)
EXISTING ZONING	=	R-4
FORM DISTRICT	=	NEIGHBORHOOD
PROPOSED ZONING	=	R-6
EXISTING USE	=	VACANT
PROPOSED USE	=	MULTI-FAMILY RESIDENTIAL
PROPOSED NO. OF UNITS	=	16
PROPOSED FOOTPRINT AREA	=	2,700 SF PER STRUCTURE
PROPOSED BUILDING AREA	=	21,600 SF (2-STORY)
F.A.R.	=	.52
DENSITY	=	16.8 DU/ACRE
OPEN SPACE REQ.	=	6,210 SF (15.0%)
OPEN SPACE PROV.	=	6,250 SF
PARKING REQUIRED (16 D.U.)		
1 SP PER D.U. MIN.	=	16 SPACES
2 SP PER D.U. MAX.	=	32 SPACES
TOTAL PARKING PROVIDED	=	27 (2 ADA SP INCLUDED)
TOTAL VEHICULAR USE AREA		
TOTAL VEHICULAR USE AREA	=	12,347 SF
INTERIOR LANDSCAPE AREA REQUIRED	=	926 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	=	930 SF
EXISTING IMPERVIOUS AREA		
EXISTING IMPERVIOUS AREA	=	0 SF
PROPOSED IMPERVIOUS AREA	=	24,662 SF



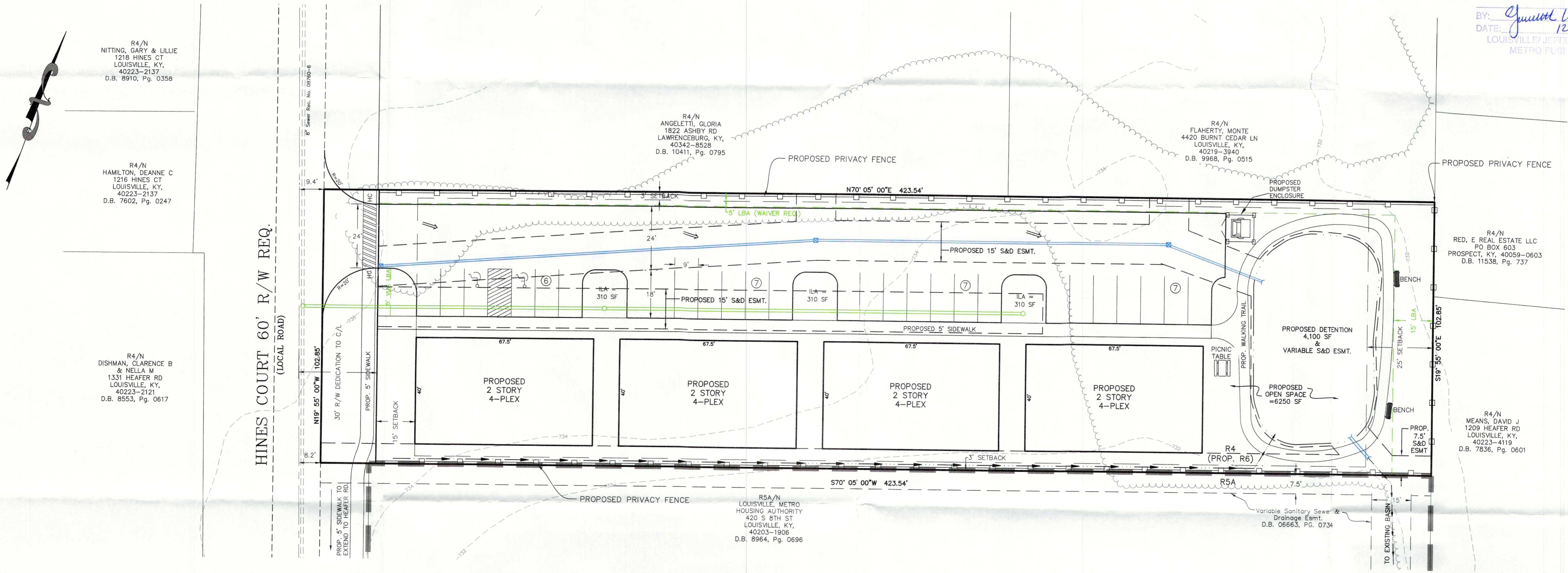
LOCATION MAP

NOT TO SCALE

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: *Jennifer L. Smith*
DATE: 12/19/20
LOUISVILLE/JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



