

WAIVER(S) REQUESTED

Ⓜ A WAIVER IS REQUESTED FROM CHAPTER 10.2.4 OF THE LDC TO ALLOW PARKING AND MANUEVERING IN THE REQUIRED 15' LBA.

TREE CANOPY CALCULATIONS (LOT 1)

CLASS: A
 EXISTING TREE CANOPY: 0% COVERAGE
 SITE AREA: 0.22 AC (9,750 SF)
 EXISTING TREES PRESERVED: 0 SF (0%)
 REQUIRED NEW TREE CANOPY: 1,463 SF (15%)
 REQUIRED TOTAL TREE CANOPY: 1,463 SF (15%)

TREE CANOPY CALCULATIONS (LOTS 2-6)

CLASS: A
 EXISTING TREE CANOPY: 0% COVERAGE
 SITE AREA: 0.55 AC (24,000 SF)
 EXISTING TREES PRESERVED: 0 SF (0%)
 REQUIRED NEW TREE CANOPY: 3,600 SF (15%)
 REQUIRED TOTAL TREE CANOPY: 3,600 SF (15%)

PRIVATE YARD CALCULATIONS

PRIVATE YARD REQUIRED (20%):
 LOT 1 1,951 S.F.
 LOT(S) 2-6 960 S.F.
 PRIVATE YARD PROVIDED:
 LOT 1 995 S.F. *
 LOT 2 1,540 S.F.
 LOT 3 1,195 S.F.
 LOT 4 1,198 S.F.
 LOT 5 1,200 S.F.
 LOT 6 1,203 S.F.
 * ALTERNATIVE DESIGN STANDARDS USED FROM 5.4.1.H

PROJECT SUMMARY

EXISTING ZONE	M2
PROPOSED ZONE	R-8A
EXISTING FORM DISTRICT	TW
PROPOSED FORM DISTRICT	TN
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
SITE AREA TOTAL	33,754 S.F. (0.77 AC.)
VUA	7,934 SF
ILA REQUIRED (2.5%)	198 SF
ILA PROVIDED	726 SF
PROPOSED NO. OF D.U. PER LOT	4
PROPOSED DENSITY (LOTS 2-6)	36.36 D.U./AC
PROPOSED DENSITY (LOT 1)	18.18 D.U./AC
PROPOSED NUMBER OF LOTS	6
PROPOSED BLDG HEIGHT	28'

GENERAL NOTES

- DEPicts DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 10-YEAR POST DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.
SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT MORRIS FORMAN WATER QUALITY TREATMENT PLANT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY LOUISVILLE METRO PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- SANITARY SEWER SERVICE PROVIDED BY CONNECTION, SUBJECT TO FEES AND APPLICABLE CHARGES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
- NO STORAGE OR LOADING OF MATERIALS FOR BUSINESS OPERATIONS NOT INCIDENTAL TO RESIDENTIAL USES, GENERAL, PROFESSIONAL OR MEDICAL OFFICES IS PERMITTED.
- INDIVIDUAL LOTS SHALL COME TO A RECIPROCAL CROSSOVER PARKING AGREEMENT BEFORE LOTS ARE CREATED.
- ANY BRICKS REMOVED FROM THE SITE SHALL BE SAVED AND SENT TO LOUISVILLE PUBLIC WORKS FOR REUSE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL(EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

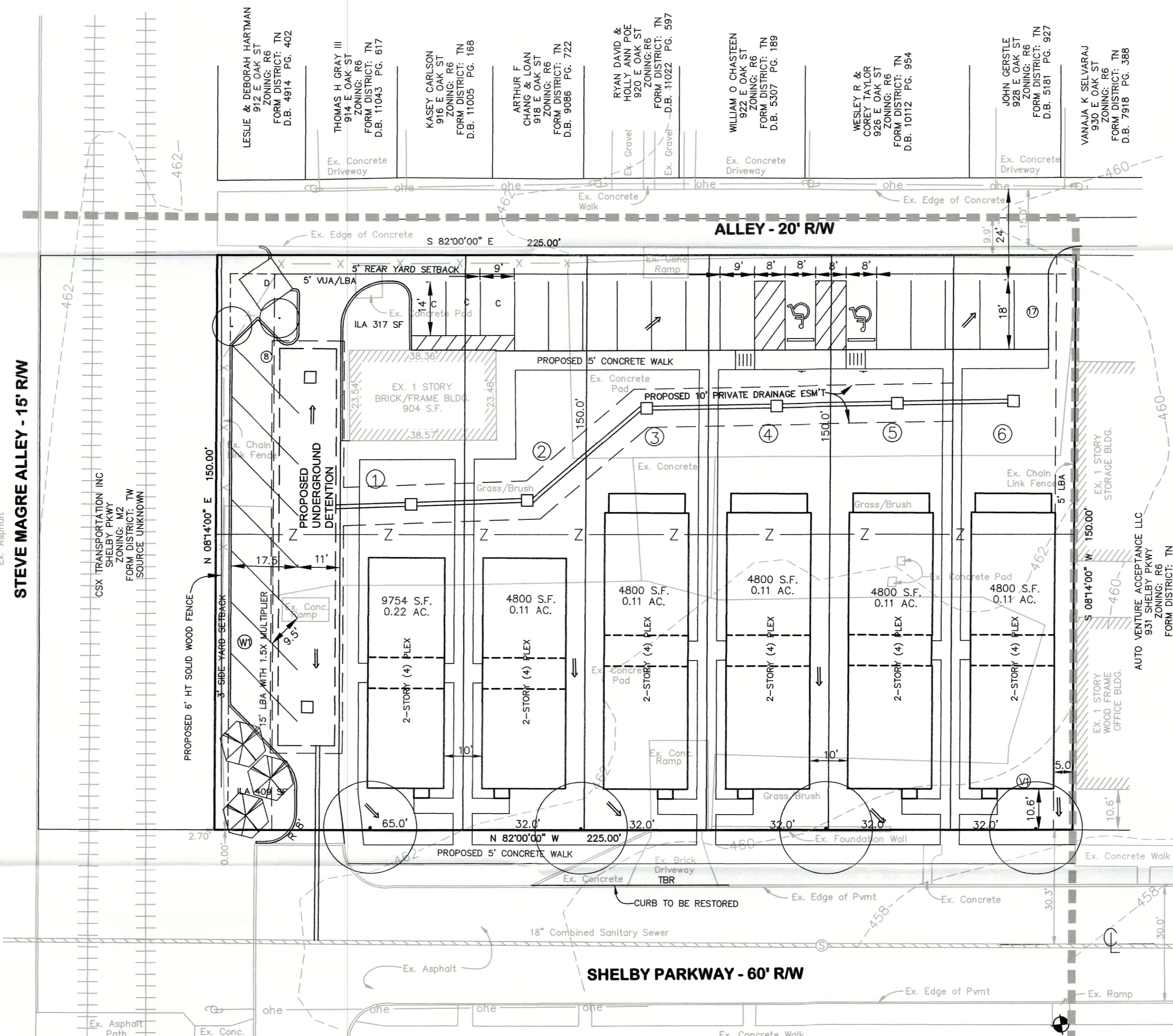
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

