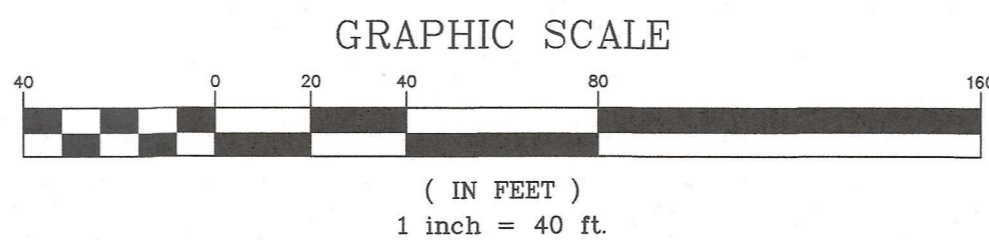


**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

CONDITIONS: *Prop connection to Crawford Ave ROW must connect to prop. walk in front of building*
BY: *Sam Dunham*
DATE: *1/24/25*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



PROJECT DATA

TOTAL SITE AREA	= 3.84± Ac. (167,340 SF)
RIGHT-OF-WAY DEDICATION	= 2,209 SF
NET SITE AREA	= 3.79± Ac. (165,131 SF)
EXISTING ZONING	= R-4,R-5A
PROPOSED ZONING	= R-6
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT / SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL (48 UNITS)
BUILDING HEIGHT	= 2- STORY
GROSS DENSITY	= 12.50 DU/ACRE (17.42 MAX)
NET DENSITY	= 12.67 DU/ACRE (17.42 MAX)
BUILDING AREA (FOOTPRINT)	= 26,472 SF
F.A.R.	= 0.32 (1.0 MAX. ALLOWED)
PARKING REQUIRED	= 48 SP
1 PER DU MIN.	= 96 SP
2 PER DU MAX.	= 83 SPACES (6 HC SP INCLUDED)
TOTAL PARKING PROVIDED	
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED	= 165,131 SF X .15 = 24,770 SF (15%)
TOTAL OPEN SPACE PROVIDED	= 12,865 SF + 16,626 SF = 29,491 SF (17.9%)
RECREATIONAL OPEN SPACE PROVIDED	= 16,626 SF (67% OF REQUIRED OPEN SPACE)
TOTAL VEHICULAR USE AREA	= 40,735 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 3,055 SF (7.5% OF VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 3,610 SF (8.9%)

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.
- No increase in drainage run off to state roadways.
- 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 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.
- Benchmark, topographical, and boundary information shown hereon were derived from survey data.
- Street trees shall be planted in a manner that does not affect public safety or hamper sight distance. Final location will be determined during construction approval process.
- No Karst features were observed on site during a site visit on 5/23/24, by Theodore Bernstein, R.L.A.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.

MSD NOTES:

- MSD drainage bond required prior to construction plan approval.
- 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 LE 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 0089 F dated February 26, 2021.
- 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.
- Onsite detention will be provided. Postdeveloped peak flows will be limited to predeveloped peak flows for the 2, 10, 25 and 100-year storms or to the capacity of the downstream system, whichever is more restrictive. Downstream capacity to be verified to the confluence of the storm line at the rear of 4603 Crawford St.
- 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.
- 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.
- ACOE wetland determination may be required prior to msd construction plan approval

TREE CANOPY DATA

CURRENT TREE CANOPY	= 110,448 SF (67%)
REQUIRED CANOPY PRESERVATION	= 22,090 SF (20% OF COVERED SITE AREA)
TREE CANOPY PRESERVED (HATCHED AREA)	= 27,167 SF (25% OF COVERED SITE AREA)
TREE CANOPY REQUIRED	= 57,796 (35%)
TREE CANOPY TO BE PROVIDED	= 57,796 - 27,419 = 30,629 SF

DETENTION BASIN CALCULATIONS

$$X = \Delta CRA / 12$$
$$\Delta C = 0.70 - 0.23 = 0.47$$
$$A = 2.84 \text{ ACRES}$$
$$R = 2.8 \text{ INCHES}$$
$$X = (0.47)(2.84)(2.8)/12 = 0.31 \text{ AC.} \text{---FT}$$
$$\text{REQUIRED } X = 13,504 \text{ CU.FT.}$$

$$\text{PROVIDED BASIN} = 8,826 \text{ SQ.FT.}$$

$$\text{TOTAL} = 8,826 \text{ SQ.FT.} \text{ @ APPROX. 2 FT. DEPTH}$$
$$= 17,652 \text{ CU.FT.} > 13,504 \text{ CU.FT.}$$

RELATED CASE
#09-048-84

OWNER:
MICHAEL SCHAEFFER
4508 CRAWFORD AVE.
LOUISVILLE, KENTUCKY 40258

SITE ADDRESS:
4514 CRAWFORD AVE
LOUISVILLE, KY 40258
TAX BLOCK: 1032, LOT 0616
D.B. 12841, PG. 229

COUNCIL DISTRICT - 12
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
MUNICIPALITY - LOUISVILLE

WM# 12800



LOCATION MAP
NOT TO SCALE

REVISIONS	DESCRIPTION	DATE	NO.

PROJECT DATA	ENGINEER'S SEAL
FILE NAME: 24031 - DDOP	
DATE: 07/02/24	
CHECKED BY: TB	
DRAWN BY: ZS	

PROJECT DATA	ENGINEER'S SEAL
FILE NAME: 24031 - DDOP	
DATE: 07/02/24	
CHECKED BY: TB	
DRAWN BY: ZS	

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
540 WARREN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40202
PHONE: 502.444.9576
FAX: 502.444.9574
WWW.LD&D.COM

HIDEOUT PROPERTIES-CRAWFORD

OWNER/DEVELOPER
HIDEOUT PROPERTIES
4514 CRAWFORD AVE
LOUISVILLE, KY 40258

JOB NO. 24031
SHEET 1
OF 1