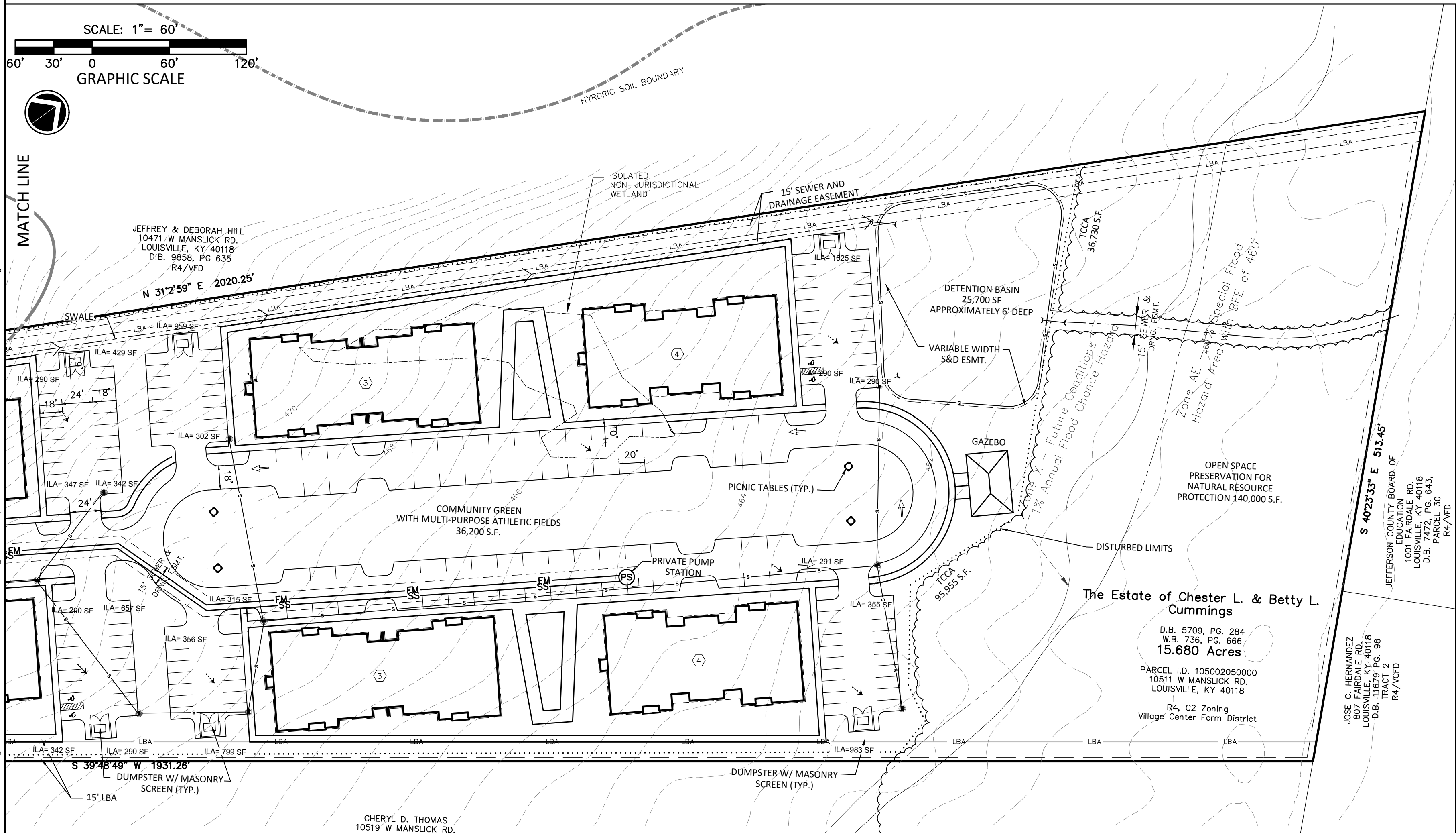


PLAN SOUTH



PLAN NORTH

1. COMMERCIAL SHELL SPACE - 1 STORY
2. CLUB HOUSE - 1 STORY
3. BUILDING TYPE A - 24 PLEX - 3 STORIES
4. BUILDING TYPE B - 24 PLEX - 3 STORIES
5. BICYCLE PARKING

