

Ashley B Casey
602 Jennymac Drive
Louisville, KY 40229
Parcel No. 043-NW0-25-072
D.B. PG.

Ryan Glen Caldwell
590 Jennymac Drive
Louisville, KY 40229
Parcel No. 043-NW0-25-071
D.B. PG.

Barbara J Hale
580 Jennymac Drive
Louisville, KY 40229
Parcel No. 043-NW0-25-070
D.B. PG.

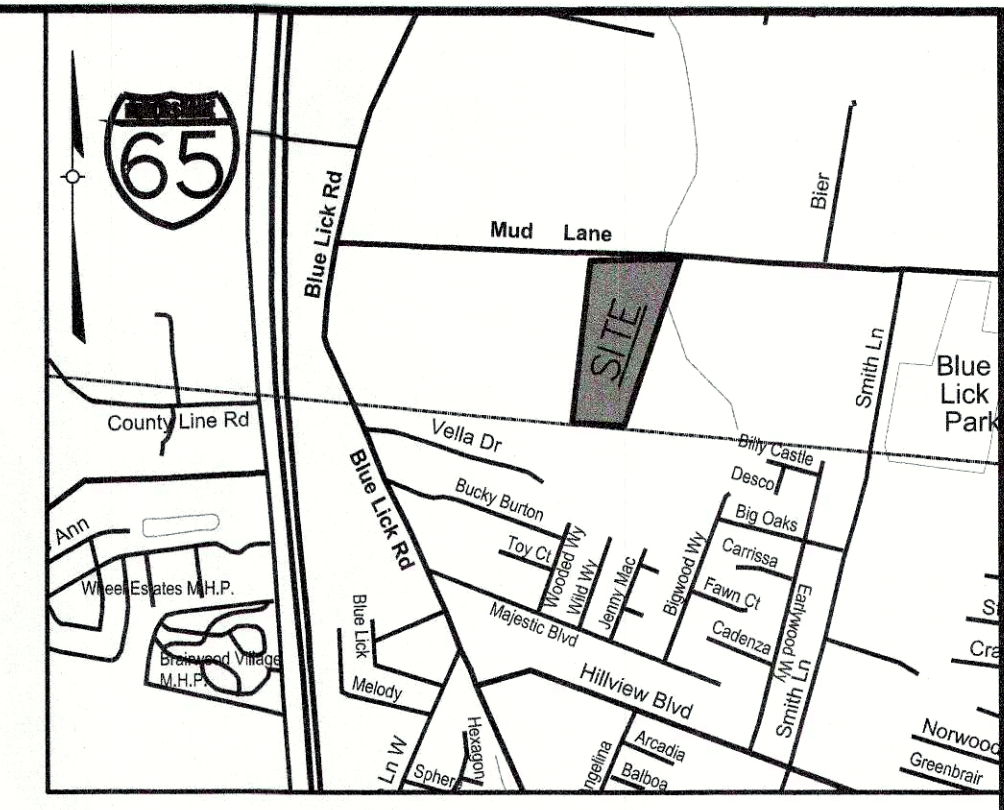
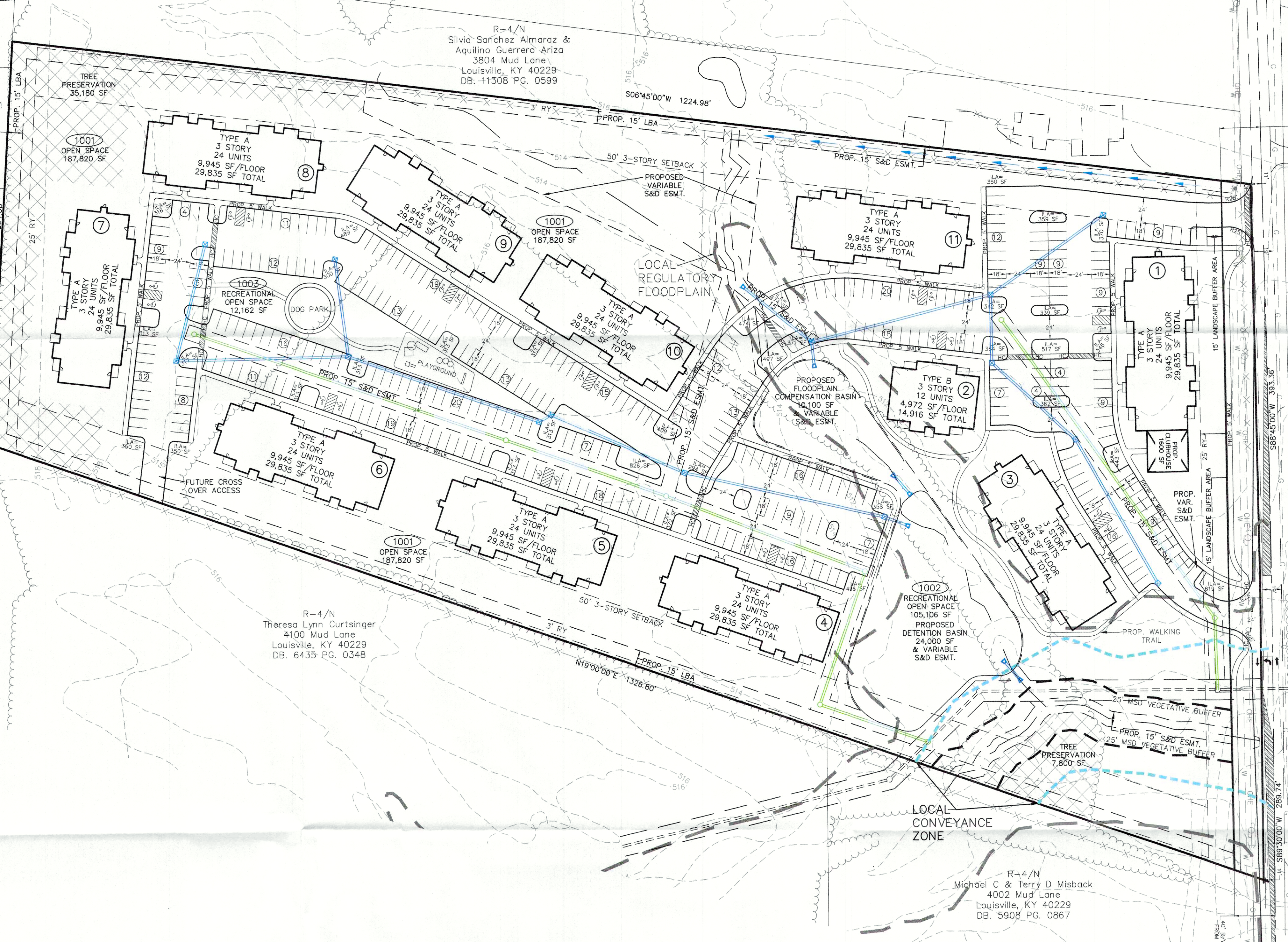
Marvin Amigo Sanchez
568 Jennymac Drive
Louisville, KY 40229
Parcel No. 043-NW0-25-069
D.B. PG.

