

GENERAL NOTES

1. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
2. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
3. MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
4. CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
5. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
6. THIS SITE LIES IN THE ANCHORAGE/MIDDLETOWN FIRE DISTRICT.
7. SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
8. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
9. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
10. ALL SIGNAGE WILL COMPLY WITH LDC CHAPTER 8 REQUIREMENTS AND WILL OBTAIN THE PROPER PERMITS.
11. A KARST SURVEY WAS PERFORMED BY LUKE VAN NEVEL WITH GREENBAUM & ASSOCIATES ON MONDAY, APRIL 19TH, 2021. FOUR (4) POSSIBLE SINKHOLES WERE FOUND AS INDICATED ON THE PLAN.
12. ANY EXISTING SIDEWALK ISSUES SUCH AS TRIP HAZARDS WILL NEED TO BE REPAIRED.

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. A PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0019F DECEMBER 5, 2006)
3. SANITARY SEWERS ARE AVAILABLE BY LATERAL EXTENSION. SANITARY SEWER PATTERN DEPICTED IS FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. ON-SITE 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.
5. EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
6. 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.
7. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
8. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
9. IF SITE HAS THROUGH DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRADING 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS 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 FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.

EPSC CONCEPT PLAN

- INSTALL SILT FENCE & TEMPORARY CONSTRUCTION ENTRANCE.
- BEGIN DEMOLITION.
- INSTALL TEMPORARY SEDIMENT BASIN.
- BEGIN SITEWORK GRADING AND SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- COMPLETE SITE WORK.
- REMOVE SILT BASIN.
- REMOVE SILT FENCE & INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

IMPERVIOUS AREA CALCULATIONS

SITE AREA:	663,078 SF (15.22 ACS)
EXISTING IMPERVIOUS AREA:	164,669 SF (3.78 ACS)
PROPOSED IMPERVIOUS AREA:	323,622 SF (7.43 ACS)
DECREASE:	+ 158,923 SF (3.65 ACS)

NOTE: CONSTRUCTION OF DEVELOPMENT WILL BE PHASED. REQUIRED LANDSCAPING WILL BE DESIGNED AND INSTALLED IN PHASES.

UTILITY NOTE

- 1) ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

PRELIMINARY DETENTION CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.85 - 0.38 = 0.47$
 $A = 15.22 ACS$
 $R = 2.8 INCHES$

