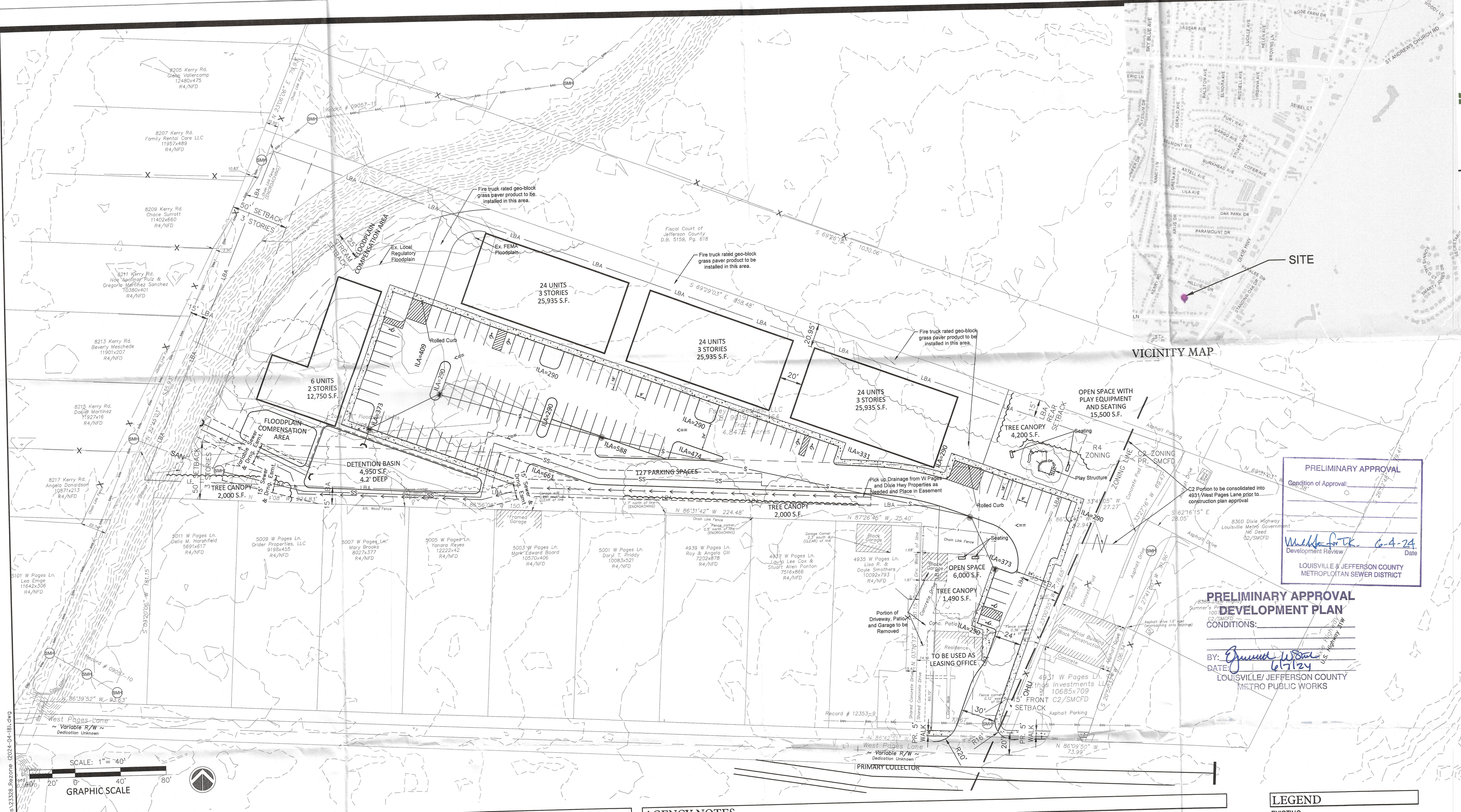


User: abartley Plot Date: May 28, 2024 3:23 PM
File Name: 4933232.000 - West Pages Rezoning Civil Site Drawings Development Plans 23328.000 (2024-04-01).dwg



SITE DATA

LAND USE: 4933 W PAGES LANE 40258
SITE ADDRESS: T.B. 1128; T.L. 32
TAX BLOCK & LOT: R4
EXISTING ZONING DISTRICT: R6
PROPOSED ZONING DISTRICT: NEIGHBORHOOD
EXISTING PROPOSED FORM DISTRICT: ONE SINGLE FAMILY HOME
EXISTING USE: MULTI-FAMILY
PROPOSED USE: MULTI-FAMILY
EXISTING PARCEL AREA: 4.847 ACRES
PROPOSED R6 AREA/NEW PARCEL AREA: 4.748 ACRES
DEED BOOK & PAGE: 10685x706