Fay Servicing LLC
939 W North Ave Ste 680
Chicago IL 60642
Parcel No. 043-NW0-25-068
D.B. 931 PG. 727

Fundara Iytsidoky Sosa
544 Jennymac Dr
Louisville, KY 40229
Parcel No. 043-NW0-25-0676
D.B. 956 PG. 655

Patricia Napper
536 Jennymac Dr
Louisville, KY 40229
Parcel No. 043-NW0-25-066
D.B. PG.

Lisa Ann Logsdon
524 Jennymac Dr
Louisville, KY 40229
Parcel No. 043-NW0-25-065
D.B. 983 PG. 617



PROJECT DATA

TOTAL SITE AREA	= 15.26± Ac. (664,909 SF)
R/W DEDICATION AREA	= 0.47± Ac. (20,265 SF)
NET SITE AREA	= 14.79± Ac. (644,644 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-6
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
NO. OF UNITS	= 252 UNITS
BUILDING HEIGHT	= 3 STORY (35' MAX. ALLOWED)
BUILDING AREA	= 313,266 SF
NET DENSITY	= 17.04 DU/AC. (17.42 DU/AC. MAX. ALLOWED)
GROSS DENSITY	= 16.51 DU/AC. (17.42 DU/AC. MAX. ALLOWED)

PARKING REQUIRED

1 SP/UNIT MIN.	= MIN.	MAX.
2 SP/UNIT MAX.	= 252 SP	504 SP

TOTAL PARKING PROVIDED = 420 SPACES
(22 HC SP INCLUDED)

OPEN SPACE REQUIRED = 96,697 SF
OPEN SPACE PROVIDED = 236,332 SF

RECREATIONAL OPEN SPACE REQUIRED = 48,349 SF (50% OF REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED = 48,349 SF

TOTAL VEHICULAR USE AREA = 144,158 SF
INTERIOR LANDSCAPE AREA REQUIRED = 10,812 SF
INTERIOR LANDSCAPE AREA PROVIDED = 13,315 SF

EXISTING IMPERVIOUS = 0 SF
PROPOSED IMPERVIOUS = 264,055 SF

- 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.
 - No increase in drainage run off to state roadways.
 - There shall be no commercial signs in the right-of-way.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
 - 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 hereon were derived from Lojic data. Boundary information was taken from deeds.
 - A site visit was conducted by Derek Triplett RLA on 3/17/22 and there was no evidence of karst features.
 - Street trees to be provided in all adjacent rights-of-way. Final location and type to be shown on the approved landscape plan.
 - Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.

