

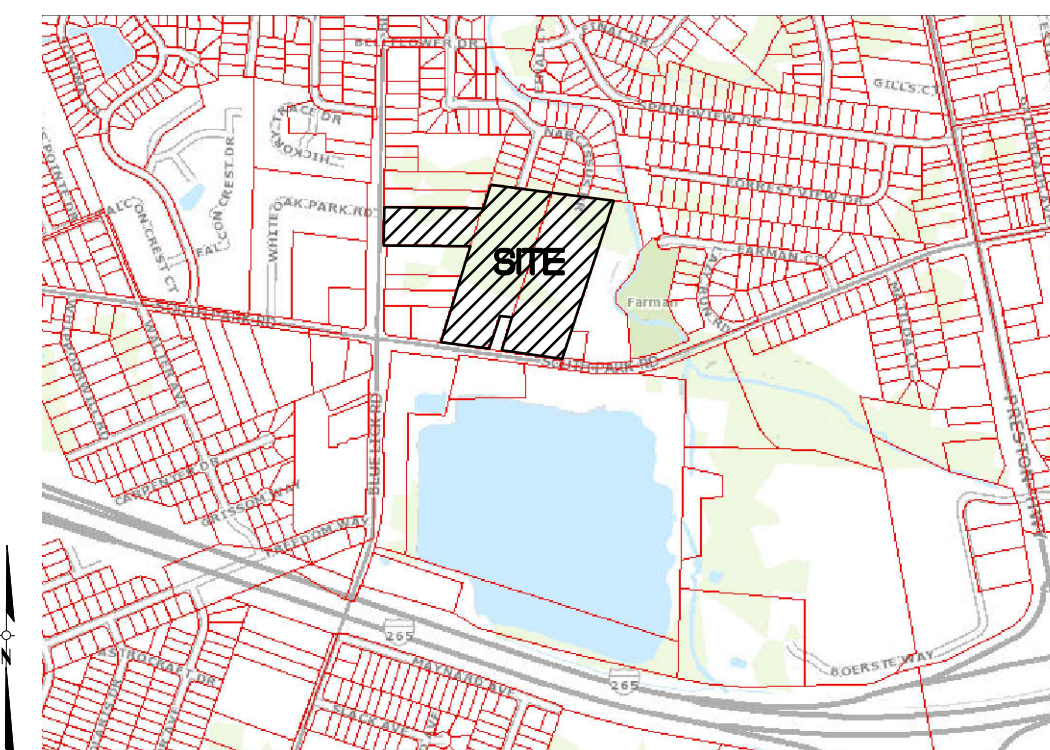
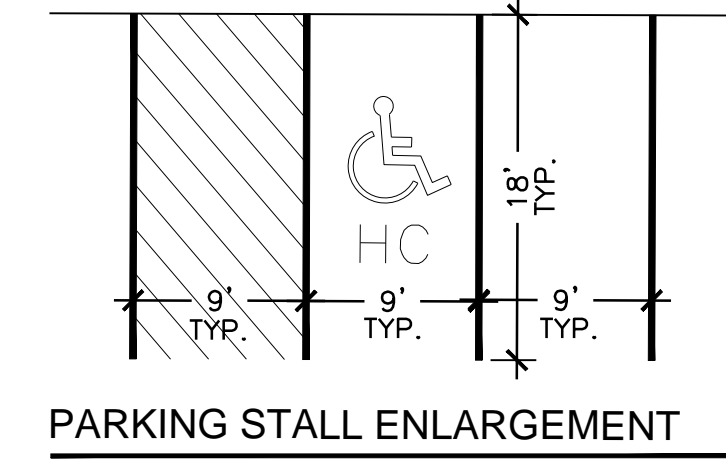
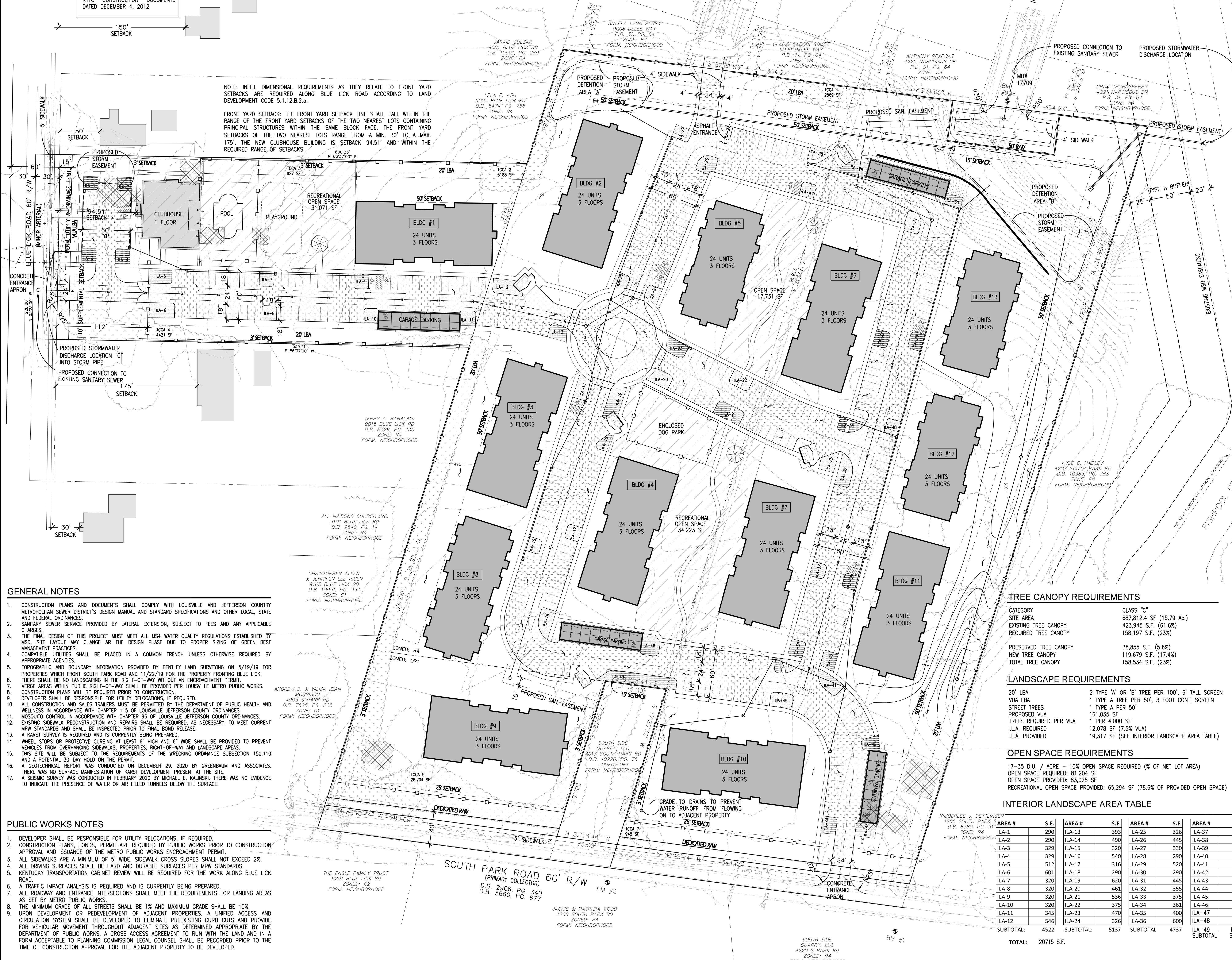
**LEGEND**

