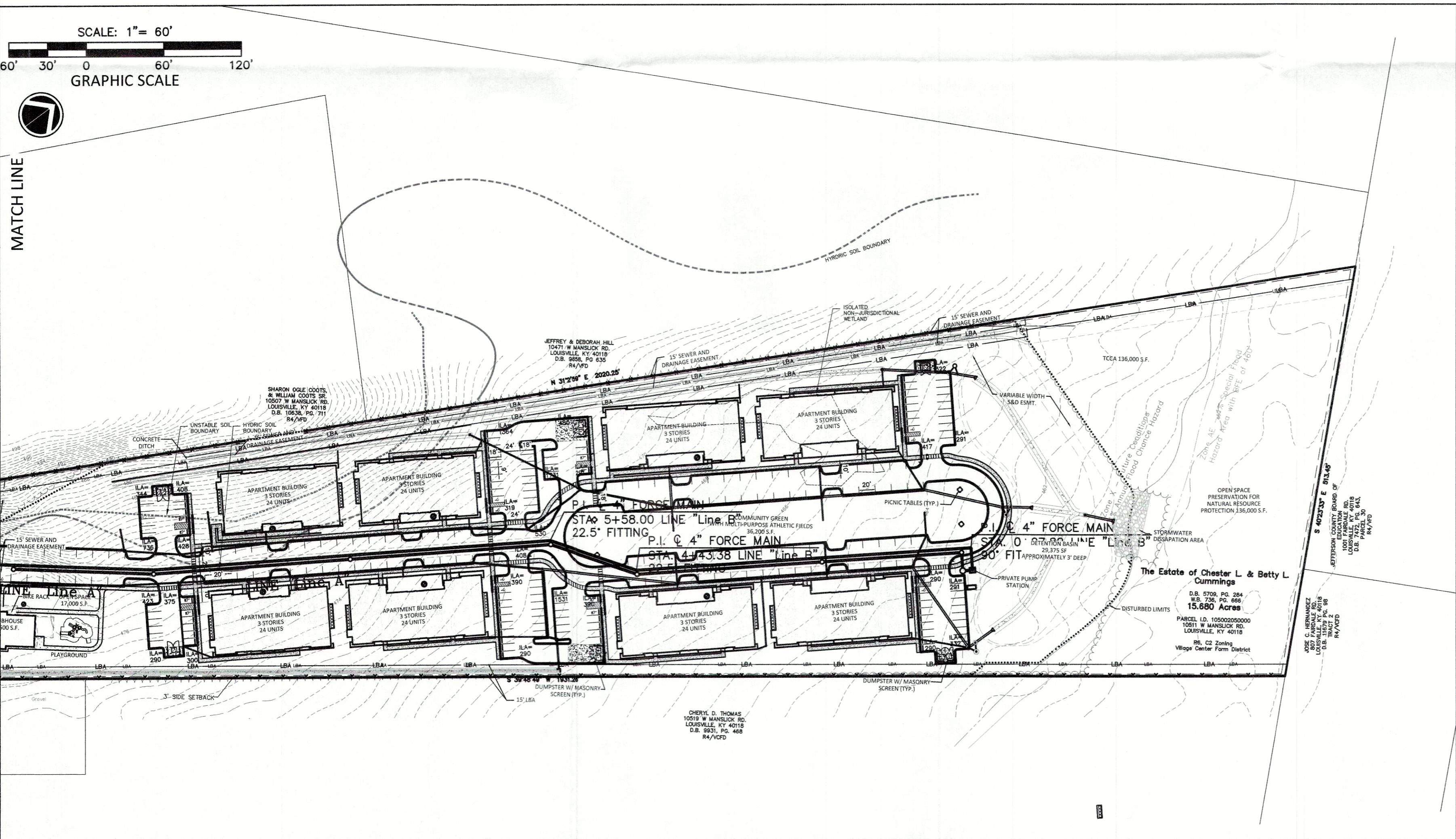


PLAN SOUTH



PLAN NORTH

- SITE BOUNDARY LINE
- 100 — EXISTING CONTOUR
- PROPOSED TREE LINE
- NEW CONCRETE WALK
- ISOLATED WETLAND
- UNSTABLE SOILS
- LBA — LANDSCAPE BUFFER AREA
- S — STORM SEWER
- FM — PROPOSED SANITARY FORCE MAIN
- STORM STRUCTURE
- SOS — EXISTING SANITARY SEWER

SITE DATA

LAND USE: 10511 W MANSLICK RD. 40118
 TAX BLOCK & LOT: T.B. 1050 T.L. 205
 EXISTING ZONING DISTRICT: C-2, R-6
 EXISTING FORM DISTRICT: VILLAGE CENTER
 EXISTING USE: VACANT
 PROPOSED USE: MULTI-FAMILY
 EXISTING PARCEL AREA: 15.67 AC./ 682,437 S.F.
 DEED BOOK & PAGE: 736 X 666