**SHELBY PARKWAY
60' R/W**



FLOOD NOTE

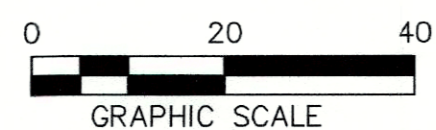
FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0042E.

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 20,290 SF
 POST-DEVELOPED IMPERVIOUS SURFACE = 20,148 SF
 NET DECREASE IN IMPERVIOUS SURFACE = 142 SF
 TOTAL SITE DISTURBANCE = 33,750 SF

INCREASED RUNOFF CALCULATIONS

Cpre = 0.66
 Cpost = 0.66
 AREA = 0.77 AC.
 (0.66 - 0.66) X 2.8/12 X 0.77 AC = 0.000 AC.-FT.



PARKING SUMMARY

REQUIRED
 MULTI-FAMILY RESIDENTIAL (24 D.U.)
 MIN 1.5 SPACES/D.U. 36 SPACES
 MAX 2.5 SPACES/D.U. 60 SPACES

PROVIDED
 COMPACT 3 SPACES
 STANDARD 20 SPACES
 HANDICAP 2 SPACES
 TOTAL 25 SPACES

REQUIRED PARKING CUMULATIVE REDUCTIONS

TARC TRANSPORTATION CREDIT	10%
APPENDIX 5A 1/2 MILE (10) GOODS/SERVICES	10%
APPENDIX 5A 40% SHADE ON SIDEWALKS	10%
TOTAL REDUCTION	30%
TOTAL SPACES REQUIRED	25
TOTAL SPACES PROVIDED	25

LEGEND

- EX. FIRE HYDRANT
- EX. UTILITY POLE
- EX. LIGHT POLE
- EX. WATER VALVE
- EX. GAS VALVE
- EX. WATER METER
- EX. DRAINAGE STRUCTURE
- EX. CHAIN LINK FENCE
- EX. CONTOUR
- EX. OVERHEAD ELECTRIC
- PROPOSED DUMPSTER
- TO BE REMOVED
- STORM WATER FLOW ARROW
- PROPOSED HEADWALL
- PROPOSED YARD DRAIN
- PROPOSED CATCH BASIN
- PROPOSED PARKING COUNT
- PROPOSED LIGHT POLE
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- FORM DISTRICT BOUNDARY
- COMPACT PARKING SPACE

RECEIVED
 DEC 31 2018
 PLANNING &
 DESIGN SERVICES

**CASE# 18ZONE1064
 DETAILED DISTRICT
 DEVELOPMENT PLAN
 (REZONING REQUEST)**

917, 923 & 927 SHELBY PARKWAY
 LOUISVILLE, KENTUCKY 40204

FOR

OWNER:
 TYE J HARDIN
 917 & 923 SHELBY PARKWAY
 PO BOX 91514,
 LOUISVILLE, KENTUCKY 40291
 D.B. 11093 PG. 774
 T.B. 0250 LOT: 0059

OWNER/DEVELOPER:
 927 SHELBY LLC
 927 SHELBY PARKWAY
 545 S 3RD ST, STE 200
 LOUISVILLE, KENTUCKY 40202
 D.B. 10796 PG. 131
 T.B. 0250 LOT: 0118

Milestone
 design group
 108 Davenport Lane, Suite 300 Louisville, KY 40223
 502.327.7073 www.milestonedesign.org

SHELBY GREENE APARTMENTS

DATE: 8/23/18
 DRAWN BY: G.C.Z.
 CHECKED BY: J.M.M.
 SCALE: 1"=20' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

PREAPP CMNTS 11/26/18
AGENCY CMNTS 12/10/18
AGENCY CMNTS 12/31/18

**DEVELOPMENT
 PLAN**

**JOB NUMBER
 18030**
 1
 OF
 1