

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. There shall be no commercial signs in the right-of-way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. 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.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
8. 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.
9. Construction plans, bond and permit are required by Metro Public Works prior to construction approval.
10. Street trees will be shown on Landscape Plan per LDC Section 10.2.8.
11. Right-of-way to be dedicated prior to construction approval.

MSD NOTES:

1. 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.
2. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0061 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (==>) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. Drainage for this site will continue to sheet flow in a pattern similar to existing conditions. The proposed site has a net decrease in impervious area.
7. 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.

WAIVER REQUESTED:

1. A Waiver is requested from Section 10.2.4 Table 10.2.3 of the Louisville Metro Land Development Code to allow a building and pavement encroachment into the 15' Landscape Buffer Area along the North property line.

VARIANCE REQUESTED:

1. A Variance is requested from Section 5.3.1, Table 5.3.2 of the Louisville Metro Land Development Code to allow a building and pavement encroachment into the 15' setback requirement along Wallingford Lane.
2. A Variance is requested from Section 5.3.1 Table 5.3.2 of the Louisville Metro Land Development Code to allow an existing parking area to encroach into the setback along Six Mile Lane.

PROJECT DATA

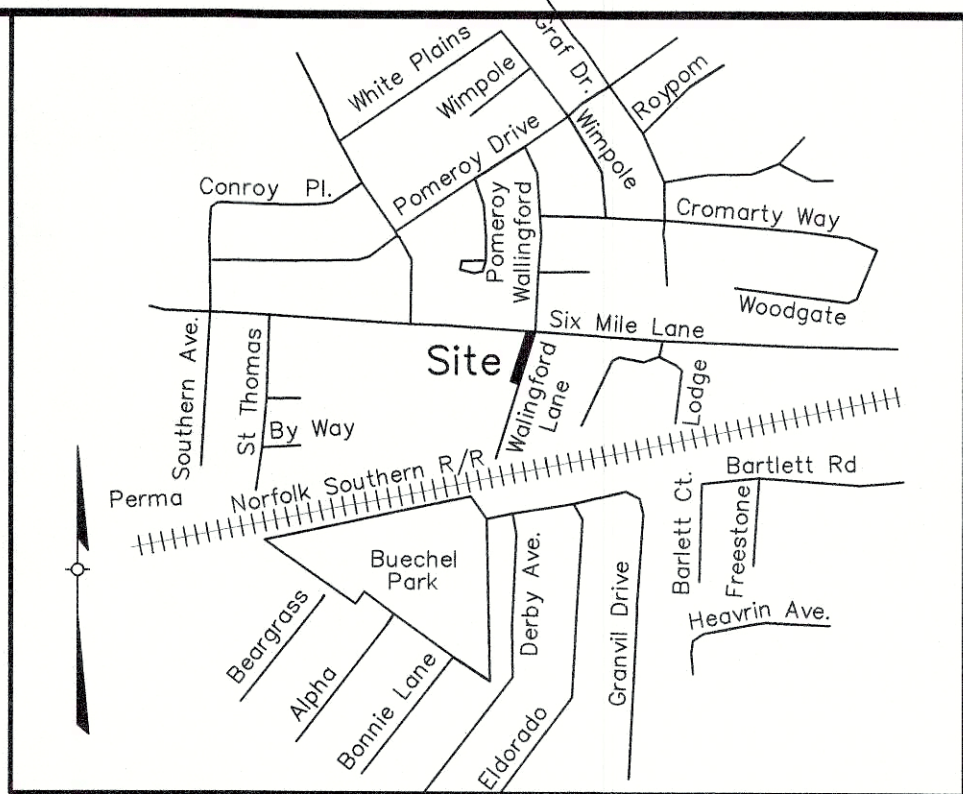
TOTAL SITE AREA = 0.38± Ac. (16,571 SF)
R/W DEDICATION AREA = 0.02± Ac. (967 SF)
NET SITE AREA = 0.36± Ac. (15,604 SF)
EXISTING ZONING = R-6
FORM DISTRICT = NEIGHBORHOOD
EXISTING USE = DAYCARE (VACANT)
PROPOSED USE = MULTI-FAMILY RESIDENTIAL
BUILDING HEIGHT = 2 STORY (35' MAX. ALLOWED)
NO. OF UNITS = 6 UNITS
BUILDING AREA = 4,385 SF (FOOTPRINT) / 8,770 SF (TOTAL AREA)
F.A.R. = (8,770/15,604 SF) = 0.56 (0.75 MAX. ALLOWED)
GROSS DENSITY = 15.79 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)
NET DENSITY = 16.67 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)