- CONTROL POINT / BENCHMARK
- LIGHT POLE (LP)
- STREET LIGHT (LP)
- FIRE HYDRANT (FH)
- POWER POLE (PP)
- TELEPHONE POLE (TP)
- WATER VALVE (WV)
- WATER METER (WM)
- POST INDICATOR VALVE (PIV)
- GAS METER (GM)
- GAS VALVE (GV)
- ELECTRIC METER (EM)
- SANITARY MANHOLE
- STORM MANHOLE
- SIGNS
- GUY ANCHOR
- PARKING METER
- PLASTIC PIPE
- CONCRETE PIPE
- METAL PIPE
- VITRIFIED CLAY PIPE
- STORM STRUCTURE HEADWALL
- MANHOLE
- INVERT ELEVATION
- FLOW LINE ELEVATION
- TOP-OF-GRADE
- TOP-OF-WALL ELEVATION
- FACE OF CURB (GUTTER LINE)
- YARD INLET
- TELEPHONE MANHOLE
- STORM INLET (CATCH BASIN)
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- OVERHEAD TELE/CABLE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELE/CABLE
- SANITARY SEWER LINE
- CHAIN LINK FENCE
- PROPERTY BOUNDARY
- SETBACK
- EASEMENTS
- PROPOSED BUILDING
- PROPOSED CANOPY
- EXISTING TREE CANOPY TO BE PRESERVED
- STORM SEWER
- SANITARY SEWER
- EXISTING BUILDING TO BE REMOVED
- PROPOSED INTERIOR LANDSCAPE AREA
- PROPOSED ASPHALT PAVEMENT