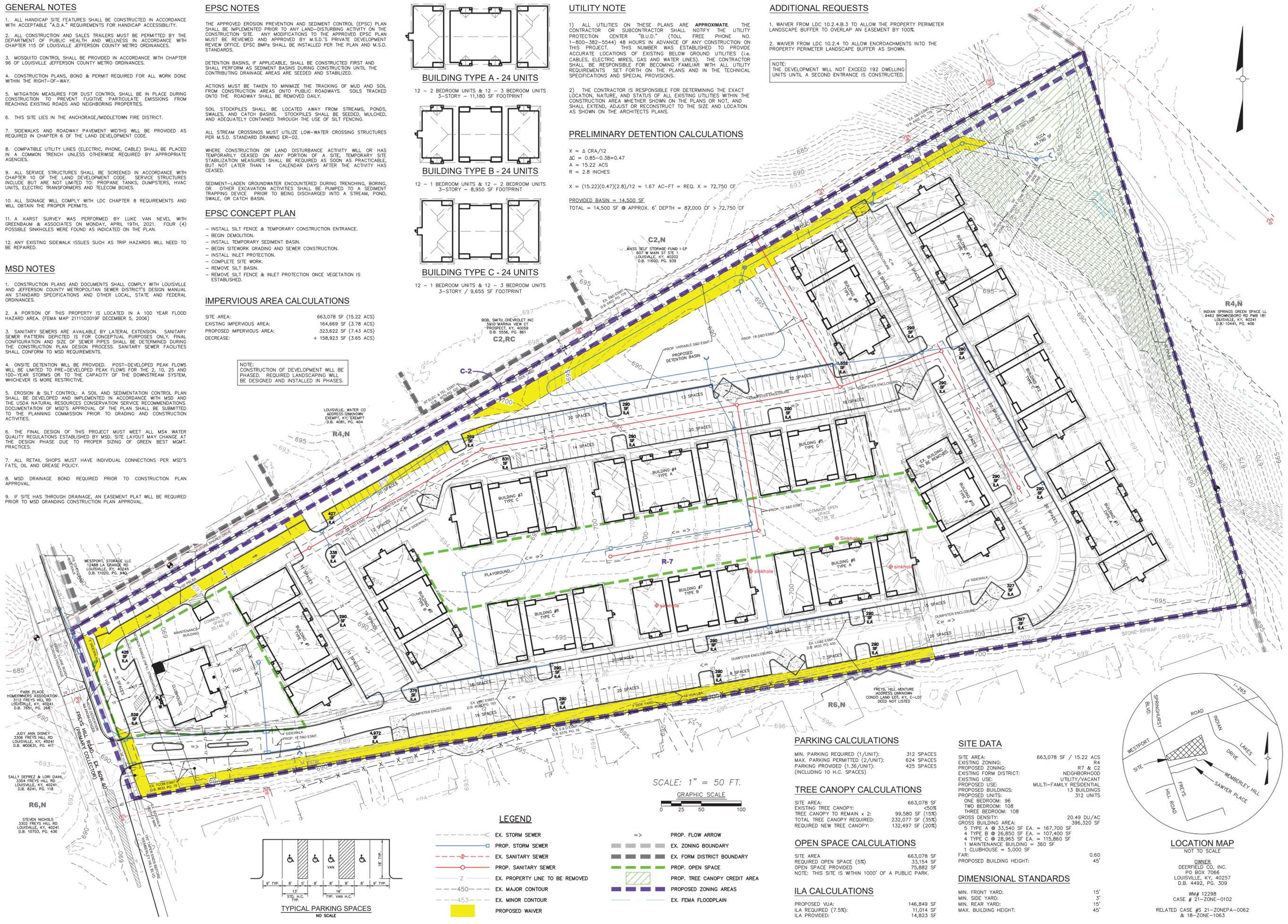
$X = (15.22)(0.47)(2.8)/12 = 1.67 AC-FT = REQ. X = 72,750 CF$

PROVIDED BASIN = 14,500 SF
 TOTAL = 14,500 SF @ APPROX. 6' DEPTH = 87,000 CF > 72,750 CF

ADDITIONAL REQUESTS

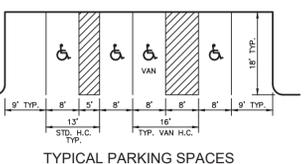
1. WAIVER FROM LDC 10.2.4.B.3 TO ALLOW THE PROPERTY PERIMETER LANDSCAPE BUFFER TO OVERLAP AN EASEMENT BY 100%.
2. WAIVER FROM LDC 10.2.4 TO ALLOW ENCROACHMENTS INTO THE PROPERTY PERIMETER LANDSCAPE BUFFER AS SHOWN.

NOTE: THE DEVELOPMENT WILL NOT EXCEED 192 DWELLING UNITS UNTIL A SECOND ENTRANCE IS CONSTRUCTED.