BUILDING DATA/OPEN SPACE
BUILDING HEIGHT: 35' MAX.
BUILDING FOOTPRINT: 30,185 S.F.
GROSS FLOOR AREA: 90,555 S.F.
FLOOR TO AREA RATIO: 0.43
PERMITTED UNITS (17.42 D.U./ACRE): 82.7 UNITS
PROPOSED UNITS: 78 UNITS (16.09 UNITS/ACRE)
TOTAL OPEN SPACE PROVIDED: 21,114 S.F.
RECREATIONAL OPEN SPACE PROVIDED: 15,500 S.F. (73% OF REQUIRED)

PARKING CALCULATIONS
MINIMUM PARKING REQUIRED (1 SPACE/UNIT): 78 SPACES
MAXIMUM PARKING PERMITTED (2 SPACES/UNIT): 156 SPACES
PARKING REDUCTION: 10% TARC ROUTE (-8 SPACES)
PARKING PROVIDED: 112 SPACES
ACCESSIBLE PARKING PROVIDED: 6 SPACES

TREE CANOPY CALCULATIONS

SITE AREA: 211,135 S.F.
SITE AREA: 0-40%
EXISTING TREE CANOPY: 21% (45,063 S.F.)
PRESERVED TREE CANOPY: 4.6% (9,690 S.F.)
NEW TREE CANOPY REQUIRED (35%): MIN. 73,897 S.F. TOTAL
MINIMUM NEW TYPE A TREES REQUIRED: 54 TYPE A TREES

ILAVUA CALCULATIONS
VEHICULAR USE AREA: 48,903 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (7.5%): 3,668 S.F.
INTERIOR LANDSCAPE AREA PROVIDED: 5,239 S.F. (10.7%)
ILAVUA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED: 15 TREES

EPSC DATA (IN DISTURBED AREA)

EXISTING IMPERVIOUS AREA: 25,956 S.F.
PROPOSED NEW IMPERVIOUS AREA: 124,184 S.F.
SENSITIVE FEATURES: Ua, UagB, Uvc
SOIL TYPE: ASSUMED C
HYDROLOGIC SOIL GROUP:

PRELIMINARY DETENTION CALCULATION

EXISTING C: 0.31
PROPOSED C: 0.34
0.33 x 2.8 x 4.847 / 12 = 0.37 ACRE-FOOT

AGENCY NOTES

- MSD
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES.
 - SANITARY SEWER BY LATERAL EXTENSION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WQTC.
 - ON SITE DETENTION TO BE PROVIDED. POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSYSTEM SYSTEM, WHICH IS MORE RESTRICTIVE.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
 - KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - LOWEST FINISHED FLOOR AND MACHINERY TO BE AT OR ABOVE 448.7.
 - ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE AT 1.5 TO 1.
- HEALTH DEPARTMENT
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

PDS

- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
- ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC.
- STREET TREES REQUIRED IN EACH ADJACENT RIGHT-OF-WAY. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.

MPW

- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- RIGHT-OF-WAY SHALL BE DEDICATED ON W PAGES LANE PRIOR TO CONSTRUCTION PLAN APPROVAL.

APCD

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

WAIVER

- TO: WAIVER PROPERTY PERIMETER BUFFER BETWEEN R6 AND C2 INTERNAL TO PROPERTY. TO PERMIT EXISTING HOUSE (TO BE USED AS LEASING OFFICE) TO ENCLOSE INTO LBA BY 4935 W PAGES LANE, TO PERMIT GRASS PAVER FIRE LANE TO ENCLOSE INTO NORTHERN LBA.

LEGEND

EXISTING

- EXISTING TOPO
- LANDSCAPE BUFFER AREA
- UG- UNDERGROUND ELECTRIC
- SD- STORM DRAINAGE
- W- WATER
- OHU- OVERHEAD UTILITY
- G- GAS
- X- FENCE
- FORM DISTRICT
- SANITARY SEWER
- LRFP- LOCAL FLOODPLAIN
- FEMA- FEMA FLOODPLAIN

PROPOSED

- STORM STRUCTURE
- DRAINAGE ARROW
- STORM SEWER

RECEIVED
MAY 30 2024
PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL

Condition of Approval:

Development Review Date: 6-4-24

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: [Signature]
DATE: 6-7-24
LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

4933 W Pages Lane Multi-Family
Rezoning Application
4933 West Pages Lane 40258
Louisville, Kentucky
Owner: Ethos Investments LLC
12017 Lavenia Lane
Louisville, Kentucky 40272

REV #	DATE	DESCRIPTION
1	10/19/2023	Agency Revisions
2	11/09/2023	Agency Revisions
3	11/20/2023	Agency Revisions
4	12/01/2023	Agency Revisions
5	01/09/2024	Agency Revisions
6	3/11/2024	Fire Access

Rezoning Application
Job No: 23328.000
Date: August 31, 2023
Scale: 1" = 40'
Drawn By: AWB
Checked By: AWB
Drawing Title: 4933 West Pages Multi-Family Rezoning Application Plan

4933 West Pages Multi-Family
Rezoning Application Plan
Drawing No: 1 of 1