

GENERAL NOTES:

1. A Waiver is requested from Section 10.3.5.A.1 of The Louisville Metro Land Development Code to waive the 50' Parkway Buffer and 75' Parkway Setback.

PROJECT DATA

TOTAL SITE AREA	= 10.67± Ac. (464,817 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
NO. OF UNITS	= 192 UNITS
BUILDING HEIGHT	= 3 STORY (45' MAX. ALLOWED)
BUILDING FOOTPRINT	= 78,946 SF
BUILDING AREA	
APARTMENTS	= 228,438 SF
CLUBHOUSE	= 2,800 SF
TOTAL BUILDING AREA	= 231,238 SF
F.A.R.	= 0.49 (5.0 MAX. ALLOWED)
GROSS DENSITY	= 17.99 DU/Ac. (145 DU/Ac. MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
MULTI-FAMILY RESIDENTIAL	
1 SP/UNIT MIN.	= 192 SP
2 SP/UNIT MAX.	= 384 SP
TOTAL PARKING PROVIDED	= 381 SPACES (1.97 SP/UNIT) (18 HC SP INCLUDED)
OPEN SPACE REQUIRED	= 69,723 SF
OPEN SPACE PROVIDED	= 129,086 SF
RECREATIONAL OPEN SPACE REQUIRED	= 34,862 SF (50% OF REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED	= 87,865 SF (WALKING PATH, CLUBHOUSE, PICNIC TABLES, SPLASH PARK, DOG PARK)
TOTAL VEHICULAR USE AREA	= 135,253 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 10,144 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 14,767 SF
EXISTING IMPERVIOUS	= 6,297 SF
PROPOSED IMPERVIOUS	= 234,246 SF

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. 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.
10. Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
11. No KARST features were observed on site during a site visit on April 8, 2022, by Mike Hill, AICP.
12. 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.
13. In lieu of a sidewalk being installed along the site's Smyrna Pkwy frontage the developer will construct a sidewalk from the entrance north along Smyrna Pkwy to E. Manslick Rd.

MSD NOTES:

1. All retail shops must have individual connections per MSD's fats, oils and grease policy.
2. 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.
3. Sanitary sewer service will be provided by lateral extension and proposed service connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
4. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0112 F dated February 26, 2021.
5. Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
6. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
7. 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.
8. 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.
9. 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.
10. Roof top drainage from buildings 2 and 3 shall be directed to the front.
11. MSD drainage bond required prior to construction plan approval.
12. If the final site design has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.
13. No increase in velocity at the point of discharge at the property line.

DETENTION BASIN CALCULATIONS

$$X = \Delta CRA/12$$

$$\Delta C = 0.59 - 0.26 = 0.33$$

$$A = 10.67 \text{ ACRES}$$

$$R = 2.3 \text{ INCHES}$$

$$X = (0.33)(10.67)(2.3)/12 = .675 \text{ AC.} - \text{FT}$$

$$\text{REQUIRED } X = 29,398 \text{ CU.FT.}$$

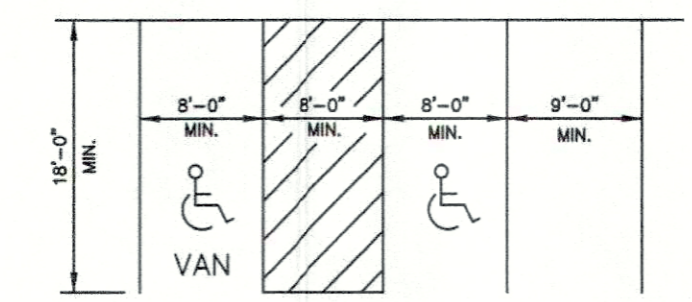
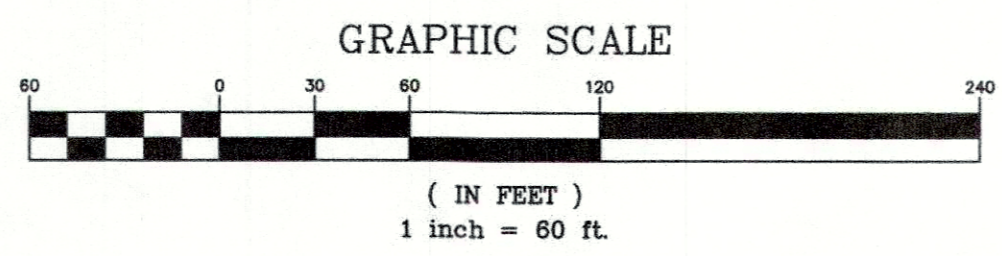
PROVIDED BASIN = 33,920 SQ.FT.

$$\text{TOTAL} = 33,920 \text{ SQ.FT. @ APPROX. 1 FT. DEPTH}$$

$$= 33,920 \text{ CU.FT.} > 29,398 \text{ CU.FT.}$$

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 464,817 S.F.
EXISTING TREE CANOPY AREA	= 31% (144,609 S.F.)
EXISTING TREE CANOPY TO BE REQUIRED	= 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (162,686 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (162,686 S.F.)



LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- EXISTING STORM LINE
- EXISTING SANITARY SEWER
- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT

REVISIONS

NO.	DATE	DESCRIPTION	BY	TF
1	5/18/22	PER AGENCY COMMENTS	BB	TF
2	9/2/22	PER AGENCY REVIEW COMMENTS	BB	TF
3	9/16/22	PER AGENCY COMMENTS	BB	TF

PROJECT DATA
FILE NAME: 22022-DDP
DATE: 5/2/2022
SCALE: AS SHOWN
DRAWN BY: JH
CHECKED BY: TB

ENGINEER'S SEAL
SURVEYOR'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
OWNER/DEVELOPER
SMYRNA MULTIFAMILY INVESTMENT
9300 SHELBYVILLE RD. STE 1300
LOUISVILLE, KY 40222
TEL: 502.441.0778 FAX: 502.441.0774
WEB SITE: WWW.LD&D-INC.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
HOGAN SMYRNA VILLAGE
8912 SMYRNA PARKWAY
OWNER/DEVELOPER
SMYRNA MULTIFAMILY INVESTMENT
9300 SHELBYVILLE RD. STE 1300
LOUISVILLE, KY 40222

JOB NO. **22022**
SHEET **1** OF **1**

RECEIVED
SEP 27 2022
PLANNING & DESIGN SERVICES

OWNER:
SMYRNA MULTIFAMILY INVESTMENT
9300 SHELBYVILLE RD STE 1300
LOUISVILLE, KY 40222

SITE ADDRESS:
8912 SMYRNA PARKWAY
LOUISVILLE, KY 40228
TAX BLOCK 0653, LOT 0168
D.B. 12261, PG. 122

COUNCIL DISTRICT - 23
FIRE PROTECTION DISTRICT - HIGHVIEW
MUNICIPALITY - LOUISVILLE

CASE #22-DDP-0033
WM #6274