NOTE: IMPROVEMENTS SHOWN WITHIN THE BLUE LICK RD. R/W BASED ON KYTC CONSTRUCTION DOCUMENTS DATED DECEMBER 4, 2012

NOTE: INFILL DIMENSIONAL REQUIREMENTS AS THEY RELATE TO FRONT YARD SETBACKS ARE REQUIRED ALONG BLUE LICK ROAD ACCORDING TO LAND DEVELOPMENT CODE 5.1.12.B.2.g.

FRONT YARD SETBACK: THE FRONT YARD SETBACK LINE SHALL FALL WITHIN THE RANGE OF THE FRONT YARD SETBACKS OF THE TWO NEAREST LOTS CONTAINING PRINCIPAL STRUCTURES WITHIN THE SAME BLOCK FACE. THE FRONT YARD SETBACKS OF THE TWO NEAREST LOTS RANGE FROM A MIN. 30' TO A MAX. 175'. THE NEW CLUBHOUSE BUILDING IS SETBACK 94.51' AND WITHIN THE REQUIRED RANGE OF SETBACKS.



**BENCHMARKS**

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED USING A DUAL FREQUENCY TRIMBLE R-10 GPS UNIT IN CONJUNCTION WITH THE KYTC VRS NETWORK.

BM #1 REBAR W/CAP BENTLEY CONTROL ELEV. 505.36'

BM #2 REBAR W/CAP BENTLEY CONTROL ELEV. 500.73'

BM #906 MAG NAIL IN ASPHALT ELEV. 476.60'

