

PROJECT SUMMARY

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONE	R-4
PROPOSED ZONE	R-6
EXISTING USE	VACANT
PROPOSED USE	MULTIFAMILY DWELLINGS
EXISTING BUILDING	0 SQ. FT. ±
PROPOSED BUILDING FOOTPRINT	3 X 4032 SQ. FT. = 12,096 SQ. FT. ±
GROSS FLOOR AREA	24,193 SQ. FT. ±
SITE ACREAGE	1.806 AC. ±
SITE AREA	78,690 SQ. FT. ±
DWELLINGS UNITS	24 UNITS
DENSITY FOR R6 REQ.	17.42 DWELLINGS PER ACRE
NET DENSITY	13.29 DWELLINGS PER ACRE
GROSS DENSITY	13.29 DWELLINGS PER ACRE
MAXIMUM FAR ALLOWED	0.75
FAR PROPOSED	0.31
OPEN SPACE REQ. (15% NET)	11,804 SQ. FT.
OPEN SPACE PROVIDED	12,666 SQ. FT.

**LDC TABLE 5.3.1
DIMENSIONAL STANDARDS**

R6 NEIGHBORHOOD	
FRONT YARD	15 FT
MIN. SIDE YARDS	3 FT
REAR YARD	25 FT
HEIGHT	35 FT

VARIANCE REQUEST

- A VARIANCE IS REQUESTED OF THE INFILL REQUIREMENTS OF LDC 5.3.C.1 TO ALLOW A FRONT YARD SETBACK OF 15 FEET FROM THE PROPOSED NEW RIGHT OF WAY.
- A VARIANCE IS REQUESTED OF LDC 9.1.4 TO ALLOW THE PROPOSED PARKING SPACES TO BE PLACED IN FRONT OF THE REQUIRED INFILL SETBACK UNDER LDC 5.3.C.1 TO WITHIN 15 FEET OF THE PROPOSED NEW RIGHT-OF-WAY.

LANDSCAPE REQUIREMENTS

- EAST SIDE YARD: R6 TO R7 - 0 FEET
- WEST SIDE YARD: R6 TO R4 - 20 FEET
- REAR YARD: R6 TO CM - 35 FEET
- FRONT YARD: R6 TO CM - 5 FEET

TREE CANOPY - CATEGORY CLASS "C"

TOTAL SITE AREA:	78,690 SQ. FT.
EXISTING TREE CANOPY	36,329 SQ. FT.
EXISTING TREE CANOPY TO REMAIN:	0 SQ. FT.
PERCENT CANOPY TO REMAIN:	0 %
REQ. NEW TREE CANOPY: 20 % (FROM LDC TBL 10.1.2)	15,738 SQ. FT.
PROPOSED NEW TREE CANOPY:	15,760 SQ. FT.
10 - TYPE A @ 720 SQ. FT. =	7,200 SQ. FT.
10 - TYPE B @ 432 SQ. FT. =	4,320 SQ. FT.
40 - TYPE C @ 108 SQ. FT. =	4,240 SQ. FT.
	15,760 SQ. FT.

PARKING - MULTIFAMILY - 24 UNITS	
MINIMUM PARKING (1.5 SPACES PER UNIT)	30 SPACES
MAXIMUM PARKING (3 SPACES PER UNIT)	60 SPACES
PROVIDED PARKING (4 H/C)	49 SPACES
V.U.A.	20,947 S.F. ±
I.L.A. REQUIRED (7.5%)	1,571 S.F. ±
I.L.A. PROVIDED	1,983 S.F. ±
TYP. PARKING SPACE	9' X 18'

