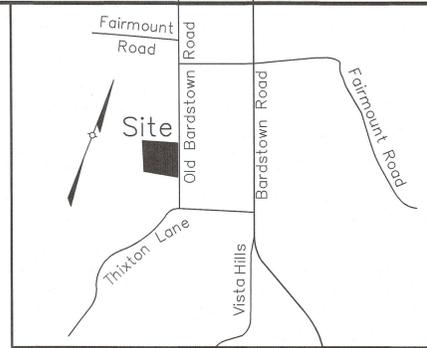


R-4/N
Russell & Rhonda Johnson
9406 Old Bardstown Road
Louisville, KY 40291
D.B. 8131, Pg. 909

R-4/N
Fern Creek Fire Protection
P.O. Box 91025
Louisville, KY 40291
D.B. 8538, Pg. 0238

WAIVER REQUESTED

1. A Landscape Waiver is requested from section 10.2.10 of the Louisville Metro Land Development Code to allow a vehicular use area to encroach into the required 15' Vehicular Use Area Landscape Buffer along Old Bardstown Road.



PROJECT DATA

TOTAL SITE AREA	= 9.28± Ac. (404,368 SF)
R/W DEDICATION AREA	= 0.59± Ac. (25,811 SF)
NET SITE AREA	= 8.69± Ac. (378,536 SF)
EXISTING ZONING	= R-4/C-1
PROPOSED ZONING	= R-6
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL/UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
BUILDING HEIGHT	= 35' MAX. ALLOWED
BUILDING AREA	= 172,410 SF
TOTAL # OF UNITS	= 152 UNITS
GROSS DENSITY	= 16.38 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
1 SP/UNIT MIN.	= 152 SP
2 SP/UNIT MAX.	= 303 SP
PARKING PROVIDED	= 300 SPACES (INCL 12 HC)
OPEN SPACE REQUIRED	= 34,717 SF
OPEN SPACE PROVIDED	= 41,510 SF
RECREATIONAL OPEN SPACE REQUIRED	= 17,358 SF (50% OF REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED	= 22,095 SF
TOTAL VEHICULAR USE AREA	= 121,445 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 9,108 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 11,810 SF
EXISTING IMPERVIOUS	= 17,292 SF
PROPOSED IMPERVIOUS	= 189,063 SF (993% 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 right-of-way.
- 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 and topographical information shown hereon were derived from survey. Boundary information was taken from survey.
- A Karst survey was performed on 6-23-2022 by Theodore Bernstein, RLA and no KARST features were observed.
- Street trees to be provided in all adjacent rights-of-way. Final location and type to be shown on the approved landscape plan.
- Left turn lane is shown for conceptual purposes. Final roadway alignment to be completed and approved during construction plan approval process.

MSD NOTES:

- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- 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 will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0114 F dated February 26th 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.
- 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. A defined outlet will need to be extended to this site with the Lateral Extension. Downstream system to be evaluated all the way to the down stream end of pipe crossing under Old Bardstown Road.
- 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.
- MSD drainage bond required prior to construction plan approval.
- If the final site design has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.
- Existing ditch capacity on east side of Old Bardstown Road shall be studied and analysis provided at time of construction plan review & approval process. Existing ditch upgrades may be required.
- All roof drainage shall be directed to the proposed storm system and conveyed to the detention basin.



LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- Utility Pole
- Guy Anchor
- Light Pole
- Fire Hydrant
- Water Meter
- Gas Valve
- Sanitary Sewer Manhole
- Sanitary Clean-Out
- A/C
- RCP
- 16" W
- 12" G
- OH-E
- ETC
- Unmarked Property Corner (Unless Otherwise Noted)

DETENTION BASIN CALCULATIONS

$X = \Delta CRA / 12$
 $\Delta C = 0.60 - 0.33 = 0.27$
 $A = 9.8 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.27)(9.8)(2.8) / 12 = 0.62 \text{ AC. - FT}$
REQUIRED X = 27,007 CU.FT.

PROVIDED BASIN = 17,378 SQ.FT.
TOTAL = 17,378 SQ.FT. @ APPROX. 1.75 FT. DEPTH
= 30,412 CU.FT. > 27,007 CU.FT.

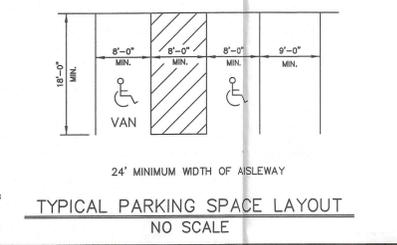
BENCHMARK DESCRIPTIONS

TBM#15=RAILROAD SPIKE IN UTILITY POLE. UTILITY POLE IS LOCATED ON THE WEST SIDE OF OLD BARDSTOWN ROAD 680'+/- NORTH OF THE CENTERLINE OF THIXTON LANE. ELEVATION=688.673' (NAVD 88)

SOURCE - ELEVATIONS ARE BASED ON LOJIC MONUMENT AZ18636-2001. ELEVATION=657.85 (NAVD 88)

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 378,536 S.F.
EXISTING TREE CANOPY AREA	= 31% (118,041 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED	= 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (132,488 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (132,488 S.F.)



PRELIMINARY APPROVAL
Condition of Approval:

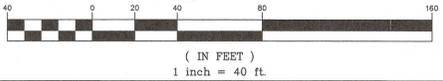
By: *Misha G. K.* 9-22-23
Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:

BY: *James Upstul*
DATE: 9/25/23

LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS



OWNER:
ROGER DALE PERKINS ESTATE
6803 BRIGHTON SPRINGS LANE
LOUISVILLE, KY 40291

OWNER:
MICHAEL B & LAURA K SCHNELL
5507 WATTERSON TRAIL
LOUISVILLE, KY 40291

SITE ADDRESS:
9408 OLD BARDSTOWN ROAD
LOUISVILLE, KY 40291
TAX BLOCK 0666, LOT 0062
D.B. 743, PG. 307

SITE ADDRESS:
9500 OLD BARDSTOWN ROAD
LOUISVILLE, KY 40291
TAX BLOCK 0666, LOT 0031
D.B. 11256, PG. 984

COUNCIL DISTRICT - 22
FIRE PROTECTION DISTRICT - FERN CREEK
MUNICIPALITY - LOUISVILLE

SEP 20 2023
PLANNING & DESIGN SERVICES

RECEIVED

CASE # 22-ZONE-0105
WM# 7995

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE
505 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
TEL: 502.251.1234 FAX: 502.251.1234

REVISIONS

NO.	DATE	DESCRIPTION	BY	TWB
1	7-17-23	ADDRESS AGENCY COMMENTS		

PROJECT DATA

FILE NAME: 22010-000P
DATE: 1/14/23
SCALE: AS SHOWN
CHECKED BY: TB
DRAWN BY: JH

DETAILED DISTRICT DEVELOPMENT PLAN

FRIESS
9408 + 9500 OLD BARDSTOWN ROAD
DEVELOPER
FRIESS PROPERTY COMPANY
31866 CAMINO CAPISTRANO
SAN JUAN CAPISTRANO, CA 92675

RECEIVED

JOB NO. 22010
SHEET 1 OF B