

**DETENTION CALCULATION:**

2.9/12 (0.68 - 0.22) 9.13 ACRES = 1.01 AC/FT. OF STORAGE  
 PROPOSED SURFACE AREA = 13,840 S.F.  
 DEPTH = 3.23 FT

**ADJACENT PROPERTY OWNERS**

TAX BLOCK 44	LOT 504	JEFFREY W. & ELIZABETH E. ADAMS D.B. 6456, PG. 766
LOT 384 SOUTH CENTRAL BELL TEL. D.B. 4481, PG. 404	LOT 505	WALTER C. & JUDY C. HOOVER D.B. 5608, PG. 712
<b>TAX BLOCK 1860</b>	LOT 506	DAVID L. & ANN M. MANGUM D.B. 1860, PG. 507
LOT 439 WILLIAM & BETTY MULLINS D.B. 4930, PG. 581	LOT 507	MARK B. & MARY CRABTREE D.B. 5642, PG. 54
LOT 480 THOMAS & SHIRLEY COULTER D.B. 7712, PG. 201	<b>TAX BLOCK 1862</b>	
LOT 487 WILLIAM & LINDSEY WEBER D.B. 7920, PG. 827	LOT 811	WM F. & WINFRED HARRIS D.B. 4588, PG. 173
LOT 488 HOWARD E. SAMPSON D.B. 6585, PG. 259	<b>TAX BLOCK 1886</b>	
LOT 489 TOBY & STEPHANIE WHITE D.B. 7887, PG. 643	LOT 812	JOHN W. & JANET L. HARRIS D.B. 6985, PG. 818
LOT 490 JOHN & MARY HESTER D.B. 4957, PG. 391	LOT 813	DAVID B. & SANDRA S. DERRIBERRY D.B. 6812, PG. 332
LOT 491 ALEX & ERINA TSOZIK D.B. 8478, PG. 307	<b>TAX BLOCK 1900</b>	
LOT 492 WALTER T. BRADLEY III D.B. 7127, PG. 798	LOT 90	PROPERTIES FOUR INC. C/O HANS BENSINGER D.B. 4957, PG. 225
LOT 493 SHIRLEY S. POINTER D.B. 6681, PG. 630	LOT 91	HUNSINGER LANE BAPTIST CHURCH D.B. 6772, PG. 135
LOT 494 JAMES & RUTH FISHER D.B. 5624, PG. 490	<b>TAX BLOCK 1902</b>	
LOT 495 HAZEL V. BOYD D.B. 6130, PG. 790	LOT 13	LATISHAW & CECIL BROOKINS D.B. 8179, PG. 234
LOT 496 SHAWN & AMANDA SANDERS D.B. 8427, PG. 976	<b>TAX BLOCK 2255</b>	
LOT 497 PELHAM J. & S. D. WILSON D.B. 4445, PG. 572	LOT 25	KENNETH J. & DIANE JACKY D.B. 5813, PG. 284
LOT 499 DIANNE R. KESSLER D.B. 6917, PG. 752	LOT 26	JOHN & JANE L. CROW D.B. 5598, PG. 552
LOT 500 GERALD L. & BERNICE SHAPP D.B. 4430, PG. 28	LOT 27	KENNETH J. & TAMELA SMALLEY D.B. 5580, PG. 813
LOT 501 ROBERT H. & LINDA M. TICHY D.B. 8224, PG. 747	LOT 28	XXX D.B. 7407, PG. 428
LOT 502 LELAND D. & TERESA M. ELLSWORTH D.B. 5391, PG. 805	LOT 29	MILLARD F. & SANDRA RIDGLE D.B. 6355, PG. 877
LOT 503 HERBERT E. JR. & TERRY L. NEWMAN D.B. 4786, PG. 574		