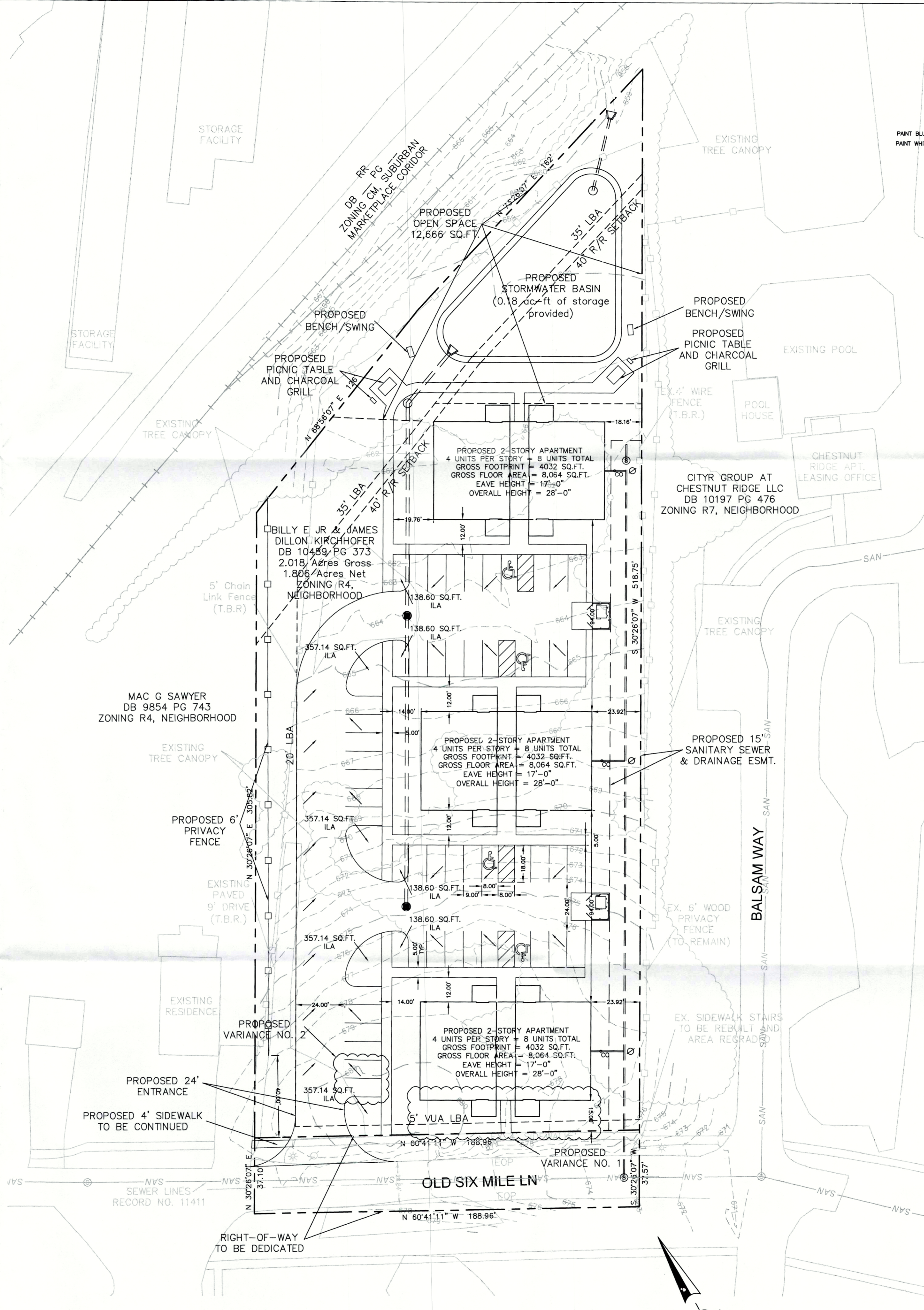
INCREASE IN IMPERVIOUS AREA	
EXISTING SITE AREA:	78,690 SQ. FT.
EXISTING IMPERVIOUS AREA:	2,800 SQ. FT.
EXISTING IMPERVIOUS PERCENT:	3.6%
PROPOSED IMPERVIOUS AREA:	37,362 SQ. FT.
PROPOSED IMPERVIOUS PERCENT:	47.5%
NET IMPERVIOUS AREA CHANGE:	34,562 SQ. FT.
NET IMPERVIOUS PERCENT CHANGE:	43.9%

PRELIMINARY STORMWATER CALCULATIONS	
PRE-DEVELOPMENT FLOW:	
C = ((1.806 - 0.064) * 0.35 + 0.064 * 0.95) / 1.806 =	0.37
Q10 = 0.37 * 4.51 * 1.806 =	3.06 CFS
POST-DEVELOPMENT FLOW:	
C = ((1.806 - 0.858) * 0.35 + 0.858 * 0.95) / 1.806 =	0.63
Q10 = 0.63 * 4.51 * 1.806 =	5.21 CFS
ADDITIONAL RUNOFF TO BE DETAILED:	
POST-Q10 - PRE-Q10 =	5.21 - 3.06 = 2.15 CFS