BUILDING DATA
APARTMENTS
 PROPOSED BUILDING HEIGHT: 45'
 PROPOSED FOOTPRINT AREA: 97,879 S.F.
 PROPOSED GROSS FLOOR AREA: 289,947 S.F.
 PROPOSED FLOOR TO AREA RATIO: 0.42
 DWELLING UNITS: 192 UNITS
 RESIDENTIAL PARCEL AREA: 14.07 ACRES (612,874 S.F.)
 DENSITY: 13.65 UNITS/ACRE
 OPEN SPACE REQUIRED (15%): 97,272 S.F.
 OPEN SPACE PROVIDED: 189,200 S.F.
 RECREATIONAL OPEN SPACE PROVIDED: 53,200 S.F.

COMMERCIAL
 PROPOSED BUILDING HEIGHT: 45'
 PROPOSED FOOTPRINT AREA: 4,200 S.F.
 PROPOSED GROSS FLOOR AREA: 4,200 S.F.
 PROPOSED FLOOR TO AREA RATIO: 0.13
 DWELLING UNITS: 0 UNITS
 RESIDENTIAL PARCEL AREA: 0.73 ACRE (31,754 S.F.)
 PERMITTED DENSITY: 145 UNITS/ACRE = 105 UNITS

TREE CANOPY CALCULATIONS
 SITE AREA: 682,437 S.F.
 EXISTING TREE COVERAGE: 100%
 PRESERVED TREE CANOPY: (20.9%) 142,850 S.F.
 REQUIRED TOTAL TREE CANOPY: 35% (238,853 S.F.)
 PROPOSED TREE CANOPY: 14.5% (98,748 S.F.)
 TOTAL TREE CANOPY PROVIDED: 35.4% (241,598 S.F.)

ILAVA CALCULATIONS
 PROPOSED VA: 114,457 S.F.
 REQUIRED ILA (7.5%): 8,584 S.F.
 PROVIDED ILA: (12.1%) 13,862 S.F.
 ILA TREES REQUIRED (1/4000 S.F. + 25%): 36 TREES
 ILA TREES PROVIDED: 36 TREES

PARKING CALCULATIONS
APARTMENTS
 MIN. REQUIRED @ 1 SPACE / UNIT: 192 SPACES
 MAX. PERMITTED @ 2 SPACES / UNIT: 384 SPACES
 PARKING PROVIDED: 267 SPACES
 ADA PARKING PROVIDED: 8 ADA & 4 VAN
COMMERCIAL
 MIN. REQUIRED 1 SPACE / 500 S.F.: 8 SPACES
 MAX. PERMITTED 1 SPACES / 250 S.F.: 17 SPACES
 PARKING PROVIDED: 11 SPACES
 ADA PARKING PROVIDED: 1 ADA VAN

