

R-6 DIMENSIONAL STANDARDS

MIN. LOT AREA	= 6,000 SF
MIN. LOT WIDTH	= 25'
MIN. FRONT AND STREET SIDE YARD SETBACK	= 15'
MIN. SIDE YARD	= 3'
MIN. REAR YARD	= 25'
MAX. BUILDING HEIGHT	= 35'

PROJECT DATA

TOTAL SITE AREA	= 11.27 AC (490,947 SF)
R/W DEDICATION AREA	= 0.62 AC (27,079 SF)
NET SITE AREA	= 10.65 AC (463,868 SF)
EXISTING ZONING	= R-4 & C-1
PROPOSED ZONING	= R-6
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT NURSERY
PROPOSED USE	= RESIDENTIAL MULTI-FAMILY
BUILDING HEIGHT	= 3 STORY - 35'

BUILDING AREA	
APARTMENTS	= 267,750 SF
(7 BLDG X 12,750 SF X 3 STORES)	
CLUBHOUSE	= 25,500 SF
CLUBHOUSE	= 1,850 SF
TOTAL BUILDING AREA	= 295,100 SF

TOTAL # UNITS	= 184 UNITS
F.A.R. (MAX. ALLOWED: 0.75)	= 0.64
NET DENSITY (MAX. ALLOWED: 17.42 DU/AC)	= 17.28 DU/AC

OPEN SPACE REQUIRED (100%)	= 46,387 SF
OPEN SPACE PROVIDED (1001 - 1005)	= 66,052 SF
RECREATIONAL OPEN SPACE REQUIRED	= 23,194 SF (50% OF REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED	= 49,912 SF
(WALKING TRAILS, TABLES, PICNIC TABLES, GAZEBO)	

PARKING REQUIRED		MIN.	MAX.
1 SP/UNIT	=	184 SP	
2 SP/UNIT	=	368 SP	
TOTAL PARKING PROVIDED	=	321 (1.75 SP/UN)	
		(20 HC SP INCLUDED)	

TOTAL VEHICULAR USE AREA	= 134999 SF
INTERIOR LANDSCAPE AREA REQ. (7.5%)	= 10,125 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 17,513 SF

EXISTING IMPERVIOUS	= 185,000 SF
PROPOSED IMPERVIOUS	= 257,523 SF (139% 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.
- 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 herein were derived from LOJIC data. Boundary information was taken from deeds.
- Street trees will be provided as required by the Land Development Code.

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 has been approved by MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0071 F dated February 26, 2021.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Onsite detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2,10,25 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive. Capacity to be verified to Big Run Ditch. Downstream improvements and or additional detention may be required prior to MSD 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.
- 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.
- All retail shops must have individual connections per MSD's fats, oil and grease policy.
- Roof drainage from buildings 4-8 shall drain forward onto the site.

TREE CANOPY CALCULATIONS

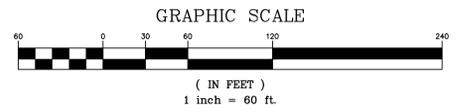
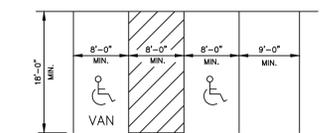
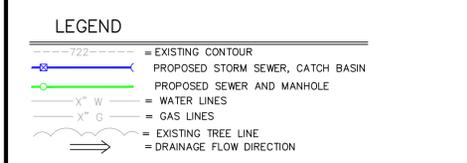
TOTAL SITE AREA	= 463,868 S.F.
EXISTING TREE CANOPY AREA	= 6% (27,840 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (162,354 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (162,354 S.F.)

PRE-DEVELOPED DRAINAGE AREA

X = Δ CRA/12	
ΔC = 0.53	
A = 5.1 ACRES	
R = 2.8 INCHES	
X = (0.53)(5.1)(2.8)/12 = 0.63 AC.-FT.	