PARKING REQUIRED
1.5 SP/UNIT MIN. (6 UNITS) = 9 SP
3.0 SP/UNIT MAX. (6 UNITS) = 18 SP

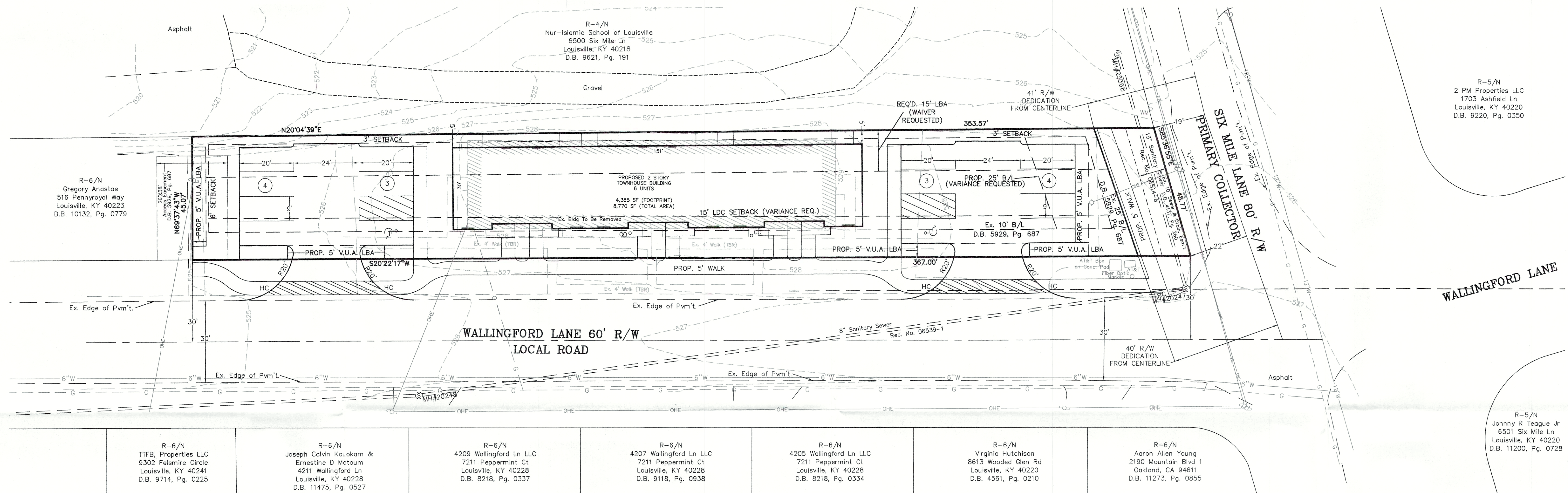
TOTAL PARKING PROVIDED = 14 SPACES
(2 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA = 4,922 SF
INTERIOR LANDSCAPE AREA REQUIRED = (N/A PER SECTION 10.2.12)

EXISTING IMPERVIOUS = 10,744 SF
PROPOSED IMPERVIOUS = 10,495 SF (2.3% DECREASE)

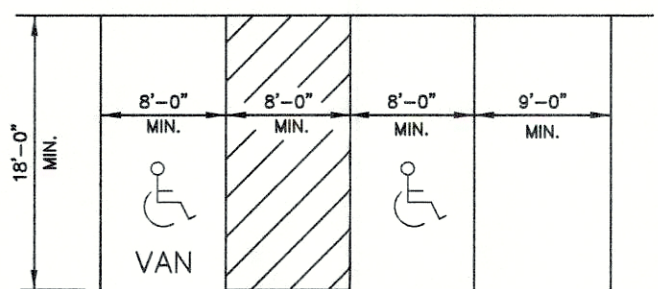


LOCATION MAP
NOT TO SCALE



LEGEND

- Fire Hydrant
- Water Meter
- Power Pole
- Light Pole
- Sanitary Sewer Manhole
- Sewer Clean-Out
- Underground 12" Water Line
- Underground 6" Water Line
- Underground Gas Line
- Overhead Electric, Telephone & Cable Lines
- Overhead Electric Line
- Set 1/2" By 18" Iron Pin With Cap Stamped "WNC 3492"
- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE

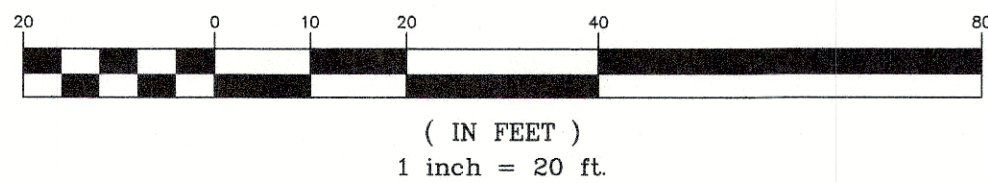


TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 16,571 S.F.
TOTAL TREE CANOPY AREA REQUIRED = 35% (5,800 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED = 35% (5,800 S.F.)

GRAPHIC SCALE



SITE ADDRESS:
4200 WALLINGFORD LANE
TAX BLOCK 0504, LOT 0052
D.B. 11530, PG. 0676
COUNCIL DISTRICT - 10
FIRE PROTECTION DISTRICT - BUECHEL
MUNICIPALITY - LOUISVILLE

RECEIVED

OCT 22 2020

PLANNING & DESIGN
SERVICES

RELATED CASE: 09-056-87
WM# 12190

REVISIONS				
BY	DESCRIPTION	DATE	AGENCY COMMENTS	ADDED GENERAL NOTE #1
MH		8/21/20		
MH		9/14/20		
MH		9/25/20		
BB		10/22/20		

PROJECT DATA		SURVEYOR'S SEAL	
FILE NAME: 20096-DDDP	SCALE: AS SHOWN		
DATE: 7/16/20	CHECKED BY: MH		

PROJECT DATA		ENGINEER'S SEAL	
FILE NAME: 20096-DDDP	SCALE: AS SHOWN		
DATE: 7/16/20	CHECKED BY: MH		

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
509 WESTERN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
TEL: 502.261.1234 FAX: 502.261.1234

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
WALLINGFORD LANE TOWNHOUSE
4200 WALLINGFORD LANE
OWNER/DEVELOPER
SYR, INTERNATIONAL, INC.
7926 PRESTON HWY STE 200
LOUISVILLE, KY 40219

JOB NO. **20096**
SHEET **1** OF **1**