



PROJECT DATA

TOTAL SITE AREA	=	9.60± AC (418,133 SF)
R/W DEDICATION AREA	=	0.39± AC (17,022 SF)
R/W AREA	=	0.67± AC (29,272 SF)
NET SITE AREA	=	8.54± AC (371,839 SF)
EXISTING ZONING	=	R-4
PROPOSED ZONING	=	R-4
FORM DISTRICT	=	NEIGHBORHOOD
EXISTING USE	=	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	=	MULTI-FAMILY RESIDENTIAL
PROPOSED NO. OF UNITS	=	113 UNITS
BUILDING HEIGHT	=	2 STORY (35' MAX. ALLOWED)
RESIDENTIAL BLDG FOOTPRINT	=	90,400 SF
CLUBHOUSE BLDG FOOTPRINT	=	2,200 SF
GARAGES BLDG FOOTPRINT	=	3,162 SF
BUILDING AREA	=	180,800 SF
RESIDENTIAL BLDG AREA	=	180,800 SF
CLUBHOUSE BLDG AREA	=	2,200 SF
GARAGES BLDG AREA	=	3,162 SF
TOTAL BUILDING AREA	=	186,162 SF
F.A.R.	=	0.49 (0.75 MAX. ALLOWED)
NET DENSITY	=	13.23 DU/AC (17.42 DU/AC MAX. ALLOWED)
GROSS DENSITY	=	11.77 DU/AC (17.42 DU/AC MAX. ALLOWED)
PARKING REQUIRED	=	MIN. MAX.
MULTI-FAMILY RESIDENTIAL	=	170 SP 339 SP
113 X 1.5 SPACES MIN.	=	170 SP 339 SP
CLUBHOUSE	=	4 4
TOTAL PARKING REQUIRED	=	174 SP 343 SP
PARKING PROVIDED	=	227 SPACES
SURFACE PARKING	=	11 SPACES
GARAGE PARKING	=	7 SPACES
CLUBHOUSE PARKING	=	245 SPACES (8 HC SP INCLUDED)
TOTAL PARKING PROVIDED	=	263 SPACES
OPEN SPACE REQUIRED	=	1.28 AC (55%)
OPEN SPACE PROVIDED	=	1.29 AC (55%)
RECREATIONAL OPEN SPACE REQUIRED	=	0.64 AC (50% REQUIRED O.S.)
RECREATIONAL OPEN SPACE PROVIDED	=	0.64 AC (50% O.S.)
TOTAL VEHICULAR USE AREA	=	101,706 SF
INTERIOR LANDSCAPE AREA REQUIRED	=	7,627 SF (7.5% VUA)
INTERIOR LANDSCAPE AREA PROVIDED	=	8,106 SF
EXISTING IMPERVIOUS	=	12,953 SF
PROPOSED IMPERVIOUS	=	309,868 SF (2,292% INCREASE)

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 Metro Public Works 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.
- 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.
- Korst features were not observed on site during a site visit on October 20, 2019, by Kevin Young, RLA.
- All dumpsters shall be screened to comply with the Louisville Metro Land Development Code Chapter 10 requirements.
- A Record Plat shall be recorded prior to issuance of a Certificate of Occupancy. The Record Plat shall grant the Leaders Lane right of way and shall dedicate additional right of way to Brentlinger Lane.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
- All street name signs and pavement markings shall conform with the manual on uniform traffic control devices (MUTCD) requirements and be installed prior to construction of the first residence or building on the street and shall be in place at the time of the bond release/ prior to receiving a certificate of occupancy.
- The minimum grade of all streets shall be 1% and maximum grade shall be 10%.
- Curbs and gutters shall be provided along all public streets in the development.
- Developer shall be responsible for utility relocations (if required), final surface overlay, signage and striping associated with Major Lane and Leaders Lane required road extensions.

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 lateral extension and subject to applicable fees. A Downstream Facilities Capacity request has been approved by MSD by letter dated October 21, 2019. Offsite easements required for sewer access.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0097 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.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- All drainage, EPC 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.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.
- MSD drainage bond required prior to construction plan approval.
- The applicant shall provide an evaluation of the sewer shed upstream of this property. Sewer alignment and easement locations may be modified from locations depicted on this conceptual plan and shall be placed and sized to adequately serve the sewer shed. MSD and the applicant shall execute an agreement consistent with MSD's excess cost policy prior to construction approval.

DETAILED DISTRICT DEVELOPMENT PLAN

TOTAL =	13,800 SQ.FT. @ APPROX. 4 FT. DEPTH
PROVIDED BASIN =	55,200 CU.FT. > 50,530 CU.FT.