- SITE BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- 100 EXISTING CONTOUR
- PROPOSED TREE LINE
- # KEYED NOTES
- DRAINAGE FLOW ARROW
- TRAFFIC DIRECTION ARROW
- NEW CONCRETE WALK
- HYDRIC SOILS
- ISOLATED WETLAND
- UNSTABLE SOILS
- LBA LANDSCAPE BUFFER AREA
- S STORM SEWER
- FM PROPOSED SANITARY FORCE MAIN
- SS STORM STRUCTURE
- EXISTING SANITARY SEWER

FORM DISTRICT: VILLAGE CENTER  
 EXISTING ZONING: R-4 & C2  
 PROPOSED ZONING: R-6 & C2

EXISTING USE: VACANT  
 PROPOSED USE: COMMERCIAL - MULTIFAMILY RESIDENTIAL

TOTAL #OF DWELLING UNITS: 192  
 DWELLING UNITS BUILDINGS: 249,240 S.F. (8 BUILDINGS)  
 FOOTPRINT (8 BUILDINGS): 83,080 S.F.  
 CLUBHOUSE S.F.: 4,200 S.F.  
 COMMERCIAL S.F.: 4,200 S.F.

TOTAL RESIDENTIAL FOOTPRINT: 97,879 S.F.  
 TOTAL RESIDENTIAL GFA: 289,947 S.F.  
 TOTAL COMMERCIAL FOOTPRINT/GFA: 4,345 S.F.

GROSS SITE ACREAGE: 15.67 AC./ 682,437 S.F.  
 C2 ACREAGE: 1.60 AC./ 69,563 S.F.  
 R6 ACREAGE: 14.07 AC./ 612,874 S.F.  
 RES. FLOOR AREA RATIO (FAR): 0.46  
 COM. FLOOR AREA RATIO (FAR): 0.06  
 PERMITTED FAR: R-6 0.75, C-2 5.0

NET DENSITY R AREA: 13.65 DWELLINGS PER ACRE  
 ALLOWABLE DENSITY: 17.42 DWELLINGS PER ACRE

VEHICULAR USE AREA (VUA): 138,803 S.F.  
 ILA REQUIRED - 7.5%: 10,410 S.F.  
 ILA PROVIDED: 20,082 S.F.  
 ILA TREES REQUIRED/PROVIDED: 43 TREES

MAX. BUILDING HEIGHT: 45'  
 PROPOSED BUILDING HEIGHT: 45' FOR APARTMENTS

REQD. TOTAL OPEN SPACE 15%: 102,454 S.F.  
 REQD. REC. OPEN SPACE 50%: 51,227 S.F. (53,200 S.F. PROVIDED)  
 PROVIDED TOTAL OPEN SPACE: 193,200 S.F.