**SITE DATA**

**SITE ADDRESS:** 4011 SOUTH PARK ROAD, LOUISVILLE, KY 40219

**SITE OWNER:** NPH PROPERTIES, LLC

**TAX BLOCK AND LOT:** TB 0660 - LOT 0142

**DEED BOOK AND PAGE #:** DEED BOOK 10766, PAGE 731

**DEED ADDRESS:** 4201 SOUTH PARK ROAD, LOUISVILLE, KY 40219

**SITE OWNER:** JOSEPH F. & JACINTA KENNEY

**TAX BLOCK AND LOT:** TB 0660 - LOT 0143

**DEED BOOK AND PAGE #:** DEED BOOK 10491, PAGE 162

**DEED ADDRESS:** 9007 BLUE LICK ROAD, LOUISVILLE, KY 40219

**SITE OWNER:** M&H PROPERTY, LLC

**TAX BLOCK AND LOT:** TB 0660 - LOT 0004

**DEED BOOK AND PAGE #:** DEED BOOK 9782, PAGE 910

**FORM DISTRICT:** NEIGHBORHOOD R-4 (17.73 Ac. gross/ 16.94 Ac. net)

**EXISTING ZONING:** OR-1 (1.51 Ac. gross/ 1.24 Ac. net)

**PROPOSED ZONING:** R-6 (17.73 Ac. gross/ 16.94 Ac. net)

**EXISTING USE:** SINGLE FAMILY RESIDENTIAL

**PROPOSED USE:** MULTI FAMILY RESIDENTIAL

**PROPOSED DENSITY OR-1:** 19.05 UNITS/ Ac.

**MAX ALLOWED DENSITY OR-1:** 34.84 UNITS/ Ac.

**GROSS FLOOR AREA:** 34,778.25 SF

**FAR PROPOSED:** 64

**FAR ALLOWED:** 1.0

**PROPOSED DENSITY R-6:** 17.00 UNITS/ Ac.

**MAX ALLOWED DENSITY R-6:** 17.42 UNITS/ Ac.

**GROSS FLOOR AREA:** 409,211.39

**FAR PROPOSED:** .56

**FAR ALLOWED:** .75

**PROPOSED TOTAL DWELLING UNITS:** 312

**MAX HEIGHT ALLOWED:** 35'

**MAX HEIGHT PROPOSED:** 35'

**GROSS RESIDENTIAL FOOTPRINT:** 147,150 SF

**GROSS CLUBHOUSE FOOTPRINT:** 4,895 SF

**REQUIRED MIN. PARKING SPACES:** 468 SPACES (1.5 PER DWELLING UNIT)

**W/ 10% REDUCTION 9.1.3.F.2:** 421 TOTAL SPACES REQUIRED

**REQUIRED MAX. PARKING SPACES:** 936 SPACES (3 PER DWELLING UNIT)

**PROVIDED PARKING SPACES:** 421 SPACES PROVIDED FOR RESIDENTIAL (INCLUDES 31 IN GARAGES, 8 ADA SPACES)

**15 SPACES PROVIDED FOR CLUBHOUSE (INCLUDES 1 ADA SPACE)**

**BUILDING SETBACK REQUIREMENTS:**

- 15' MINIMUM FRONT YARD + 10' SUPPLEMENTAL SETBACK ON BLUE LICK RD AND SOUTH PARK RD
- 3' MIN. SIDE YARD WITH A REQUIRED 50' SETBACK FOR 3-STORY BUILDINGS ADJACENT TO SINGLE FAMILY DEVELOPMENT
- 25' MINIMUM REAR YARD

**DISTURBANCE AND DETENTION DATA**

**LIMITS OF DISTURBANCE:** 689,015 S.F. (15.82 AC)

**EXISTING IMPERVIOUS:** 15,550 S.F.

**PROPOSED IMPERVIOUS:** 353,153 S.F.

**NET IMPERVIOUS PROPOSED:** 337,603 S.F. (7.75 AC)

**DETENTION REQUIRED:** X =  $\Delta / 12$

X = 0.56 - 0.21 (2.8in/hr) (17.544AC) / 12

X = 1.433 AC/FT (62,421 C.F.)

**DETENTION PROVIDED:** 1.44 AC/FT OF TOTAL STORAGE PROVIDED

**HEALTH DEPARTMENT NOTES**

- EACH PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE, JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL: IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE, JEFFERSON COUNTY METRO ORDINANCES.
- POOL & POOL EQUIPMENT ROOM MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR SEPARATE APPROVALS.

**TREE CANOPY REQUIREMENTS**

CATEGORY	CLASS "C"
SITE AREA	687,812.4 SF (15.79 Ac.)
EXISTING TREE CANOPY	423,945 S.F. (61.6%)
REQUIRED TREE CANOPY	158,197 S.F. (23%)
PRESERVED TREE CANOPY	38,255 S.F. (5.6%)
NEW TREE CANOPY	119,679 S.F. (17.4%)
TOTAL TREE CANOPY	158,534 S.F. (23%)

**LANDSCAPE REQUIREMENTS**

20' LBA	2 TYPE 'A' OR 'B' TREE PER 100' 6" TALL SCREEN
VIA LBA	1 TYPE A TREE PER 50', 3 FOOT CONT. SCREEN
STREET TREES	1 TYPE A PER 50'
PROPOSED VIA	161,035 SF
TREES REQUIRED PER VIA	1 PER 4,000 SF
LBA REQUIRED	12,078 SF (7.5% VIA)
LBA PROVIDED	19,317 SF (SEE INTERIOR LANDSCAPE AREA TABLE)

**OPEN SPACE REQUIREMENTS**

17-35 D.U. / ACRE = 10% OPEN SPACE REQUIRED (% OF NET LOT AREA)

OPEN SPACE REQUIRED: 81,204 SF

OPEN SPACE PROVIDED: 83,025 SF

RECREATIONAL OPEN SPACE PROVIDED: 65,294 SF (78.6% OF PROVIDED OPEN SPACE)