LEGEND

- EX. STORM SEWER
- PROP. STORM SEWER
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- EX. PROPERTY LINE TO BE REMOVED
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PROPOSED WAIVER
- PROP. FLOW ARROW
- EX. ZONING BOUNDARY
- EX. FORM DISTRICT BOUNDARY
- PROP. OPEN SPACE
- PROP. TREE CANOPY CREDIT AREA
- PROPOSED ZONING AREAS
- EX. FEMA FLOODPLAIN



TYPICAL PARKING SPACES
NO SCALE

PARKING CALCULATIONS

MIN. PARKING REQUIRED (1/UNIT):	312 SPACES
MAX. PARKING PERMITTED (2/UNIT):	624 SPACES
PARKING PROVIDED (1.36/UNIT):	425 SPACES
(INCLUDING 10 H.C. SPACES)	

TREE CANOPY CALCULATIONS

SITE AREA:	663,078 SF
EXISTING TREE CANOPY:	99,580 SF (15%)
TREE CANOPY TO REMAIN x 2:	232,077 SF (35%)
TOTAL TREE CANOPY REQUIRED:	132,497 SF (20%)
REQUIRED NEW TREE CANOPY:	

OPEN SPACE CALCULATIONS

SITE AREA:	663,078 SF
REQUIRED OPEN SPACE (5%):	33,154 SF
OPEN SPACE PROVIDED:	75,882 SF
NOTE: THIS SITE IS WITHIN 1000' OF A PUBLIC PARK.	

ILA CALCULATIONS

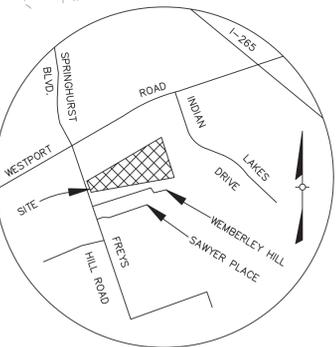
PROPOSED VJA:	146,849 SF
ILA REQUIRED (7.5%):	11,014 SF
ILA PROVIDED:	14,823 SF

SITE DATA

SITE AREA:	663,078 SF / 15.22 ACS
EXISTING ZONING:	R4
PROPOSED ZONING:	R7 & C2
PARKING PROVIDED:	425 SPACES
EXISTING FORM DISTRICT:	NEIGHBORHOOD
EXISTING USE:	UTILITY/VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
PROPOSED BUILDINGS:	13 BUILDINGS
PROPOSED UNITS:	312 UNITS
ONE BEDROOM:	96
TWO BEDROOM:	108
THREE BEDROOM:	108
GROSS DENSITY:	20.49 DU/AC
GROSS BUILDING AREA:	396,320 SF
5 TYPE A @ 33,540 SF EA. =	167,700 SF
4 TYPE B @ 26,850 SF EA. =	107,400 SF
4 TYPE C @ 28,965 SF EA. =	115,860 SF
1 MAINTENANCE BUILDING =	360 SF
1 CLUBHOUSE =	5,000 SF
FAR:	0.60
PROPOSED BUILDING HEIGHT:	45'

DIMENSIONAL STANDARDS

MIN. FRONT YARD:	15'
MIN. SIDE YARD:	3'
MIN. REAR YARD:	15'
MAX. BUILDING HEIGHT:	45'



LOCATION MAP

NOT TO SCALE

SABAK, WILSON & LINGO, INC.
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 THE HENRY CLAY
 608 S. THIRD STREET,
 LOUISVILLE, KENTUCKY 40202
 (502) 584-6271

NO.	REVISION	DATE
1	REVISED PER AGENCY COMMENTS	09/07/21
2	REVISED TABLE & INFO ACCESS	11/29/21
3	MAJOR ROAD IMPROVEMENT REVISIONS	10/03/22
4	PHASED DEVELOPMENT	10/28/22
5	AGENCY COMMENTS	03/07/23
6	DUMPSTER REVISIONS	04/14/23

DETAILED DEVELOPMENT PLAN
PROJECT TITLE: FREYS HILL MULTI-FAMILY
 3323 & 3325 FREYS HILL RD, LOUISVILLE, KY 40241
 TAX BLOCK 13, LOTS 26 & 156
 DEVELOPER: LDG MULTIFAMILY LLC
 1489 SOUTH 4TH STREET, LOUISVILLE, KY 40208

DDP

SHEET 1 OF 1