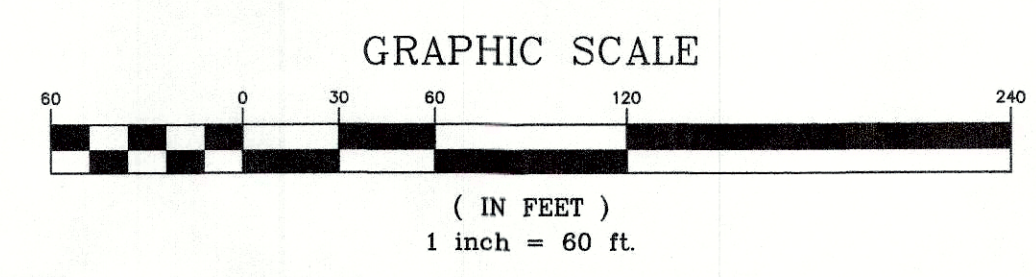
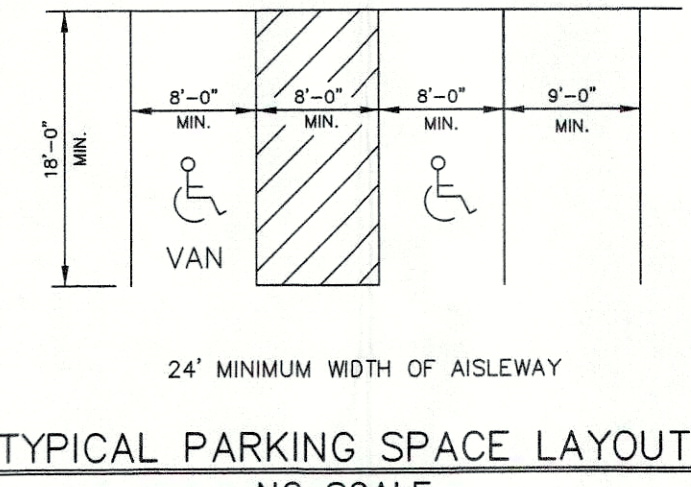
- MSD NOTES:**
- All retail shops must have individual connections per MSD's fats, oils and grease policy.
 - Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
 - Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0127 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.
 - 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.
 - Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
 - All drainage EPCS 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.
 - Run off volume impact fee required, calculation based on RFF x 1.5.
 - All rooftop drainage shall be directed to drain internal to the site.
 - Site may be subject to ACOE approval prior to MSD construction plan approval.

DETENTION BASIN CALCULATIONS

$X = \Delta CRA / 12$
 $AC = 0.53 - 0.23 = 0.30$
 $A = 15.26 \text{ ACRES}$
 $R = 2.3 \text{ INCHES}$
 $X = (.30)(15.26)(2.3) / 12 = .88 \text{ AC.-FT}$
REQUIRED X = 38,221 CU.FT.

PROVIDED BASIN = 24,000 SQ.FT.

TOTAL = 24,000 SQ.FT. @ APPROX. 2 FT. DEPTH
= 48,000 CU.FT. > 38,221 CU.FT.



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 664,909 S.F.
EXISTING TREE CANOPY AREA	= 33% (221,208 S.F.)
EXISTING TREE CANOPY TO BE REQUIRED	= 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 6% (42,980 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (232,718 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (232,718 S.F.)

SITE ADDRESS:
3902 MUD LANE
LOUISVILLE, KY 40229
TAX BLOCK 0090, LOT 0040
D.B. 6834, PG. 0568

RECEIVED
 JAN 11 2023
 COUNCIL DISTRICT - 13
 FIRE PROTECTION DISTRICT - OKOLONA
 MUNICIPALITY - LOUISVILLE

REVISIONS

NO.	DATE	DESCRIPTION
1	8/17/22	REVISED PER AGENCY COMMENTS
2	10/17/22	PER AGENCY COMMENTS

PROJECT DATA

FILE NAME: 21234-DDDP
 DATE: 2/7/22
 SCALE: AS SHOWN
 CHECKED BY: TB
 DRAWN BY: JH

LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 905 WILKINSON BLVD. SUITE 100
 LOUISVILLE, KY 40203
 PHONE: 502.442.9278
 FAX: 502.442.9279
 WEB SITE: WWW.LDD-INC.COM

HESTER
3902 MUD LANE APARTMENTS
 OWNER/DEVELOPER
HUBERT L. HESTER TRUST
 3304 BROWNSBORO VISTA DR
 LOUISVILLE, KY 40242

DETAILED DISTRICT DEVELOPMENT PLAN

21234

SHEET 1 OF 1

21234

SHEET 1 OF 1