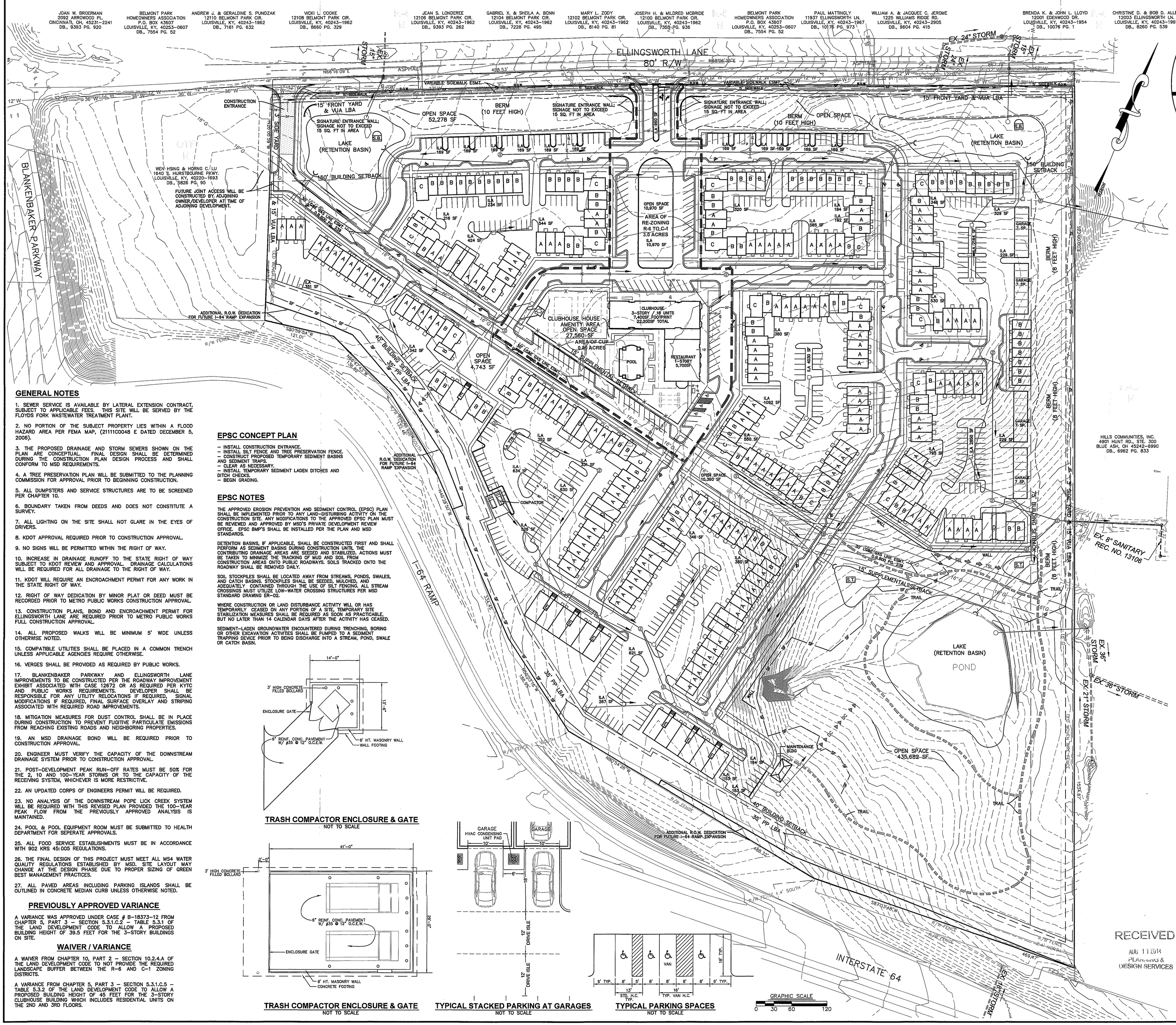


GENERAL NOTES

1. SEWER SERVICE IS AVAILABLE BY LATERAL EXTENSION CONTRACT, SUBJECT TO APPLICABLE FEES. THIS SITE WILL BE SERVED BY THE FLOYDS FORK WASTEWATER TREATMENT PLANT.

2. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA MAP, (21111C0048 E DATED DECEMBER 5, 2006).

3. THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON THE PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.

4. A TREE PRESERVATION PLAN WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.

5. ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.

6. BOUNDARY TAKEN FROM DEEDS AND DOES NOT CONSTITUTE A SURVEY.

7. ALL LIGHTING ON THE SITE SHALL NOT GLARE IN THE EYES OF DRIVERS.

8. KDOT APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

9. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.

10. INCREASE IN DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY SUBJECT TO KDOT REVIEW AND APPROVAL. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.

11. KDOT WILL REQUIRE AN ENCROACHMENT PERMIT FOR ANY WORK IN THE STATE RIGHT OF WAY.

12. RIGHT OF WAY DEDICATION BY MINOR PLAT OR DEED MUST BE RECORDED PRIOR TO METRO PUBLIC WORKS CONSTRUCTION APPROVAL.

13. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT FOR ELLINGSWORTH LANE ARE REQUIRED PRIOR TO METRO PUBLIC WORKS FULL CONSTRUCTION APPROVAL.

14. ALL PROPOSED WALKS WILL BE MINIMUM 5' WIDE UNLESS OTHERWISE NOTED.

15. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.

16. VERGES SHALL BE PROVIDED AS REQUIRED BY PUBLIC WORKS.

17. BLANKENBAKER PARKWAY AND ELLINGSWORTH LANE IMPROVEMENTS TO BE CONSTRUCTED PER THE ROADWAY IMPROVEMENT EXHIBIT ASSOCIATED WITH CASE 12672 OR AS REQUIRED PER KYTC AND PUBLIC WORKS REQUIREMENTS. DEVELOPER SHALL BE RESPONSIBLE FOR ANY UTILITY RELOCATIONS IF REQUIRED. SIGNAL MODIFICATIONS IF REQUIRED, FINAL SURFACE OVERLAY AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.

18. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

19. AN MSD DRAINAGE BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

20. ENGINEER MUST VERIFY THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM PRIOR TO CONSTRUCTION APPROVAL.

21. POST-DEVELOPMENT PEAK RUN-OFF RATES MUST BE 50% FOR THE 2, 10 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE RECEIVING SYSTEM, WHICHEVER IS MORE RESTRICTIVE.

22. AN UPDATED CORPS OF ENGINEERS PERMIT WILL BE REQUIRED.

23. NO ANALYSIS OF THE DOWNSTREAM POPE LICK CREEK SYSTEM WILL BE REQUIRED WITH THIS REVISED PLAN PROVIDED THE 100-YEAR PEAK FLOW FROM THE PREVIOUSLY APPROVED ANALYSIS IS MAINTAINED.

24. POOL & POOL EQUIPMENT ROOM MUST BE SUBMITTED TO HEALTH DEPARTMENT FOR SEPERATE APPROVALS.

25. ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KRS 45:005 REGULATIONS.

26. 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 MANAGEMENT PRACTICES.

27. ALL PAVED AREAS INCLUDING PARKING ISLANDS SHALL BE OUTLINED IN CONCRETE MEDIAN CURB UNLESS OTHERWISE NOTED.

PREVIOUSLY APPROVED VARIANCE

A VARIANCE WAS APPROVED UNDER CASE # B-18373-12 FROM CHAPTER 5, PART 3 - SECTION 5.3.1.C.2 - TABLE 5.3.1 OF THE LAND DEVELOPMENT CODE TO ALLOW A PROPOSED BUILDING HEIGHT OF 39.5 FEET FOR THE 3-STORY BUILDINGS ON SITE.

WAIVER / VARIANCE

A WAIVER FROM CHAPTER 10, PART 2 - SECTION 10.2.4.A OF THE LAND DEVELOPMENT CODE TO NOT PROVIDE THE REQUIRED LANDSCAPE BUFFER BETWEEN THE R-6 AND C-1 ZONING DISTRICTS.