**INTERIOR LANDSCAPE AREA TABLE**

AREA #	S.F.	AREA #	S.F.	AREA #	S.F.	AREA #	S.F.
ILA-1	290	ILA-13	393	ILA-25	326	ILA-37	315
ILA-2	298	ILA-14	490	ILA-26	445	ILA-38	315
ILA-3	329	ILA-15	320	ILA-27	330	ILA-39	362
ILA-4	329	ILA-16	540	ILA-28	290	ILA-40	379
ILA-5	512	ILA-17	316	ILA-29	520	ILA-41	550
ILA-6	601	ILA-18	290	ILA-30	290	ILA-42	350
ILA-7	320	ILA-19	620	ILA-31	445	ILA-43	620
ILA-8	320	ILA-20	461	ILA-32	355	ILA-44	518
ILA-9	320	ILA-21	536	ILA-33	375	ILA-45	402
ILA-10	320	ILA-22	375	ILA-34	361	ILA-46	551
ILA-11	348	ILA-23	470	ILA-35	400	ILA-47	317
ILA-12	546	ILA-24	326	ILA-36	600	ILA-48	320
SUBTOTAL:	4522	SUBTOTAL:	5137	SUBTOTAL:	4737	ILA-49	1320
TOTAL:	20715 S.F.					SUBTOTAL:	6,319

**GENERAL NOTES**

- 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.
- SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AS THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY BENTLEY LAND SURVEYING ON 5/19/19 FOR PROPERTIES WHICH FRONT SOUTH PARK ROAD AND 11/22/19 FOR THE PROPERTY FRONTING BLUE LICK. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS.
- CONSTRUCTION PLANS WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS, IF REQUIRED.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE, JEFFERSON COUNTY ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE, JEFFERSON COUNTY ORDINANCES.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MFW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- A KARST SURVEY IS REQUIRED AND IS CURRENTLY BEING PREPARED.
- WHEEL STOPS OR PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING SIDEWALKS, PROPERTIES, RIGHT-OF-WAY AND LANDSCAPE AREAS.
- THIS SITE WILL BE SUBJECT TO THE REQUIREMENTS OF THE WRECKING ORDINANCE SUBSECTION 150.110 AND A POTENTIAL 30-DAY HOLD ON THE PERMIT.
- A GEOTECHNICAL REPORT WAS CONDUCTED ON DECEMBER 29, 2020 BY GREENBAUM AND ASSOCIATES. THERE WAS NO SURFACE MANIFESTATION OF KARST PRESENT AT THE SITE.
- A SEISMIC SURVEY WAS CONDUCTED IN FEBRUARY 2020 BY MICHAEL E. KALINSKI. THERE WAS NO EVIDENCE TO INDICATE THE PRESENCE OF WATER OR AIR FILLED TUNNELS BELOW THE SURFACE.

**PUBLIC WORKS NOTES**

- DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS, IF REQUIRED.
- CONSTRUCTION PLANS, BONDS, PERMIT ARE REQUIRED BY PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF THE METRO PUBLIC WORKS ENCROACHMENT PERMIT.
- ALL SIDEWALKS ARE A MINIMUM OF 5' WIDE. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%.
- ALL DRIVING SURFACES SHALL BE HARD AND DURABLE SURFACES PER MFW STANDARDS.
- KENTUCKY TRANSPORTATION CABINET REVIEW WILL BE REQUIRED FOR THE WORK ALONG BLUE LICK ROAD.
- A TRAFFIC IMPACT ANALYSIS IS REQUIRED AND IS CURRENTLY BEING PREPARED.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM GRADE SHALL BE 10%.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO EXISTING PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

NOT FOR CONSTRUCTION  
DEVELOPMENT PLAN  
SEPTEMBER 27, 2019

**SOUTH PARK ROAD APARTMENTS**

4011 & 4201 South Park Road  
9007 Blue Lick Road  
Louisville, Kentucky

Developer:  
**LDG DEVELOPMENT**  
1469 South 4th Street  
Louisville, Kentucky 40208

Landscape Architect/Civil  
**CARMAN**  
400 E. Main Street, Ste. 106  
Louisville, Kentucky 40202  
502.742.6681

DRAWN BY: TAE  
APPROVED BY: JLC  
PROJECT NUMBER: 19-151  
REVISIONS:

8/24/20: Gate Removal

CASE NUMBER:  
19-ZONE-0086

RELATED CASE NUMBER:  
19-ZONEPA-0066

MSD WM#: 12054  
SEWER TREATMENT PLANT:  
MORRIS FOREMAN

**CARMAN**

LANDSCAPE ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING

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SHEET TITLE:  
**DEVELOPMENT PLAN**  
SHEET NUMBER:  
**DP1**

