

NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

- 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
 - STORM STRUCTURE
 - SS --- 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.

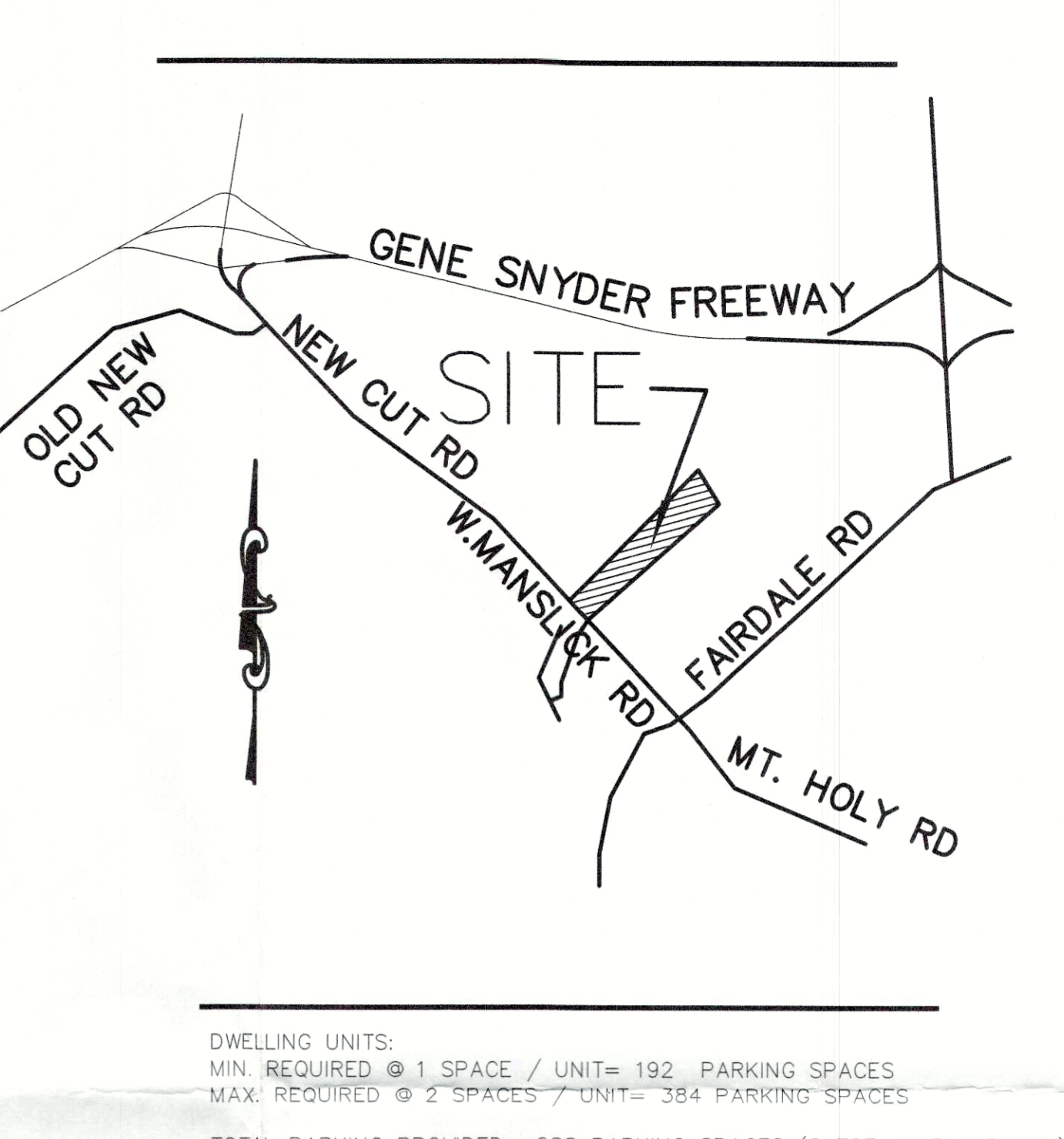
EXISTING IMPERVIOUS AREA: 0 S.F.
 PROPOSED IMPERVIOUS AREA: 277,989 S.F.
 SOIL TYPES: LoB, Me, TJC, UrC
 HYDROLOGIC SOIL GROUP: ASSUMED C
 DETENTION CALCULATION: CRA/12
 $.73 \times 2.8 \times 15.62/12 = 2.66$ ACRE- FEET

MSD NOTES:

1. KDOT APPROVAL REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
2. ONSITE 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 ACROSS MANSLUCK ROAD, PROPOSED ONSITE 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 (KYTO).
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 PLACE 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.

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITY PROTECTION CENTER FOR THE ACCURATE LOCATION OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS REQUIRED TO GIVE AT LEAST 48 HOURS PRIOR NOTICE OF EXCAVATION WORK. THE UNDERGROUND PROTECTION CENTER CAN BE REACHED BY CALLING 1-800-752-6007 OR 811.



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.

RECEIVED
 MAR 01 2022
 PLANNING & DESIGN SERVICES



Seals

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
5	11/04/2021	Tree Canopy - Manslick Road

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**

Drawing No: **1 of 1**

User: abority Plot Dates: November 4, 2021 11:01 AM File Name: U:\21331.000 - Crossings at South Park\Civil Site Drawings\Development Plans\21331_000_Plan 0221-11-04.dwg

21-ZONE-0119 Binding Elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing 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 protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - d. The materials and design of proposed multi-family structures shall be substantially the same as depicted in the rendering as presented at the November 18, 2021 Planning Commission meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
 - e. Final elevations/renderings for the commercial structure shall be submitted for review and approval by Planning Commission staff. A copy of the approved rendering shall be available in the case file on record in the offices of the Louisville Metro Planning Commission.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
7. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
8. No idling of trucks shall take place within 200 feet of residential structures. No overnight idling of trucks shall be permitted on-site.
9. The area to the north-east which is shown on the development plan as Tree Canopy Credit Area and Open Space Preservation for Natural Resource Protection shall be maintained in a wild state to the maximum extent possible in order to preserve habitat for threatened or endangered bat species. Vegetation, including canopy trees, understory trees and undergrowth, shall not be removed unless the vegetation constitutes a safety hazard or consists of invasive species, or is required to maintain the drainage easement. Any removal of vegetation shall be limited to only to safety hazards and invasive species, or the minimum absolutely necessary for maintenance of the easement.
10. Any significant changes or alterations to the proposed structures (e.g. building height, number of units, number of buildings), any increase in density on the property, any changes in use on the property, and/or any amendments to the binding elements shall be reviewed before the Planning Commission with final action to be determined by Metro Council.