R4/N
NITTING, GARY & LILLIE
1218 HINES CT
LOUISVILLE, KY,
40223-2137
D.B. 8910, Pg. 0358

R4/N
HAMILTON, DEANNE C
1216 HINES CT
LOUISVILLE, KY,
40223-2137
D.B. 7802, Pg. 0247

R4/N
DISHMAN, CLARENCE B
& NELLA M
1331 HEAFER RD
LOUISVILLE, KY,
40223-2121
D.B. 8553, Pg. 0617

R4/N
ANGELETTI, GLORIA
1822 ASHBY RD
LAWRENCEBURG, KY,
40342-8528
D.B. 10411, Pg. 0795

R4/N
FLAHERTY, MONTE
4420 BURNY CEDAR LN
LOUISVILLE, KY,
40219-3940
D.B. 9968, Pg. 0515

R4/N
RED, E REAL ESTATE LLC
PO BOX 603
PROSPECT, KY, 40059-0603
D.B. 11538, Pg. 737

R4/N
MEANS, DAVID J
1209 HEAFER RD
LOUISVILLE, KY,
40223-4119
D.B. 7836, Pg. 0601

R5A/N
LOUISVILLE, METRO
HOUSING AUTHORITY
420 S 8TH ST
LOUISVILLE, KY,
40203-1906
D.B. 8964, Pg. 0896

Variable Sanitary Sewer &
Drainage Esmt.
D.B. 06663, Pg. 0734

HINES COURT 60' R/W REQ.
(LOCAL ROAD)

DETENTION BASIN CALCULATIONS

$$X = \Delta CRA/12$$

$$\Delta C = 0.70 - 0.23 = 0.47$$

$$A = 0.95 \text{ ACRES}$$

$$R = \text{INCHES}$$

$$X = (C)(A)(R)/12 = \text{AC.-FT.}$$

$$X = (0.95)(0.47)(2.8)/12 = 0.104 \text{ AC.-FT.}$$

$$\text{REQUIRED} = 4,538 \text{ CU.FT.}$$

$$\text{PROVIDED BASIN} = 4,100 \text{ SQ.FT.}$$

$$\text{TOTAL} = 4,100 \text{ SQ.FT.} \times \text{APPROX. } 1.2 \text{ FT. DEPTH} = 4,920 \text{ CU.FT.}$$

$$= 4,920 \text{ CU.FT.} > 4,538 \text{ CU.FT.}$$

TREE CANOPY CALCULATIONS

$$\text{TOTAL SITE AREA (CLASS C SITE)} = 41,400 \text{ SF}$$

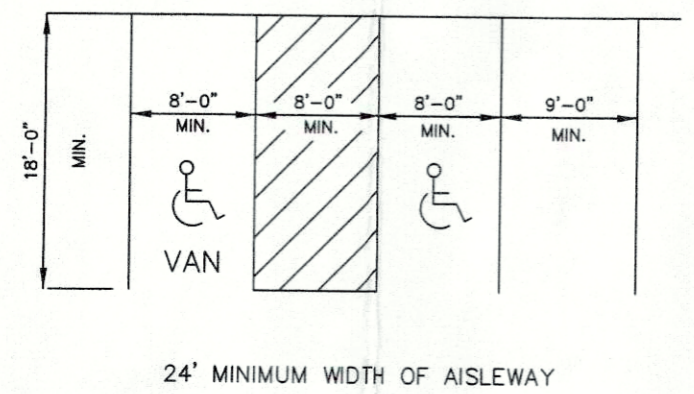
$$\text{EXISTING TREE CANOPY AREA} = 17,553 \text{ SF (42\% OF SITE AREA)}$$

$$\text{EXISTING TREE CANOPY TO BE PRESERVED} = 0\%$$

$$\text{TOTAL TREE CANOPY AREA REQUIRED} = 35\% (14,490 \text{ SF})$$

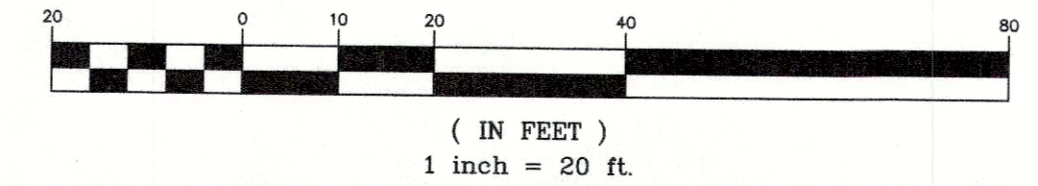
LEGEND

- PROPOSED SEWER AND MANHOLE
- EX. FENCE
- EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- EXISTING SEWER AND MANHOLE
- EX. TREE LINE
- EX. CONTOUR
- EX. ZONING LINE
- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL



TYPICAL PARKING SPACE LAYOUT
NO SCALE

GRAPHIC SCALE



PRELIMINARY APPROVAL
Condition of Approval:
M. Smith 12-7-20
Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

RECEIVED
NOV 16 2020
PLANNING & DESIGN SERVICES

SITE ADDRESS:
1213 HINES COURT
LOUISVILLE, KY 40223
TAX BLOCK 0296 , LOT 00150015
D.B. 11538 , PG. 596
COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN