

**GENERAL NOTES**

- Parking areas and drive lanes to be a hard and durable surface.
- 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.
- A Tree Preservation Plan will be submitted for approval to the Planning Commission for approval prior to beginning construction.
- All dumpsters and service structures are to be screened per Chapter 10.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Army Corps of Engineers approval for wetlands determination & disturbance will be required.
- A GeoTech Report will be required. The Geotech Report will address roadway sections.
- A bond will be required by Metro Public Works for possible damage due to construction traffic on McDeane Road and Bruns Drive prior to construction approval.
- The reference meridian used on this plot to determine the directions of the survey lines was based on the south line of Bella Vista Subdivision, of record in P.B. 22, Pg. 98, having a bearing of (N63°18'00").
- 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.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

**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.
- MSD sanitary sewer service available by L.E., subject to fees and charges. Sewage from this development will be treated at the Derek R. Guthrie WOTC. A Downstream Capacity Request has been approved by MSD by letter dated February 18, 2019.
- This site is within Zone X of the 100 year flood plain per FIRM Map No. 21111 C 0072 E dated December 5, 2006.
- 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 in the existing pond. Post-developed peak runoff rates will be limited to the capacity of the downstream system. An analysis of the downstream system will be required. Improvements may be required.
- 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.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- All manholes near the pond shall be watertight.
- Existing outlet/overflow for pond to be improved as required by MSD.
- Existing MSD Sewer and Drainage Easements will be released and granted where necessary.
- Sanitary Sewers are subject to railroad approval prior to MSD Sanitary Sewer construction plan approval.
- Army Corp Of Engineers approval required prior to MSD construction plan approval.
- The Downstream storm water drainage system is to be analyzed to ensure adequate capacity. Downstream storm water drainage system improvements may be required.
- Any increase in peak runoff to the Illinois Central Railroad right-of-way will require their approval.

**PROJECT DATA**

SITE AREA = 29.54± Ac. (1,286,866 SF)  
 R/W AREA = 0.79± Ac. (34,533 SF)  
 NET SITE AREA = 28.75± Ac. (1,252,333 SF)  
 EXISTING FORM DISTRICT = R-5A  
 EXISTING ZONING = NEIGHBORHOOD  
 EXISTING USE = UNDEVELOPED  
 PROPOSED USE = MULTI-FAMILY RESIDENTIAL

**TRACT 1 DATA**

TRACT 1 AREA = 27.78± Ac. (1,210,313 SF)  
 EXISTING FORM DISTRICT = NEIGHBORHOOD  
 EXISTING ZONING = R-5A  
 EXISTING USE = UNDEVELOPED  
 PROPOSED USE = MULTI-FAMILY RESIDENTIAL  
 TOTAL NO. UNITS = 198 UNITS  
 BUILDING HEIGHT = 2 & 3 STORY  
 (35' MAX. ALLOWED)  
 TOTAL BUILDING AREA = 256,586 SF  
 DENSITY = 6.7 DU/Ac. (12.01 MAX. ALLOWED)  
 F.A.R. = 0.21 (0.5 MAX. ALLOWED)

PARKING REQUIRED = MIN. MAX.  
 1.5 SP UNIT (198 UNITS) = 297 SP 594 SP  
 3 SP UNIT (198 UNITS) = 344 SPACES (12 HC SPACE INCLUDED)

VEHICULAR USE AREA = 173,763 SF  
 INTERIOR LANDSCAPE AREA REQUIRED = 13,032 SF (7.5%)  
 INTERIOR LANDSCAPE AREA PROVIDED = 15,777 SF

OPEN SPACE REQUIRED = 181,547± SF (15% REQUIRED)  
 OPEN SPACE PROVIDED = 831,996± SF (69% PROVIDED)

**TRACT 2 DATA**

TRACT 2 AREA = 0.96± Ac. (41,773 SF)  
 EXISTING FORM DISTRICT = NEIGHBORHOOD  
 EXISTING ZONING = R-5  
 EXISTING USE = UNDEVELOPED  
 PROPOSED USE = SINGLE-FAMILY RESIDENTIAL  
 TOTAL NO. UNITS = 5 UNITS  
 DENSITY = 5.21 DU/Ac. (12.01 MAX. ALLOWED)

**R-5 SETBACKS TABLE 5.3.1**

MIN. FRONT & STREET SIDE YARD SETBACK = 25 FT.  
 MIN. SIDE YARD SETBACK (EACH) = 5 FT.  
 MIN. REAR YARD SETBACK = 25 FT.