A VARIANCE FROM CHAPTER 5, PART 3 - SECTION 5.3.1.C.5 - TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO ALLOW A PROPOSED BUILDING HEIGHT OF 45 FEET FOR THE 3-STORY CLUBHOUSE BUILDING WHICH INCLUDES RESIDENTIAL UNITS ON THE 2ND AND 3RD FLOORS.

EPSC CONCEPT PLAN

- INSTALL CONSTRUCTION ENTRANCE.
- INSTALL SILT FENCE AND TREE PRESERVATION FENCE.
- CONSTRUCT PROPOSED TEMPORARY SEDIMENT BASINS AND SEDIMENT TRAPS.
- CLEAR AS NECESSARY.
- INSTALL TEMPORARY SEDIMENT LADEN DITCHES AND DITCH CHECKS.
- BEGIN GRADING.

EPSC 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. SOILS 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 FENCING. 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 PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

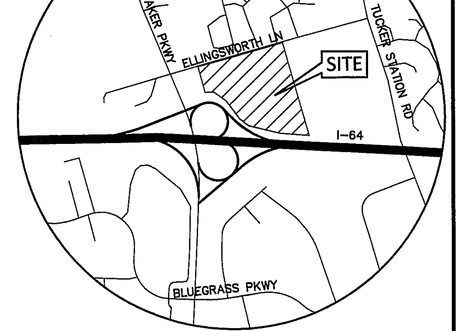
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

TRASH COMPACTOR ENCLOSURE & GATE
NOT TO SCALE

TRASH COMPACTOR ENCLOSURE & GATE
NOT TO SCALE

TYPICAL STACKED PARKING AT GARAGES
NOT TO SCALE

TYPICAL PARKING SPACES
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

SITE DATA

FULL SITE

GROSS SITE AREA:	35.02 ACRES
AREA IN R.O.W.	1.21 ACRES
NET SITE AREA:	33.81 ACRES
EXISTING ZONING:	R-6
FORM DISTRICT:	NEIGHBORHOOD
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY
DWELLING UNITS:	398 UNITS
GROSS DENSITY:	11.36 DU/AC
NET DENSITY:	11.77 DU/AC
GROSS BUILDING AREA:	522,748 SF
FAR:	0.35
MAX. BUILDING HEIGHT:	35'

REZONING/CUP

AREA OF RE-ZONING:	3.00 ACRES
AREA OF CUP:	0.80 ACRES
PROPOSED ZONING:	C-1
PROPOSED USE:	RESTAURANT/BAR & OUTDOOR AMENITY AREA
RESTAURANT BUILDING AREA:	5,700 SF
OUTDOOR DINING AREA:	1,000 SF
MAX. BUILDING HEIGHT:	40'

PARKING SUMMARY

MIN. PARKING REQUIRED: 676 SPACES
- APARTMENTS (1.5/UNIT) = 597 SPACES
- CLUBHOUSE (1/300 SF) = 25 SPACES
- RESTAURANT (1/125 SF) = 46 SPACES
- OUTDOOR DINING (1/125SF) = 8 SPACS

MAX. PARKING ALLOWED: 1,365 SPACES
- APARTMENTS (3/UNIT) = 1,194 SPACES
- CLUB HOUSE (1/200 SF) = 37 SPACES
- RESTAURANT (1/50 SF) = 114 SPACES
- OUTDOOR DINING (1/50 SF) = 20 SPACS

PARKING PROVIDED: 951 SPACES
- SURFACE SPACES: 421 SPACES
- PARALLEL SPACES: 174 SPACES
- ATTACHED GARAGE SPACES: 150 SPACES
- DETACHED GARAGE SPACES: 28 SPACES
- STACKED SPACES*: 178 SPACES

* SPACES BEHIND THE GARAGE

BIKE PARKING SUMMARY

SHORT TERM PARKING REQUIRED: 4 SPACES
4 SPACES OR 1/25,000SF
SHORT TERM BIKE PARKING PROVIDED BY 4 BIKE INVERTED 'U' BIKE RACK BY PARK-L.

