

## WAIVER(S) REQUESTED

- (W1) A WAIVER IS REQUESTED FROM CHAPTER 10.2.4 OF THE LAND DEVELOPMENT CODE TO ALLOW THE PROPOSED PAVEMENT TO ENCROACH 17' INTO THE 20' LBA ALONG THE NORTH PROPERTY LINE.
- W2 A WAIVER IS REQUESTED FROM CHAPTER 10.2.4 OF THE LAND DEVELOPMENT CODE TO ALLOW THE EXISTING BUILDING TO ENCROACH 11' INTO THE 20' LBA ALONG THE SOUTH PROPERTY LINE.

MICHAEL LONGMAN

737 GINGLIS WAY

MOUNT PLEASANT, SC 29464

D.B. 9306, PG. 182

Z: R4 FD: N

CHANGE IN RUNOFF COEFFICIENT, C = 0.03SITE AREA = 0.48 ACRES INCREASED RUNOFF = 0.00 AC-FT

### PARKING SUMMARY

**REQUIRED** MULTI-FAMILY (4 UNITS) MIN. (1 SPACE/UNIT)

TOTAL PROVIDED

4 SPACES MAX. (2 SPACES/UNIT) 8 SPACES

5' TO BE DEDICATED

TÓ ÞUBLIC USE

6 SPACES

PARKING PROVIDED STANDARD SPACES 5 SPACES 1 SPACE HANDICAP SPACES

## PROJECT SUMMARY

DENSITY

EXISTING ZONING R4 PROPOSED ZONING R6 FORM DISTRICT EXISTING USE MULTI-FAMILY RESIDENTIAL MULTI-FAMILY RESIDENTIAL PROPOSED USE 0.48 AC. (20,718 SF) SITE ACREAGE EX. BUILDING SF 4,564 SF NUMBER OF D.U. 4 UNITS 4,403 SF ILA REQUIRED (0%) 0 SF ILA PROVIDED 0 SF

17.42 D.U./AC.

**LEGEND** 

= EX. UTILITY POLE

= EX. FIRE HYDRANT

= EXISTING LIGHT

= TO BE REMOVED

= PARKING COUNT

= EXISTING SANITARY SEWER

= EXISTING COMBINED SEWER

= EX. OVERHEAD ELECTRIC

= EX. CONTOUR

= EX. SIGN

# AD Щ Z

DATE: 1/18/2023 DRAWN BY: S.R.M. CHECKED BY: J.M.M. **SCALE:** <u>1"=20'</u> (HORZ) SCALE: N/A (VERT)

REVISIONS A AGENCY CMNTS. 4/17/2 A AGENCY CMNTS. 5/8/23

DETAILED DISTRICT DEVELOPMENT PLAN (FOR REZONING)

CASE# 23-ZONE-0041

RELATED CASE# 23-ZONEPA-0008,

09-013-06

NEW CUT ROAD APARTMENTS

5323 NEW CUT ROAD LOUISVILLE, KY 40214 OWNER/DEVELOPER: ANDRE MANAGEMENT LLC 16609 MOSSCREEK ST. TUSTIN, CA 92782 DB 11985 PG 606 TAX BLOCK: 062H LOT: 0044