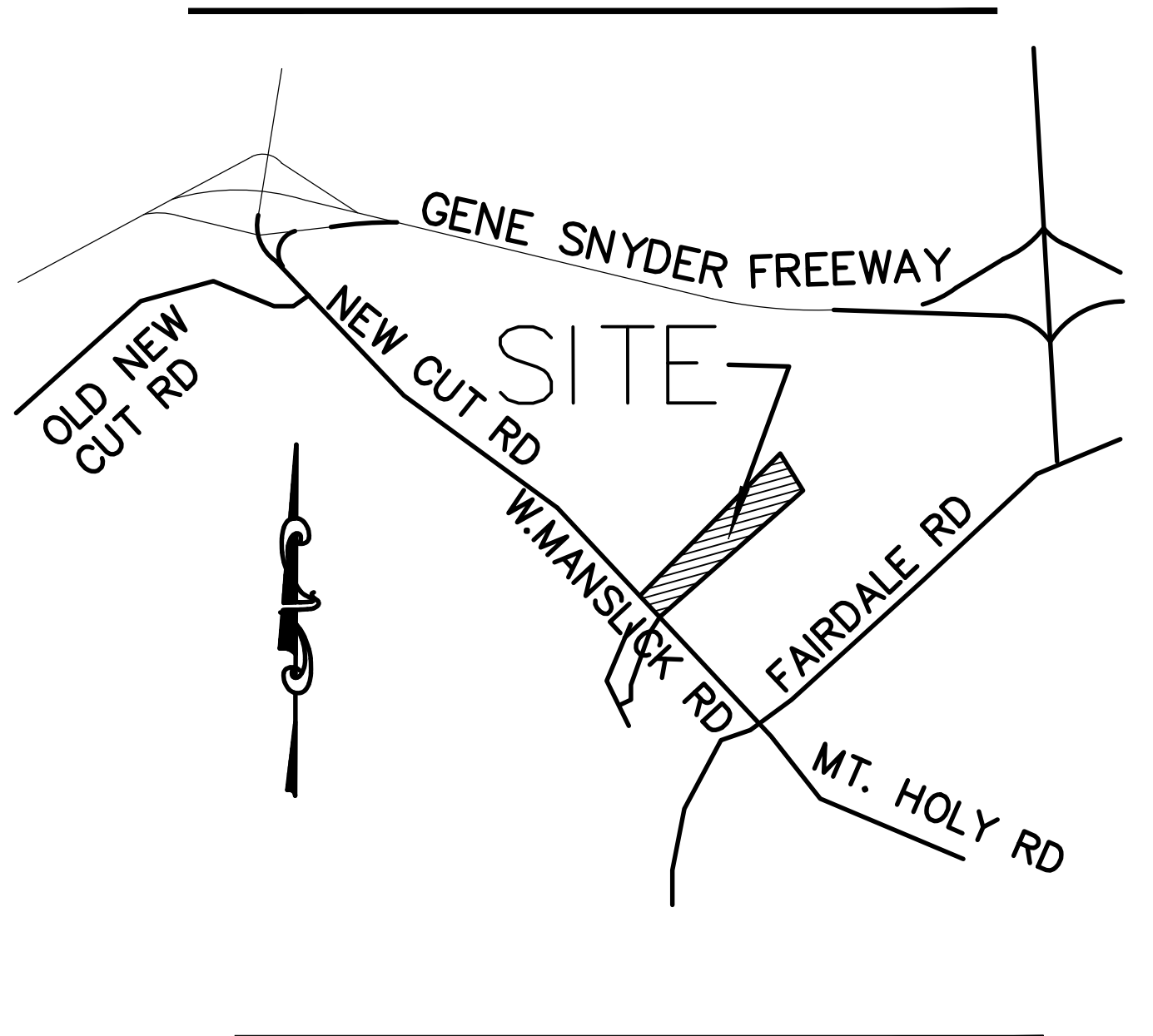
EXISTING IMPERVIOUS AREA: 0 S.F.  
 PROPOSED IMPERVIOUS AREA: 277,989 S.F.  
 SOIL TYPES: LoB, Me, TjC, U/C  
 ASSUMED C  
 HYDROLOGIC SOIL GROUP: CRA/12  
 DETENTION CALCULATION: .73 x 2.8 x 15.62/12 = 2.66 ACRE- FEET

MSD NOTES:

1. KDOT APPROVAL REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
2. ON-SITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2,10,25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
3. SANITARY SEWER SERVICE PROVIDED BY PUBLIC LE AS CROSS MANSLICK ROAD, PROPOSED ON-SITE GRAVITY LINE, FORCEMAIN AND PUMP STATION ARE PRIVATE SUBJECT TO FEES AND ANY APPLICABLE CHARGES. SEWAGE TO WILL BE TREATED AT THE DEREK GUTHRIE PLANT.
4. PORTION OF THE SITE IS LOCATED ON THE FEMA FLOODPLAIN REVIEW ZONE, FEMA FIRM PANEL 21111C0108F.
5. ALL ROOF DRAINS TO BE DIRECTED TO THE PROPOSED STORM SYSTEM.
6. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
7. 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.
8. RUN OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF X 1.5.
9. ANY REQUIRED FILL IN FLOODPLAIN SHALL BE PROVIDED ON SITE AT 1.5 TO 1.
10. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