**R-5A SETBACKS TABLE 5.3.1**

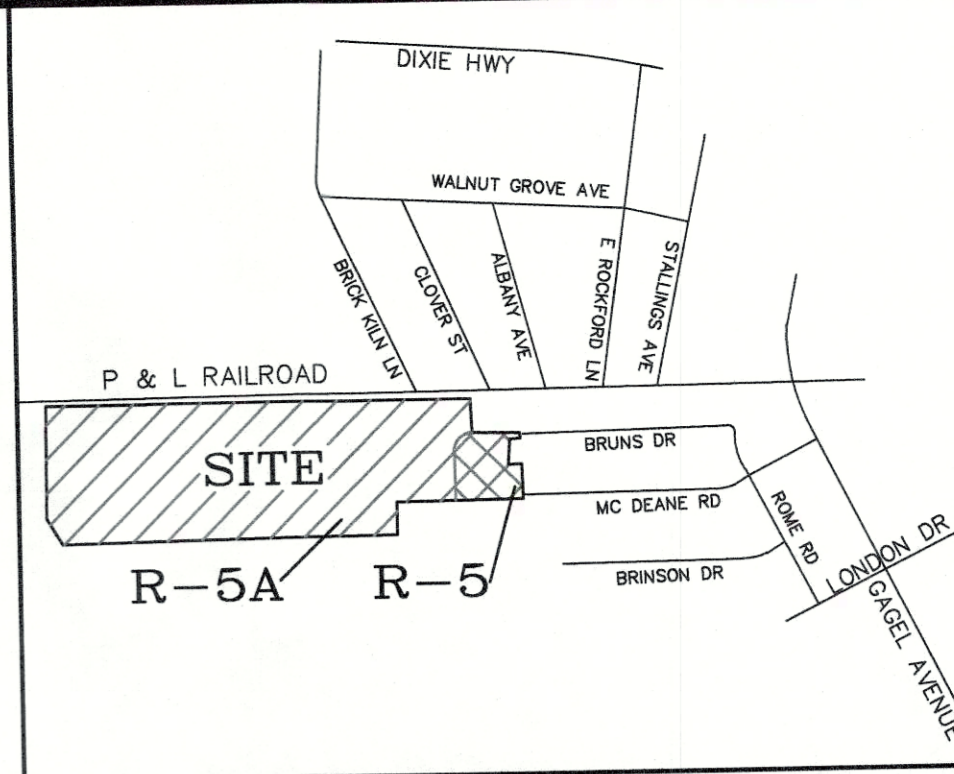
MIN. FRONT & STREET SIDE YARD SETBACK = 20 FT.  
 MIN. SIDE YARD SETBACK (EACH) = 5 FT.  
 MIN. REAR YARD SETBACK = 25 FT.

**VARIANCE REQUESTED:**

- A Variance is requested from Section 4.8.5 of The Louisville Metro Land Development Code to vary the 25 FT Wetland Buffer to accommodate the proposed drive lane as shown & a portion of building 5.

**WAIVER REQUESTED:**

- A Waiver is requested from Section 10.2.4 & 10.2.7 of The Louisville Metro Land Development Code to waive the 50% Overlap of the existing 50' LG&E easement and the 25' Landscape Buffer Area adjacent to the railroad tracks and to plant the required trees elsewhere on the site.



