

PROJECT DATA	
TOTAL SITE AREA	= 0.3±Ac. (12,555 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= DUPLEX
BUILDING HEIGHT	= 1 STORY (45 FT MAX. ALLOWED)
BUILDING FOOTPRINT	= 2423 SF
BUILDING AREA	= 2423 SF
F.A.R.	= 0.19 (1.0 MAX. ALLOWED)
NO. OF UNITS	= 2 UNITS
GROSS DENSITY	= 6.67 DU/Ac. (34.84 DU/Ac. MAX. ALLOWED)
OPEN SPACE REQUIRED/PROVIDED	= 1,883 SF (15%)

PARKING REQUIRED	
2 SP/ UNIT MIN; 5 SP/UNIT MAX. =	4 SP 10 SP
PARKING PROVIDED	
PARKING	= 5 SP (INCLUDE 1 ADA SP)

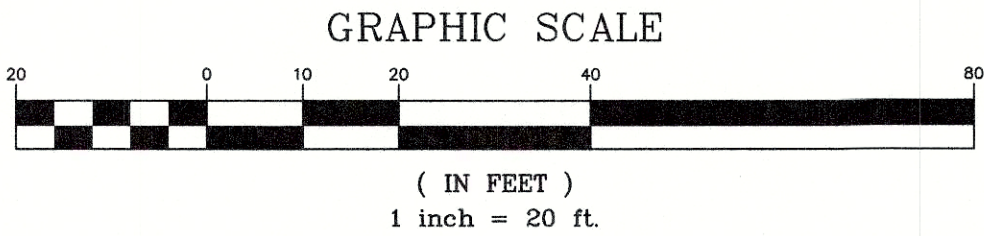
TOTAL VEHICULAR USE AREA	= 2,984 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 0 SF (N/A PER 10.2.12)
INTERIOR LANDSCAPE AREA PROVIDED	= 0 SF

EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 5,400 SF

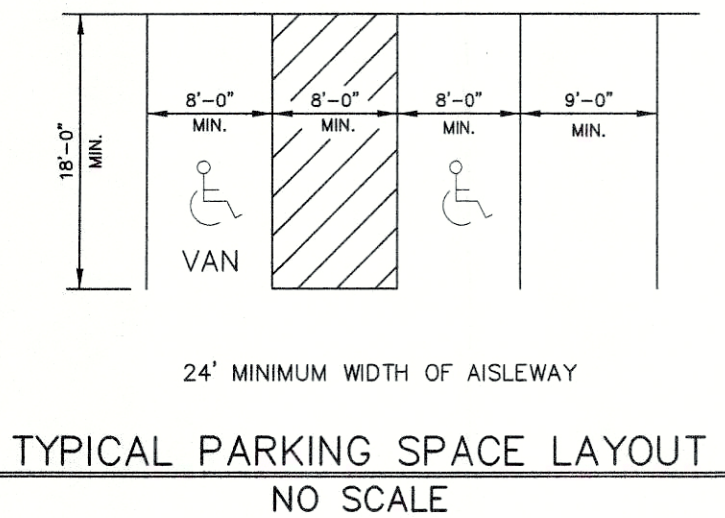
- GENERAL NOTES:
- Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems 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.
 - Street trees to be provided per Land Development Code 10.2.8

- 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 connection and subject to applicable fees. A Downstream Facilities Capacity request was submitted to MSD on November 30, 2020.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0088 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.
 - Site will be subject to MSD Regional Facilities Fee.
 - 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.

TREE CANOPY CALCULATIONS	
TOTAL SITE AREA	= 12,555 SF
TOTAL TREE CANOPY AREA REQUIRED	= 35% (4,394 SF)
EXISTING TREE CANOPY	= 0% (0 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 35% (4,800 SF)



- LEGEND
- PROPOSED STORM SEWER, CATCH BASIN
 - PROPOSED SEWER AND MANHOLE
 - PROPOSED DRAINAGE SWALE



REVISIONS	
DESCRIPTION	AGENCY COMMENTS
DATE	11.30.20
NO.	1

PROJECT DATA	
FILE NAME	20162-DDP
DATE	11/09/2020
CHECKED BY	AKR
SCALE	AS SHOWN
DATE	11/09/2020
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LD&D
LAND DESIGN & DEVELOPMENT, INC.
1000 W. MARKET ST. SUITE 100
LOUISVILLE, KY 40203
TEL: 502.446.9714 FAX: 502.446.9714
WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

8617 STANDING OAK DRIVE
DEVELOPER
Valentine Builders
403 SYCAMORE HILLS LANE
LOUISVILLE, KY 40245

JOB NO.	20162
SHEET	1
OF	1

OWNER:
LOUISVILLE FORTUNE BUILDERS III LLC
3415 NEWBURG ROAD
LOUISVILLE, KY 40218

SITE ADDRESS:
8617 STANDING OAK DR
TAX BLOCK 1481, LOT 0016
D.B. 10588, PG. 0921

COUNCIL DISTRICT - 25
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
MUNICIPALITY - LOUISVILLE

Case: 20-DDP-0062
RELATED CASE: 09-052-78
MSD WM# 12218

20-DDP-0068