APCD, PDS

1. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES. SITE LIGHTING SHALL NOT EXCEED 0.2 FOOTCANDLES AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL AND SHALL NOT CAUSE GLARE ONTO ADJOINING PROPERTIES.
2. ALL SIGNAGE SHALL COMPLY WITH LOUISVILLE LAND DEVELOPMENT CODE REGULATIONS. THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT-OF-WAY (KYTC).
3. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
4. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. LANDSCAPING SHALL NOT OBSTRUCT SIGHT DISTANCE REQUIREMENT AREAS.
5. ALL SERVICE STRUCTURES, INCLUDING DUMPSTER SHALL BE SCREENED.
6. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.
7. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
8. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.



DWELLING UNITS:  
 MIN. REQUIRED @ 1 SPACE / UNIT= 192 PARKING SPACES  
 MAX. REQUIRED @ 2 SPACES / UNIT= 384 PARKING SPACES

TOTAL PARKING PROVIDED= 288 PARKING SPACES (8 TOTAL ADA; 2 VAN)  
 FOUR (4) BICYCLE PARKING PROVIDED

COMMERCIAL SPACE:  
 4,200 S.F. + 600 S.F. OUTDOOR SPACE  
 MIN. REQUIRED @ 1 SPACE / 1,000 S.F. = 5 PARKING SPACES  
 MAX. REQUIRED @ 1 SPACE / 500 S.F. = 10 PARKING SPACES  
 TOTAL PROVIDED= 10 PARKING SPACES, 2 VAN ADA  
 FOUR (4) BICYCLE PARKING PROVIDED

TREE CANOPY REQUIRED: 238,852 S.F. (35%)  
 EXISTING TREE CANOPY: 683,025 S.F. (100%)  
 EXISTING TREE CANOPY TO REMAIN: 136,550 S.F. (20%)  
 NEW TREE CANOPY: 102,302 S.F. (15%) 86 TYPE A TREES

A DETAILED LANDSCAPING PLAN WILL BE PROVIDED AT CONSTRUCTION DOCUMENT PHASE.



THIS DRAWING IS SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, CONVEYANCES AND RESTRICTIONS THAT A TITLE EXAMINATION WOULD REVEAL. NO TITLE REPORT WAS PROVIDED BY OWNER.

User: abarthey Plot Date: October 21, 2021 9:29 AM  
 File Name: U:\2131.000 - Crossings at South Park\Civil\_Sites\Drawings\Development\_Plan\2131.Rezone\_Plan\_2021-10-21.dwg

Engineering Planning  
**WBCS** ARCHITECTURE  
 1046 E. Chestnut Street, Louisville, Kentucky 40204  
 Phone: 502-585-2222 Internet: www.wbcs.com  
 Kentucky - Indiana - Georgia - Tennessee

**MARIAN** DEVELOPMENT

Seals

TOTAL PARKING PROVIDED= 288 PARKING SPACES (8 TOTAL ADA; 2 VAN)  
 FOUR (4) BICYCLE PARKING PROVIDED

**Crossings at South Park**  
 Rezoning Pre-Application  
 10511 W Manslick Road  
 Louisville, Kentucky 40118  
 Owner:  
 Estate of Chester Cummings  
 7411 Woomore Avenue  
 Louisville, Kentucky 40214

REV #	DATE	DESCRIPTION
1	10/04/2021	Agency Revisions
2	10/18/2021	Agency Revisions
3	10/19/2021	MSD Comments
4	10/27/2021	Tree Canopy

Job No: **21331.000**  
 Date: **September 2, 2021**  
 Scale: **1"=100'**  
 Drawn By: **AWB**  
 Checked By: **AWB**  
 Drawing Title: **Crossings at South Park Rezoning Plan**