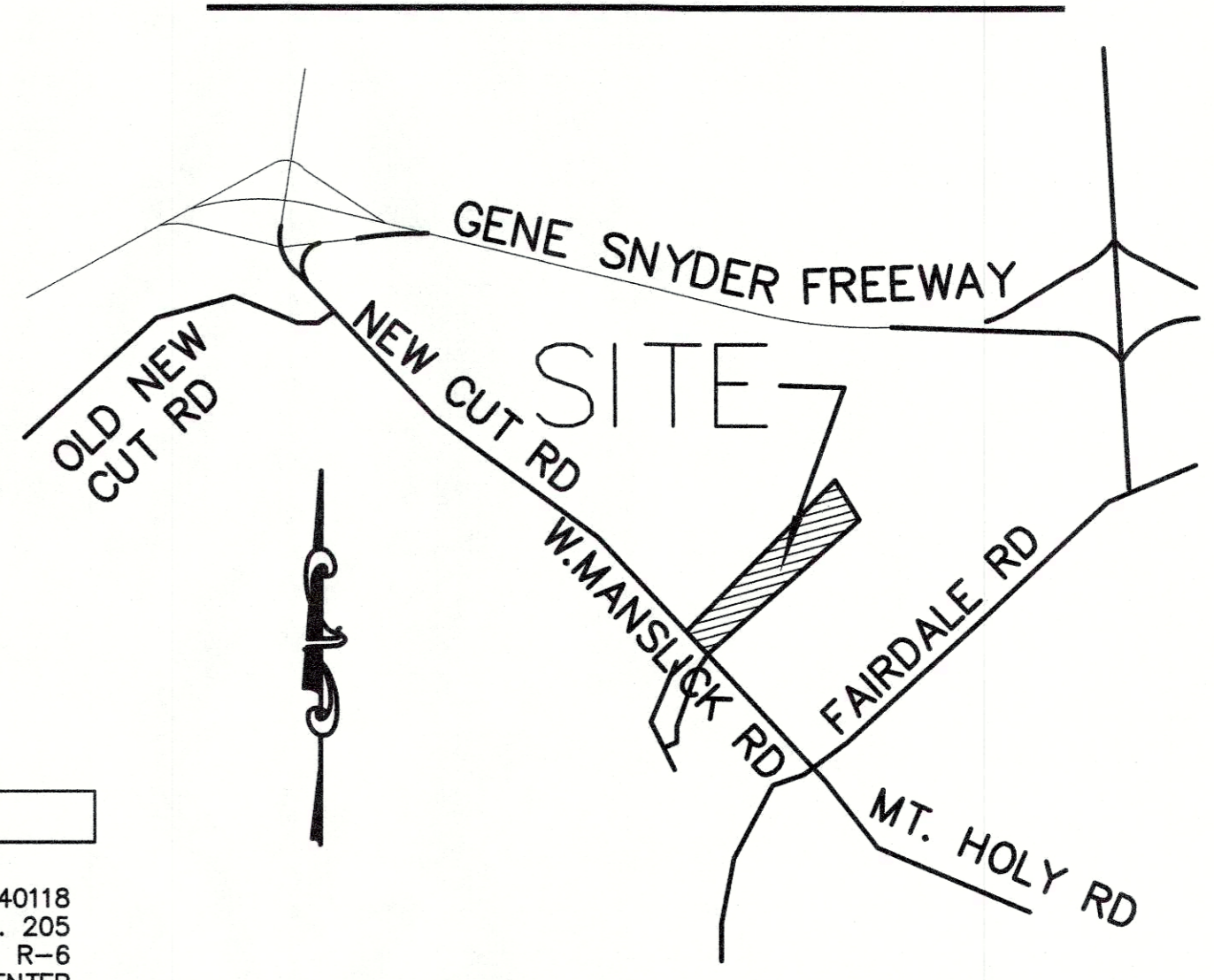
EPSC DATA
 EXISTING IMPERVIOUS AREA: 871 S.F.
 PROPOSED IMPERVIOUS AREA: 156,380 S.F.
 SOIL TYPES: SILT LOAM
 HYDROLOGIC SOIL GROUP: C/D
 DETENTION CALCULATION: CB = 0.17
 0.33 x 2.8 x 15.67/12 = 1.2 ACRE-FEET

MSD NOTES:

- KDOT APPROVAL REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 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.
- SANITARY SEWER SERVICE PROVIDED BY PUBLIC LE ACROSS MANSLICK ROAD, PROPOSED ON-SITE GRAVITY LINE, FORCE MAIN AND PUMP STATION ARE PRIVATE SUBJECT TO FEES AND ANY APPLICABLE CHARGES. SEWAGE TO WILL BE TREATED AT THE DEREK GUTHRIE PLANT.
- PORTION OF THE SITE IS LOCATED ON THE FEMA FLOODPLAIN REVIEW ZONE, FEMA FIRM PANEL 21111C0108F.
- ALL ROOF DRAINS TO BE DIRECTED TO THE PROPOSED STORM SYSTEM.
- 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.
- 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.
- RUN OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF X 1.5.
- ANY REQUIRED FILL IN FLOODPLAIN SHALL BE PROVIDED ON SITE AT 1.5 TO 1.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

APCD, PDS

- 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.
- ALL SIGNAGE SHALL COMPLY WITH LOUISVILLE LAND DEVELOPMENT CODE REGULATIONS. THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT-OF-WAY (KYTC).
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. LANDSCAPING SHALL NOT OBSTRUCT SIGHT DISTANCE REQUIREMENT AREAS.
- ALL SERVICE STRUCTURES, INCLUDING DUMPSTER SHALL BE SCREENED.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING STOPPING 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.



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.



Engineering Planning
 WDCS ARCHITECTURE
 MARIAN DEVELOPMENT

Seals

Crossings at South Park
 Revised Development Plan
 10511 W Manslick Road
 Louisville, Kentucky 40118
 Estate of Chester Cummings
 7411 Woomore Avenue
 Louisville, Kentucky 40214

REV #	DATE	DESCRIPTION
1	04/22/2022	Agency Review
2	07/18/2022	Agency Review

RDDBP

Job No: 21331.000
 Date: March 29, 2022
 Scale: 1"=60'
 Drawn By: AWB
 Checked By: AWB
 Drawing Title: Crossings at South Park Revised Detailed District Development Plan
 Drawing No: 1 of 1

User: soubrey, Plot Date: July 18, 2022, 11:14 AM, File Name: D:\1331\000 - Crossings at South Park\Civil Site\Drawings\Development - Plans\21331_RDDBP (2022-07-18).dwg