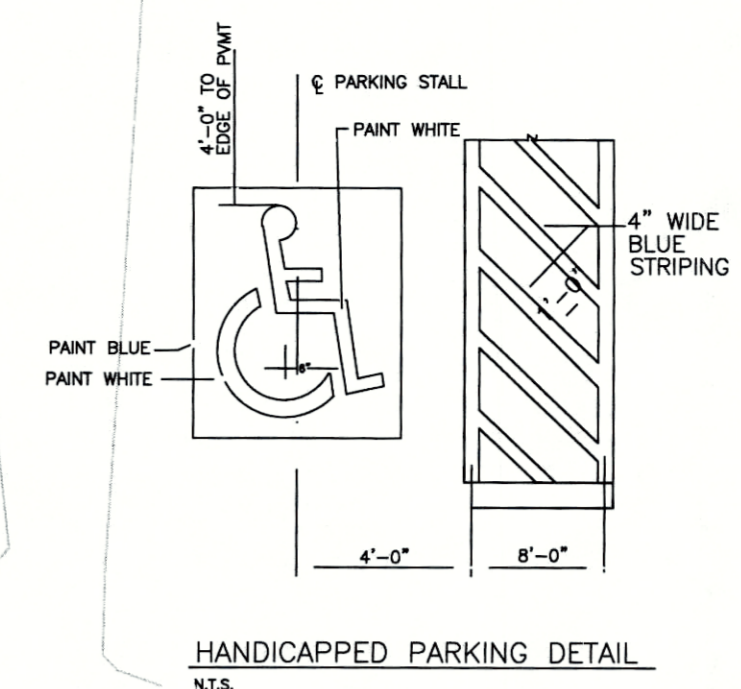
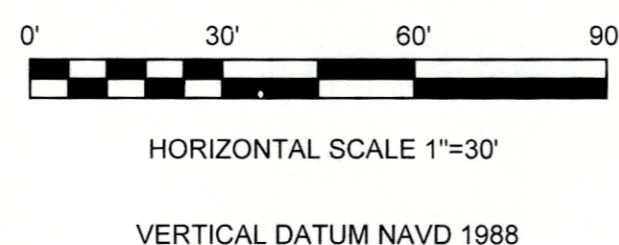
PRELIMINARY BASIN VOLUME CALCULATIONS	
delta C = C _{post} - C _{pre} =	0.63 - 0.37 = 0.26
Vol = delta C(A)(R/12) =	0.26(1.806)(2.8/12) = 0.11 ac-ft

LEGEND

● Indicates found monument *As Noted*	○ Proposed Handicapped Parking Spot
⊙ Existing Sanitary Sewer Manhole	⊙ Proposed Tree (Type "A")
○ Existing Utility Pole	⊙ Proposed Tree (Type "A")
○ Existing Down Guy	⊙ Proposed Tree (Type "B")
⊙ Existing Water Meter	⊙ Proposed Shrub
⊙ Existing Water Valve	→ Ingress/Egress
⊙ Existing Gas Meter	→ Proposed Contour
⊙ Existing Fire Hydrant	→ Drainage Flow
* Existing Light Pole	→ Existing Contour
— Existing Fence (As Noted)	
— OHU Existing Overhead Utility Line	— 462.00 Proposed Contour
— SD Existing Storm Sewer Pipe	
— Existing Contour	



SITE PLAN



GENERAL NOTES

- THIS IS NOT A SURVEY, AND IS NOT INTENDED FOR LAND TRANSFER.
- THIS PROPERTY IS LOCATED IN ZONE "X" PER REVIEW OF FIRM MAP PANEL #21111CO063E, EFFECTIVE DECEMBER 5, 2006.
- ALL OUTDOOR LIGHTING WILL COMPLY WITH LDC CHAPTER 8.
- ALL SERVICE STRUCTURES IF NEEDED SHALL BE SCREENED IN ACCORDANCE WITH L.D.C. CHAPTER 10.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS OR KENTUCKY DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION APPROVAL.
- 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.
- ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 10.2.6 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
- CITY OF JEFFERSONTOWN APPROVAL REQUIRED.
- ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE ENCROACHMENT PERMIT AND BOND.
- SIGNS SHALL BE IN COMPLIANCE WITH CH.8 OF THE LDC AND ORDINANCES OF THE CITY OF JEFFERSONTOWN.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

MSD NOTES

- SUBJECT TO MSD PLAN REVIEW FEES.
- 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.
- ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPMENT PEAK FLOWS WILL BE LIMITED TO PREDEVELOPMENT FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEE'S AND APPLICABLE CHARGES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

