

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.

PRELIMINARY DRAINAGE CALCULATIONS

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

INCREASED IMPERVIOUS SURFACE

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

PARKING SUMMARY

REQUIRED	
MULTI-FAMILY (4 UNITS)	
MIN. (1 SPACE/UNIT)	4 SPACES
MAX. (2 SPACES/UNIT)	8 SPACES
PARKING PROVIDED	
STANDARD SPACES	5 SPACES
HANDICAP SPACES	1 SPACE
TOTAL PROVIDED	6 SPACES

PROJECT SUMMARY

EXISTING ZONING	R4
PROPOSED ZONING	R6
FORM DISTRICT	N
EXISTING USE	MULTI-FAMILY RESIDENTIAL
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
SITE ACREAGE	0.48 AC. (20,718 SF)
EX. BUILDING SF	4,564 SF
NUMBER OF D.U.	4 UNITS
VUA	4,403 SF
ILA REQUIRED (0%)	0 SF
ILA PROVIDED	0 SF
DENSITY	17.42 D.U./AC.

GENERAL NOTES:

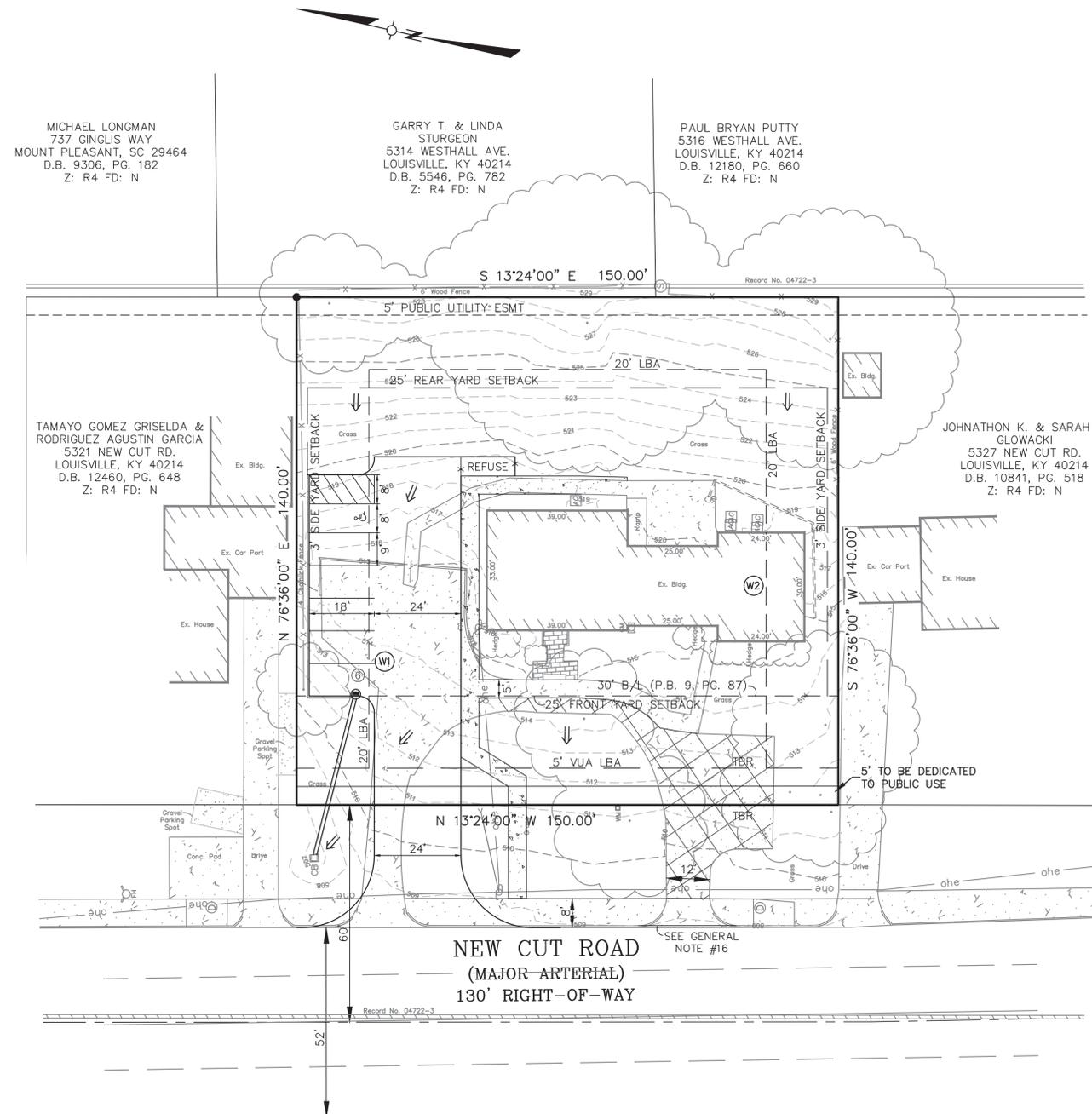
- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT 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.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE CITY OF LOUISVILLE LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
- 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:
 - THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY).
 - ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE KENTUCKY TRANSPORTATION CABINET OR ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE LOUISVILLE METRO PUBLIC WORKS DEPARTMENT.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCY.
- THIS PROJECT LIES WITHIN THE CITY LIMITS OF LOUISVILLE.
- 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.
- 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.
- 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.
- THE EXISTING CURB CUT TO THE SOUTH SHALL BE REMOVED, AND THE CURB, VERGE, AND SIDEWALK RE-ESTABLISHED IN THE RIGHT-OF-WAY.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.

MSD NOTES

- MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF PERMITS.
- 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.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- SITE DRAINAGE SHALL SHEET FLOW TOWARD THE RIGHT OF WAY. NO INCREASE OF STORM WATER ONTO THE ADJACENT PROPERTIES IS PERMITTED.

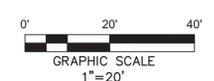
FLOOD NOTE

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.



LEGEND

	= EX. UTILITY POLE
	= EX. CONTOUR
	= EX. FIRE HYDRANT
	= EX. OVERHEAD ELECTRIC
	= EX. SIGN
	= EXISTING LIGHT
	= TO BE REMOVED
	= PARKING COUNT
	= EXISTING SANITARY SEWER
	= EXISTING COMBINED SEWER



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NEW CUT ROAD APARTMENTS

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

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

CASE# 23-ZONE-0041
 RELATED CASE# 23-ZONEPA-0008,
 09-013-06
DETAILED DISTRICT DEVELOPMENT PLAN (FOR REZONING)
 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
1 OF 1