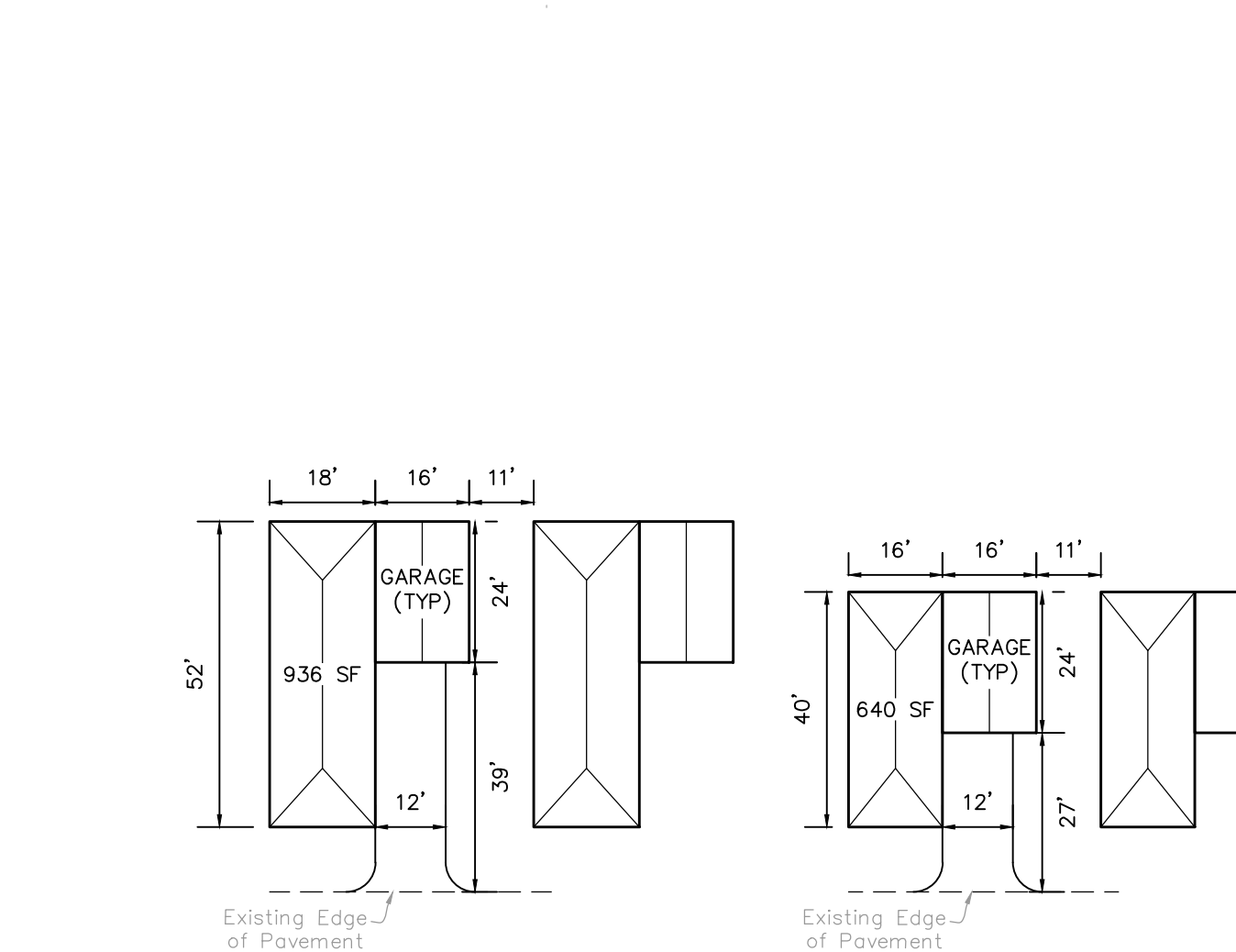
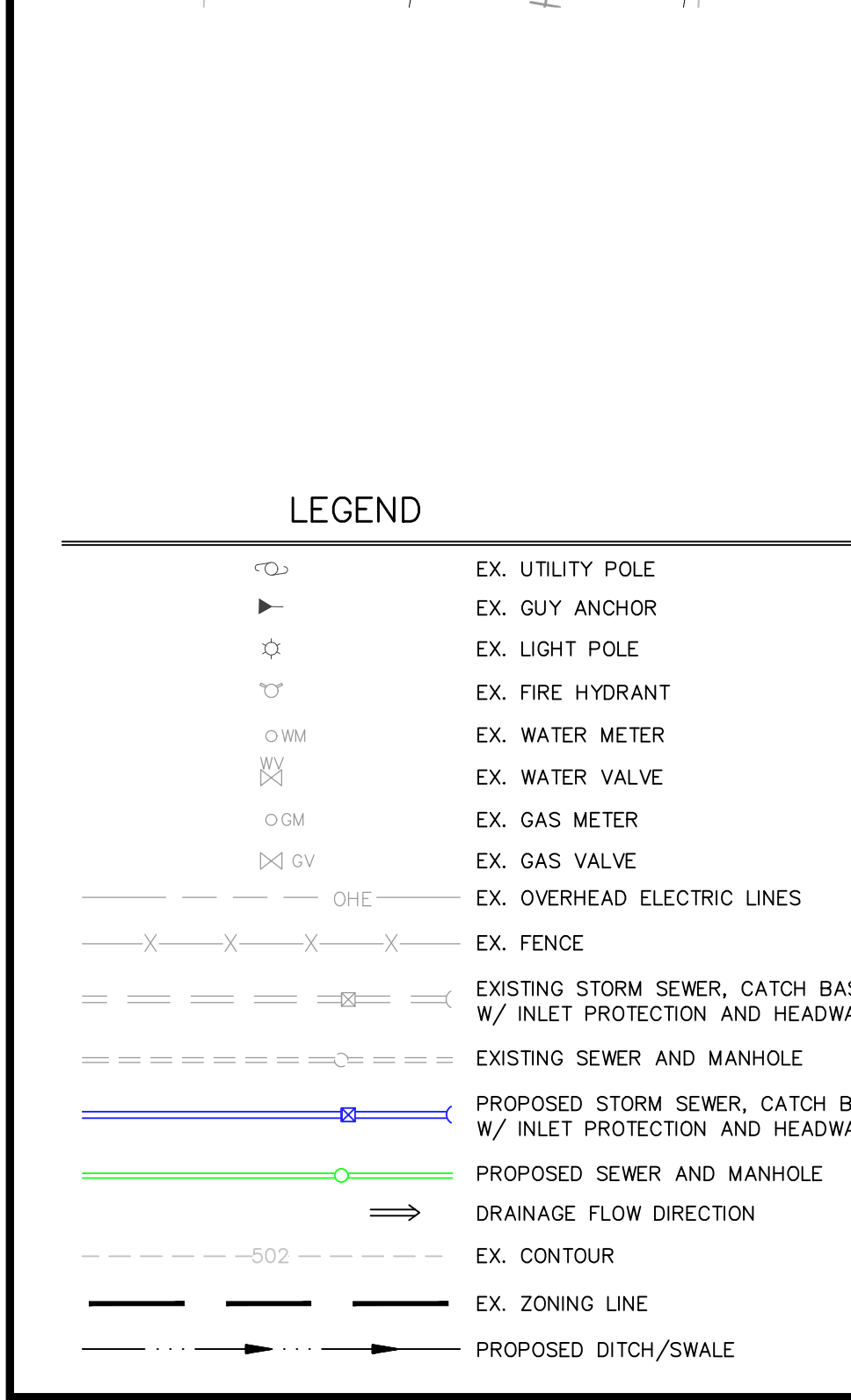
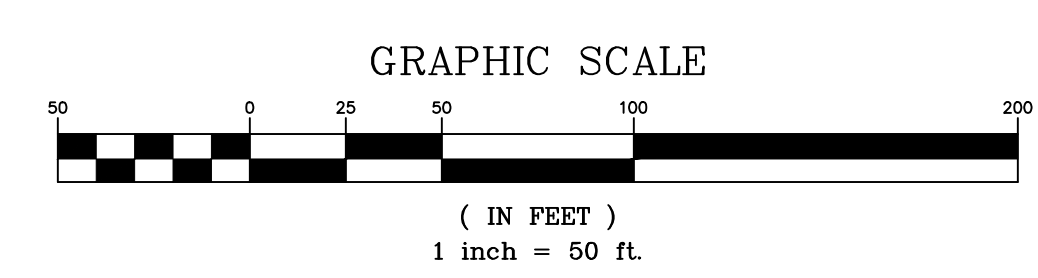