**LOCATION MAP NOT TO SCALE**

REVISIONS	
NO.	DATE
1	4/29/19
2	5/20/19
3	6/4/19

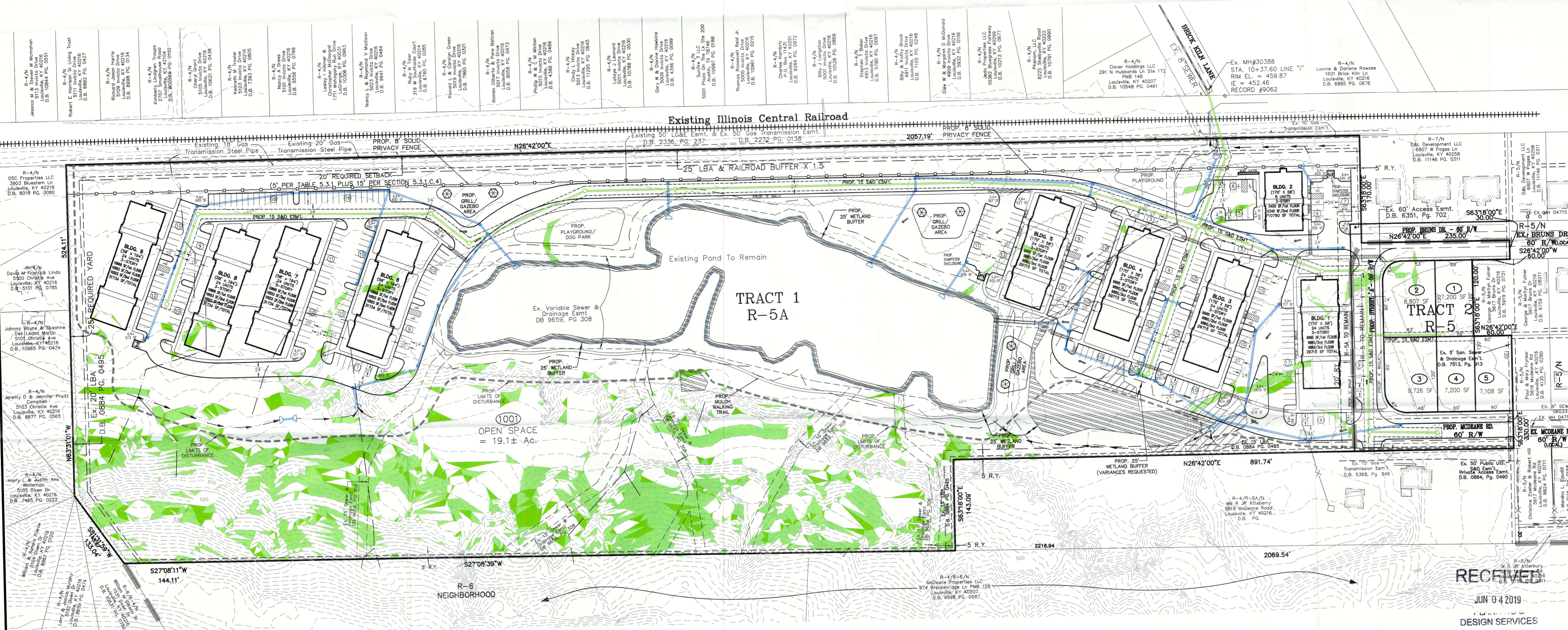
BY	DESCRIPTION
AER	ADDED ROW AND SINGLE FAMILY DWG
AER	REVISIONS PER AGENCY COMMENTS
AER	RELOCATED 8' PRIVACY FENCE

PROJECT DATA	
FILE NAME:	03198-RDDP.DWG
DATE:	4/27/19
CHECKED BY:	JH/BB
SCALE:	AS SHOWN

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTURE  
 1507 W. MAIN ST., SUITE 100  
 LOUISVILLE, KY 40202  
 FAX: (502) 444-2974

**McDEANE ROAD APARTMENTS**  
 OWNER: MODRANE PROPERTIES LLC  
 DEVELOPER: MODRANE ROAD LLC BY MODRANE DEVELOPMENT LLC  
 974 BRECKENRIDGE LN, P.O. BOX 180  
 WINTERWOOD, KY 40218  
 LOUISVILLE, KY 40207

JOB NO. **03198**  
 SHEET **1** OF **1**



**LEGEND**

- EXISTING CONTOUR
- PROPOSED LIMITS OF DISTURBANCE
- DRAINAGE ARROW
- WETLAND AREA TO BE FILLED
- WETLAND AREA TO REMAIN
- EXISTING WETLANDS
- EXISTING ZONING LINE
- PROPOSED DITCH
- PROPOSED STORM
- PROPOSED SEWER AND MANHOLE
- PROPOSED MULCH WALKING TRAIL

**TYPICAL PARKING SPACE LAYOUT NO SCALE**

**SLOPES TABLE**

MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
20.00%	>	
30.00%	>	

**TREE CANOPY CALCULATIONS (EX. TREE CANOPY = 68%(CLASS C))**

TOTAL SITE AREA = 1,286,866 SF  
 TOTAL TREE CANOPY AREA REQUIRED (CLASS C) = 20% (257,373 SF)  
 EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 SF)  
 PROPOSED TREE CANOPY TO BE PLANTED = 20% (257,760 SF)

**DETENTION BASIN CALCULATIONS**

X = ΔCRA/12  
 ΔC = 0.50 - 0.23 = 0.27  
 A = 33.1 ACRES  
 R = 2.8 INCHES  
 X = (0.27)(2.8)(33.1)/12 = 2.09 AC.-FT.  
 REQUIRED X = 91,040 CU.FT.  
 TOTAL PROPOSED POND AREA = 128,064 SQ.FT.  
 128,064 SQ.FT. @ APPROXIMATELY 1 FT. DEPTH = 128,064 CU.FT. > 91,040 CU.FT.

**RECEIVED JUN 04 2019 DESIGN SERVICES**

SITE ADDRESS: 5618 MCDEANE RD  
 LOUISVILLE, KY 40216  
 TAX BLOCK 1027, LOT 0107  
 D.B. 9998, PG. 0581

MUNICIPALITY - LOUISVILLE  
 COUNCIL DISTRICT - 12  
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK  
 CASE: 19DEVPLAN1059  
 CASE: 19SUBDIV1005  
 RELATED CASES: 9-23-04W, 10-13-04, 8752, 16306

MSD SUB # 1117

Current Project: 03198-RDDP-FILED-6-4-19.dwg, 6/4/2019 10:13:54 AM, Helton