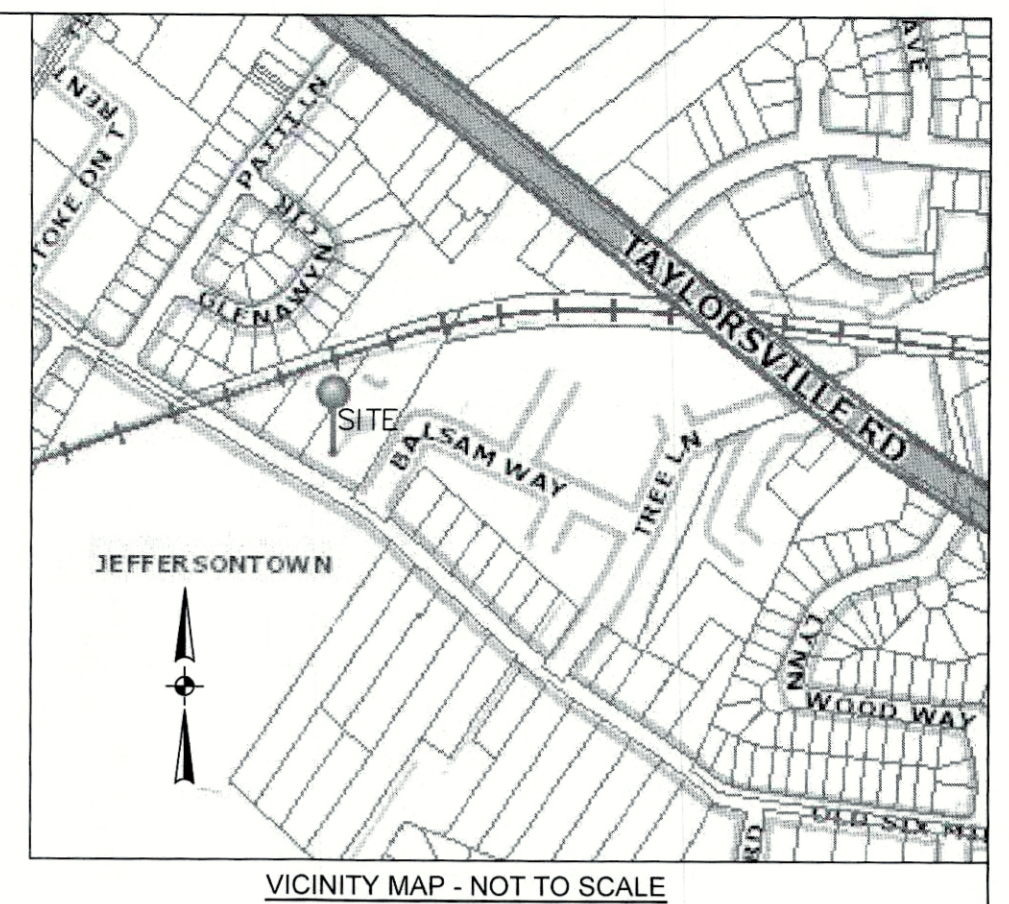
EPSC NOTES

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AS SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- ALL STREAM CROSSINGS MUST UTILIZED LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
- SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

DOCKET # 16ZONE1073
APPLICATION FOR ZONING CHANGE
DETAIL DISTRICT DEVELOPMENT PLAN
ORIGINAL PLAN DATE: 11/07/2016
WM # 11514

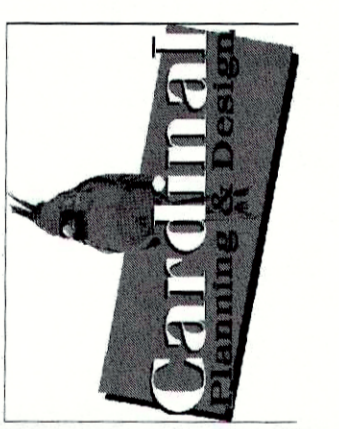
CURRENT PROPERTY OWNERS
BILLY E & JAMES DILLON KIRCHHOFFER
247 BOGARD LN
MT. WASHINGTON, KY 40047

PROPERTY ADDRESS:
9607 OLD SIX MILE LN
LOUISVILLE, KY 40047
D.B. 10485 PG. 0373
PARCEL ID: 003800550000



REVISIONS	
NO.	DATE
1	3/17/17
2	4/24/17
3	5/05/17
4	6/15/17

**CARDINAL
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FAX: (502) 968-7077
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DETAILED DISTRICT DEVELOPMENT PLAN

9607 OLD SIX MILE LN
LOUISVILLE, KY 40047
FOR:
BILLY E KIRCHHOFFER
247 BOGARD LN
MT. WASHINGTON, KY 40047

RECEIVED
JUN 16 2017
PLANNING & DESIGN SERVICES

JOB NO. SHEET 1 OF 1