REVISIONS	
NO.	DESCRIPTION
1	CONDO REVISION
2	AGENCY COMMENTS/CLUBHOUSE
3	REVISED PER AGENCY COMMENTS
4	PER AGENCY COMMENTS
5	per agency comments
6	REMOVED WALK



**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA (CLASS C SITE)	= 10.52 AC (458,131 SF)
EXISTING TREE CANOPY AREA	= 0 SF
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
TOTAL TREE CANOPY AREA REQUIRED	= 20% (91,627 SF)
TOTAL TREE CANOPY TO BE PLANTED	= 91,627 SF (20% OF SITE AREA)



**SITE ADDRESSES:**

8702 PEEBLE LANE LOUISVILLE, KY 40272 TAX BLOCK 1049, LOT 0070 D.B. 11406, PG. 219	8816 W MANSLICK ROAD LOUISVILLE, KY 40272 TAX BLOCK 1049, LOT 0554 D.B. 1049, PG. 0774	8820 W MANSLICK ROAD LOUISVILLE, KY 40272 TAX BLOCK 1049, LOT 0554 D.B. 11406, PG. 219
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COUNCIL DISTRICT - 25, 14  
FIRE PROTECTION DISTRICT - FAIRDALE  
MUNICIPALITY - LOUISVILLE

**PROJECT DATA**

TOTAL SITE AREA	= 11.28± Ac. (491,357 SF)
R/W DEDICATION AREA	= 0.13 ACRES
NET SITE AREA	= 11.35 ACRES (485,728 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= R-5A
EXISTING USE	= VACANT
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
PROPOSED BUILDING HEIGHT	= (35' ALLOWED)
F.A.R.	= 0.14 (0.5 ALLOWED)
TOTAL # UNITS	= 95
DENSITY	= 8.37 DU/AC. (12.01 MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
1.5 SP/D.U. MIN/2.5 SP/D.U. MAX	= 142 SP	237 SP

PARKING PROVIDED	
SURFACE PARKING	= 190 SPACES
CLUBHOUSE PARKING	= 12 SPACES
TOTAL PARKING PROVIDED	= 202 SP (2 ADA SPACES INCLUDED)

OPEN SPACE REQUIRED	= 1.70 AC (15%)
OPEN SPACE PROVIDED	= 1.73 AC
RECREATIONAL OPEN SPACE REQUIRED	= 0.85 AC (50% REQ. OPEN SPACE)
RECREATIONAL OPEN SPACE PROVIDED	= 0.85 AC

EXISTING IMPERVIOUS AREA	= 192,907 SF
PROPOSED IMPERVIOUS AREA	= 236,138 SF (22.41% INCREASE)

PROPOSED SITE DISTURBANCE = 10.12 AC (440,824 SF)

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
  - 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 dripline 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.
  - Roll-out trash cans to be utilized for trash service.
  - A minor plat shall be recorded to dedicate Right-of-Way to W. Manslick Road as shown.
  - Existing drive lanes shall be modified to meet Public Works Standards.

- 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.
  - Sanitary sewer service will be provided by L.E. 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 0107 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.
  - 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.
  - Site will be subject to MSD Regional Facilities Fee x 1.5.
  - A 408 ACEO permit will be required prior to MSD construction plan approval for construction of the offsite drainage system to Pond Creek.

**PROJECT DATA**

FILE NAME	19006-RDDDP
DATE	1-27-20
CHECKED BY	DT
DRAWN BY	ARH

**LD&D**  
**LAND DESIGN & DEVELOPMENT, INC.**  
 ENGINEERS + LAND SURVEYORS + LANDSCAPE ARCHITECTS  
 509 WARBLEN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40222  
 PHONE: 502.262.9575 FAX: 502.262.9576  
 WEBSITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN  
**REGENCY PARK**  
 OWNER  
**CAT VVB, LLC**  
 2606 ALIA CIRCLE  
 LOUISVILLE, KY 40222

JOB NO. **19006**  
 SHEET **1** OF **1**

WM# 7274