LONG TERM PARKING REQUIRED: 2 SPACES
2 SPACES OR 1/50 EMPLOYEES
LONG TERM BIKE PARKING PROVIDED IN THE BUILDING VIA WALL RACK BY CYCLE-SAFE INC. MODEL 17502. WWW.CYCLESAFE OR APPROVED EQUAL.

TREE CANOPY CALCULATIONS

EXISTING SITE AREA:	1,525,471 SF
EXISTING TREE CANOPY ON SITE:	0 SF (0%)
EXISTING TREE CANOPY TO REMAIN:	0 SF (0%)
TREE CANOPY REQUIRED:	305,094 SF (20%)

ILA CALCULATIONS

VUA:	367,251 SF
ILA REQUIRED (7.5%):	27,544 SF
ILA PROVIDED:	39,508 SF
TREES REQUIRED:	115 TREES

OPEN SPACE CALCULATIONS

SITE AREA:	1,525,471 SF
OPEN SPACE REQUIRED (15%):	228,821 SF
OPEN SPACE PROVIDED:	528,490 SF

DETENTION CALCULATIONS

X = (0.52)(35.02)(2.8)/12 = 4.25 AC.-FT.

REQUIRED X = 185,130 CU.FT.
PROVIDED BASIN = 37,900 SQ.FT.
TOTAL = 37,900 SQ.FT. @ APPROX. 5' DEPTH
= 189,500 CU.FT > 189,500 CU.FT.

BUILDING SUMMARY

BUILDING TYPE 'A'
3 STORY TOWNHOUSE WITH GARAGE - 35' HT.
BUILDING TYPE 'B'
2 STORY TOWNHOUSE WITHOUT GARAGE - 27' HT.
BUILDING TYPE 'C'
2 STORY DUPLEX WITHOUT GARAGE - 29' HT.
BUILDING TYPE 'D'
3 STORY (6) 1 BDR UNIT FLATS WITHOUT GARAGE - 35' HT.
BUILDING TYPE 'E'
3 STORY (6) 2 BDR UNIT FLATS WITHOUT GARAGE - 35' HT.

LEGEND

- 735 — EX. CONTOUR MJR
- EX. CONTOUR MNR
- EX. STORM SEWER
- PROP. STORM SEWER
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- PROP. FLOW
- 10-20% SLOPES
- 20-30% SLOPES
- 30% - GREATER SLOPES
- SF — SILT FENCE
- TSL — TEMPORARY SEDIMENT LADEN DITCHES
- DC — ROCK DITCH CHECK
- S.B. — PROPOSED SEDIMENT BASIN
- S.T. — PROPOSED SEDIMENT TRAP
- CONSTRUCTION ENTRANCE
- RE-ZONING BOUNDARY
- CUP BOUNDARY

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AUG 11 2014
PLANNING & DESIGN SERVICES

WM# 8572

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202 (502) 584 - 6273
THE HENRY CLAY

NO.	REVISION	DATE
1	AGENCY COMMENTS	6/24/14
2	AGENCY COMMENTS	7/14/14
3	REV. ZONING BOUNDARY	8/11/14

SHEET TITLE: DETAILED DISTRICT DEVELOPMENT PLAN & CONDITIONAL USE PERMIT
PROJECT TITLE: ELLINGSWORTH LANE APARTMENTS
11950 ELLINGSWORTH LANE, LOUISVILLE, KY 40243
DEVELOPER: LIFESTYLE COMMUNITIES
230 WEST ST, STE. 200
COLUMBUS, OH 43215
OWNER: ELLINGSWORTH APARTMENTS LLC.
C/O HOLLENBACH-OAKLEY
9929 ORMSBY STATION RD, LOUISVILLE, KY, 40223-4002

CASE #14ZONE1026
RELATED CASE # 14DEVPLAN1072, 19046, DP-9100, DP-17386, & B-18373-12
TAX BLOCK 39, LOTS 19 & 21
D.B. 9951, PG. 931

JOB NO. 2895
SCALE: 1"=60'
DATE: 05/19/14
DRAWING NO: 1
SHEET 1 OF 1

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14ZONE1026