DEVELOPMENT PLAN

JOB NUMBER 22054

OF

## GENERAL NOTES:

- . ( $\Leftarrow$ ) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- 2. ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- 3. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- 4. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- 5. ANY SITE LIGHTING SHALL COMPLY WITH THE CITY OF LOUISVILLE
- 6. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- 7. ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
- 8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
- a. THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY).
- b. ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE KENTUCKY TRANSPORTATION CABINET OR ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE LOUISVILLE METRO PUBLIC WORKS DEPARTMENT.
- 11. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCY.
- 12. THIS PROJECT LIES WITHIN THE CITY LIMITS OF LOUISVILLE.
- 13. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED 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 THE PLAN SHALL BE SUBMITTED TO THE CITY OF LOUISVILLE METRO OFFICE OF PLANNING AND DESIGN SERVICES, FOR REVIEW AND APPROVAL; ANY CHANGES/ADDITIONS /ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
- 14. STREET TREES TO BE PROVIDED IN ADJACENT RIGHT-OF-WAY PER LDC SECTION 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.
- 15. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF WAY, TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE.
- 16. THE EXISTING CURB CUT TO THE SOUTH SHALL BE REMOVED, AND THE CURB, VERGE, AND SIDEWALK RE-ESTABLISHED IN THE RIGHT-OF-WAY.
- 17. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.

## MSD NOTES

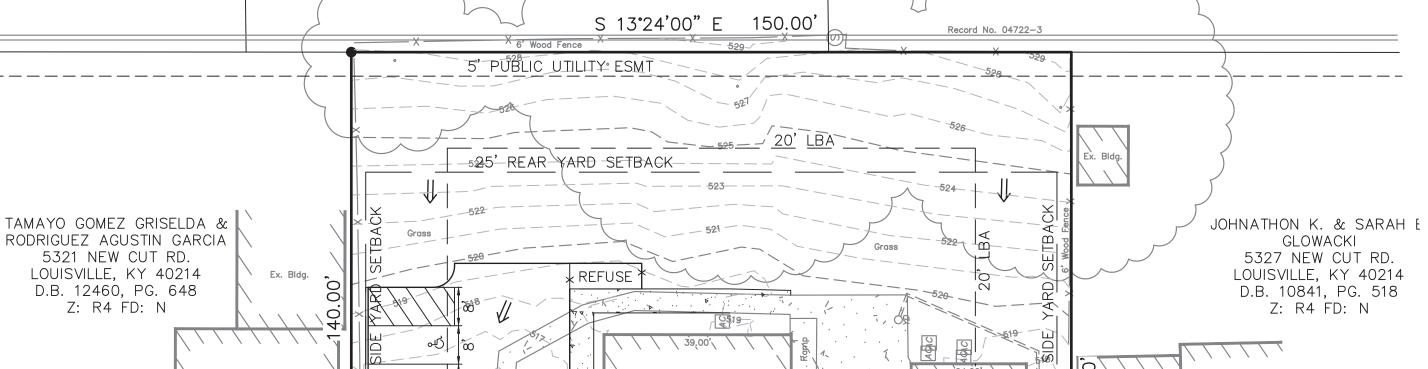
- 1. MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF PERMITS.
- 2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- 3. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 4. SITE DRAINAGE SHALL SHEET FLOW TOWARD THE RIGHT OF WAY. NO INCREASE OF STORM WATER ONTO THE ADJACENT PROPERTIES IS PERMITTED.

## PRELIMINARY DRAINAGE CALCULATIONS

## INCREASED IMPERVIOUS SURFACE

## PRE-DEVELOPED IMPERVIOUS SURFACE = 7,246 SF POST-DEVELOPED IMPERVIOUS SURFACE = 8,136 SF INCREASE IN IMPERVIOUS SURFACE = 752 SF

GARRY T. & LINDA PAUL BRYAN PUTTY STURGEON 5316 WESTHALL AVE 5314 WESTHALL AVE. LOUISVILLE, KY 40214 LOUISVILLE, KY 40214 D.B. 12180, PG. 660 D.B. 5546, PG. 782 Z: R4 FD: N Z: R4 FD: N



Ex. Car Port **★** Ex. Car Port Ex. House Ex. Bldg. | | | | | 111

N 13°24°00" W 150.00" Parking ( Conc. Pad SEE GENERAL NEW CUT ROAD NOTE #16 (MAJOR ARTERIAL)

<u>5' VU</u>A L<u>BA</u>

130' RIGHT-OF-WAY Record No. 04722-3

IROQUOIS PARK

# FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0074E.

GRAPHIC SCALE

1"=20'