POST-DEVELOPED DRAINAGE AREA

X = Δ CRA/12	
ΔC = 0.77	
A = 11.3 ACRES	
R = 2.8 INCHES	
X = (0.77)(11.3)(2.8)/12 = 2.03 AC.-FT.	
2.03 AC. FT - 0.63 AC. FT. = 1.4 AC. FT.	
REQUIRED = 1.4 AC. FT. = 60,984 CU. FT.	
BASINS PROVIDED = 17,900 SF	
TOTAL = 17,900 SQ.FT. @ APPROX. 3.5 FT. DEPTH	
= 62,550 CU.FT. > 60,984 CU.FT.	



OWNER:
GAGEL GEORGE G.
2400 LOWER HUNTERS TRACE
LOUISVILLE, KENTUCKY 40216

SITE ADDRESSES:
2400 & 2328 LOWER HUNTERS TRACE
LOUISVILLE, KY 40216
TAX BLOCK 1025, LOTS 0440 & 0428
D.B. 11241, PG. 845 & D.B. 6921, PG. 0644

2403 CADY CT
LOUISVILLE, KY 40216
TAX BLOCK 1025, LOTS 0487
D.B. 11241, PG. 845

COUNCIL DISTRICT - 12
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
MUNICIPALITY - LOUISVILLE

REVISIONS

NO.	DATE	DESCRIPTION
1	11/1/21	REVISED PER AGENCY COMMENTS
2	11/15/21	REVISED PER AGENCY COMMENTS
3	12/6/21	REVISED PER AGENCY COMMENTS
4	1/10/22	PROVIDED CONNECTION TO CADY COURT
5	2/7/22	REVISED TURN LANE CONFIGURATION

PROJECT DATA
FILE NAME: 20043-000P
DATE: 10/07/2021
CHECKED BY: JH
DRAWN BY: JH/BB

ENGINEER'S SEAL
SURVEYOR'S SEAL

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
505 WINDYBUSH BLVD. SUITE 200, LOUISVILLE, KY 40212
TEL: 502.446.9979 FAX: 502.446.9974
WEB SITE: WWW.LDD-INC.COM

GREENBERG
DEVELOPER
LOWER HUNTERS TRACE
SELECT HOMES
13287 O'BANON STATION WAY
LOUISVILLE, KY 40223

DETAILED DISTRICT DEVELOPMENT PLAN
JOB NO. 20043
SHEET 1 OF 1

21-ZONE-0134 Binding Elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - d. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the March 21, 2022, Planning Commission meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
7. The turn lane improvements within the Lower Hunters Trace right-of-way shall be completed at the Developer's sole expense prior to the issuance of the 92nd certificate of occupancy.
8. Should TARC service be established on Lower Hunters Trace in front of the site, the property owner shall provide a concrete pad as per TARC standards, either within the right-of-way, or, should there be insufficient room in the right-of-way, within an easement on the subject site. The pad will be made available to TARC to install a bench and trash receptacle. The property owner shall clean the pad and empty the trash receptacle as needed.
9. In consultation with the fire protection district, speed humps shall be installed in the development drive lanes near the entrance to Cady Court. This binding element shall not apply if the fire protection district does not permit the speed humps.
10. Developer shall obtain an encroachment permit from Louisville Metro to construct sidewalks along the southern side of Lower Hunters Trace within the gap in the sidewalks to the west of Ormsby Heights Baptist Church, to connect the development to Dixie Highway. Sidewalk construction shall be completed prior to issuance of the first certificate of occupancy. Should Metro Public Works agree that this construction is infeasible, Developer shall contribute \$7,500 to Metro Public Works toward sidewalk construction along the southern side of Lower Hunters Trace. This contribution shall be made prior to issuance of the first certificate of occupancy.
11. Screening adjacent to the R-4 zoned properties along Cady Drive shall include fast-growing evergreen species. Evergreen trees shall be a minimum of 8' in height at time of planting, planted 10' on center.