**TREE CANOPY DATA:**

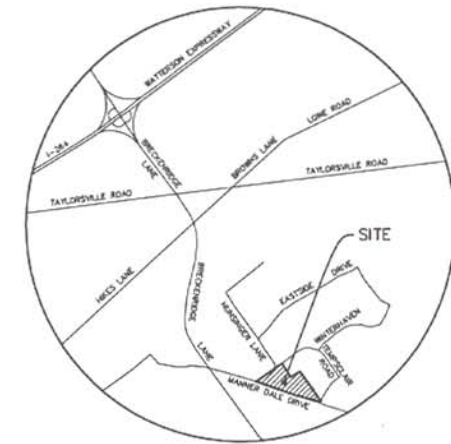
GROSS SITE AREA	397,702± S.F.
TREE CANOPY CLASS	CLASS C
EXISTING TREE CANOPY TO BE PRESERVED	0 S.F.
REQUIRED TREE CANOPY AREA	(20%) 29,541± S.F.
PROPOSED TREE CANOPY AREA	(21%) 81,720± S.F.
25 TYPE "A" STREET TREES @ 1 3/4" CAL. (900 S.F. CREDIT EACH)	22,500 S.F.
47 TYPE "A" TREES @ 1 3/4" CAL. (720 S.F. CREDIT EACH)	33,840 S.F.
47 TYPE "A" EVERGREEN TREES @ 1 3/4" CAL. (540 S.F. CREDIT EACH)	25,380 S.F.
10 TYPE "C" TREES @ 1 3/4" CAL. (106 S.F. CREDIT EACH)	1,060 S.F.

**LEGEND**

	EXISTING CONTOUR
	EXISTING STORM DRAINAGE
	EXISTING DITCH / SWALE
	EXISTING SANITARY SEWER
	EXISTING TREE MASS
	LANDSCAPE BUFFER AREA
	REQUIRED YARD
	HANDICAP PARKING IDENTIFICATION SYMBOL

**NOTES**

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE JEFFERSONTOWN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- DRAINAGE / STORM WATER DETENTION: RETENTION TO BE PROVIDED IN THE PROPOSED BASIN AS DEPICTED ON THE PLAN SUBJECT TO MSD FACILITY FEES. POST-DEVELOPED PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2,10 & 100 YEAR STORMS. DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- THE DEVELOPMENT LIES IN THE McMAHAN FIRE DISTRICT.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0180 D).
- SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 AND B, RESPECTIVELY.
- ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
- ACCESSIBLE PARKING SHALL BE PROVIDED PER ADA REQUIREMENTS.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS.
- CROSSOVER AND PARKING AGREEMENTS WILL BE NEEDED FOR EACH LOT.
- PARKING SHALL BE IN ACCORDANCE WITH CHAPTER 9 OF THE LDC.
- SITE AND BUILDING SIGNAGE SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, ETC. TO BE SCREENED PER CHAPTER 10 TO THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5, PART 4 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' MINIMUM.
- A 1.5 PLANT MULTIPLIER HAS BEEN USED TO ACHIEVE THE REDUCED LBA DIMENSION REQUIREMENTS.



LOCATION MAP  
NO SCALE

**PROJECT DATA:**

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-4
PROPOSED ZONING	R-5A
EXISTING LAND USE	SINGLE FAMILY RES.
PROPOSED LAND USE	MULTI FAMILY CONDOS
TOTAL LAND AREA	9.13± AC.
NO. OF DWELLING UNITS	47
PARKING SPACES REQUIRED	109 SPACES (INCLUDES 5 HANDICAP)
PARKING SPACES PROVIDED	(2 GARAGE SPACES/UNIT)
PARKING AREA RATIO	2.3 SP./UNIT
DENSITY (D.U./AC.)	5.15±
FLOOR AREA RATIO	0.23
MAXIMUM BUILDING HEIGHT	35'

**LANDSCAPE DATA:**

V.U.A.	87,030± S.F.
I.L.A. REQUIRED (7.5% X VJA)	6,527 S.F.
I.L.A. PROVIDED	7,102± S.F.

**OPEN SPACE DATA:**

OPEN SPACE REQUIRED	(15%) 58,655± S.F.
OPEN SPACE PROVIDED	(30%) 118,074± S.F.
PROPOSED IMPERVIOUS SURFACE	175,550± S.F.
PROPOSED GREEN SPACE	192,471± S.F.



PRE-APPLICATION

Mindel, Scott & Associates, Inc.  
 Planning - Engineering - Surveying - Landscape Architecture  
 1000 N. 10th St., Louisville, KY 40202  
 (502) 582-1100  
 OWNER/DEVELOPER  
 PINNACLE PROPERTIES  
 PO BOX 43957  
 LOUISVILLE, KY. 40253

DETAILED DISTRICT DEVELOPMENT PLAN  
**MANNER DALE PATIO HOMES**  
 4433 MANNER DALE DRIVE  
 LOUISVILLE, KY 40220  
 T.B. 0044, LOT: 0008  
 D.B. 5445, PG. 239

Vertical Scale: N/A
Horizontal Scale: 1"=60'
Date: 12/22/04
Job Number: 2380
Sheet
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