

NOT FOR CONSTRUCTION  
DEVELOPMENT  
PLAN  
SEPTEMBER 27, 2019

# SOUTH PARK ROAD APARTMENTS

4011 South Park Road  
3103 Stober Avenue  
Louisville, Kentucky  
40208

Developer:  
LDG DEVELOPMENT  
Louisville, Kentucky 40208

Landscape Architect/Civil  
CARMAN  
400 E. Main Street, Ste. 106  
Louisville, Kentucky 40202  
502.742.0981

19-ZONE-0086  
DP1

DEVELOPMENT  
PLAN  
RECEIVED  
AUG 28 2020

SHEET NUMBER: 19-ZONE-0086  
DESIGN SERVICES

DATE: SEPTEMBER 27, 2019

LOCATION MAP  
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY  
NOT TO SCALE

BENCHMARKS  
NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & UNITS 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 #905 MAG NAIL IN ASPHALT ELEV. 476.60'

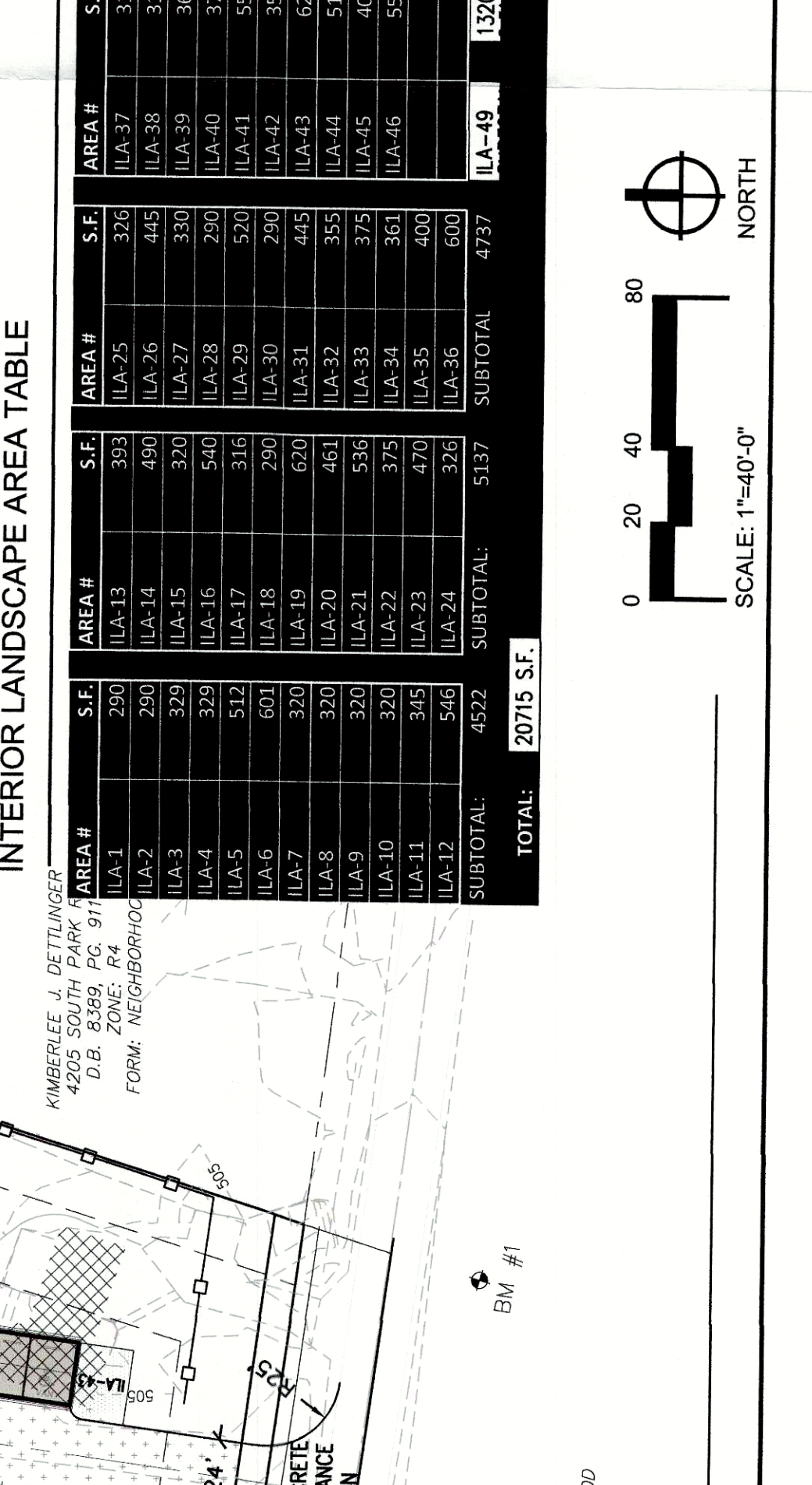
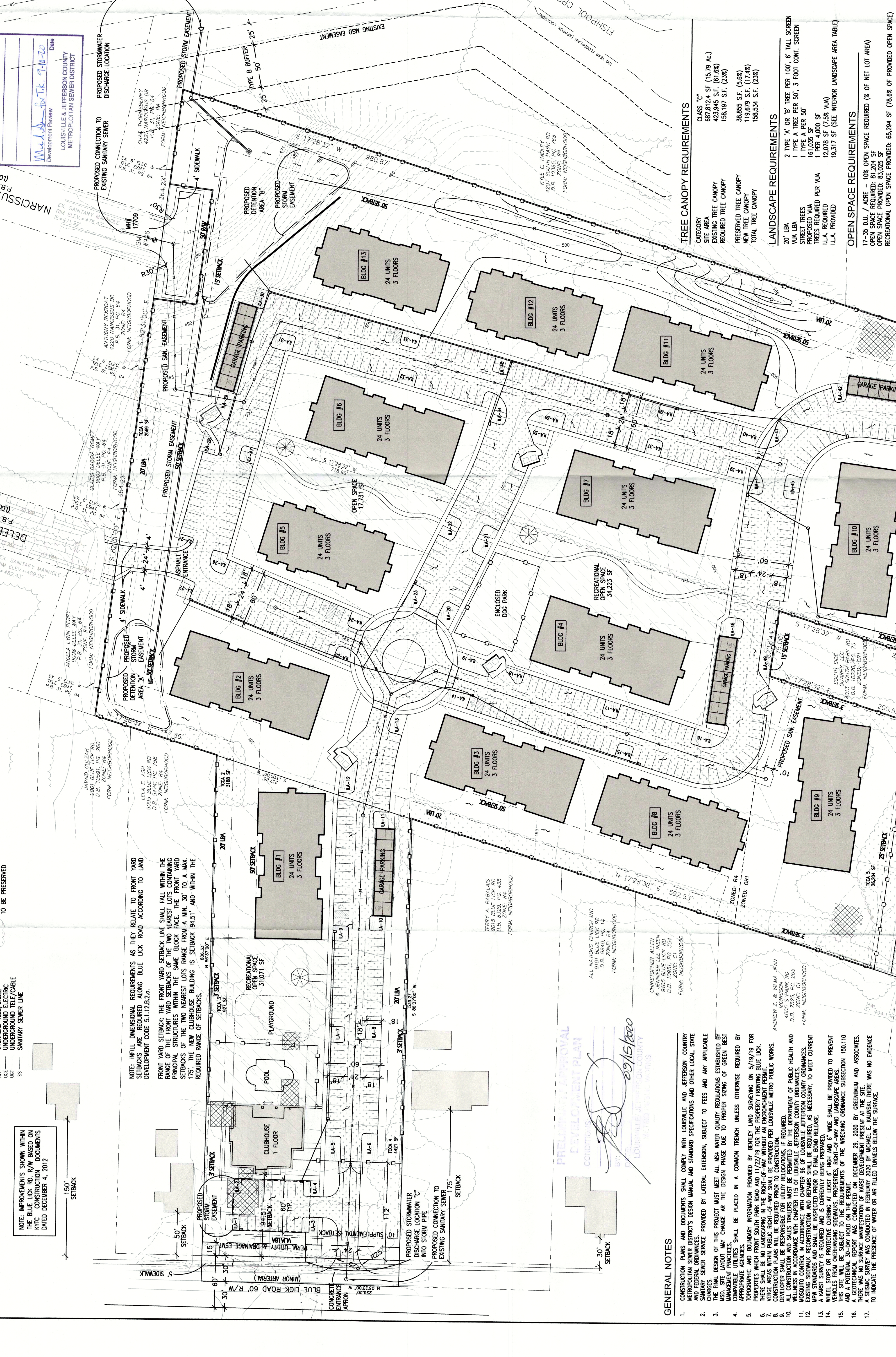
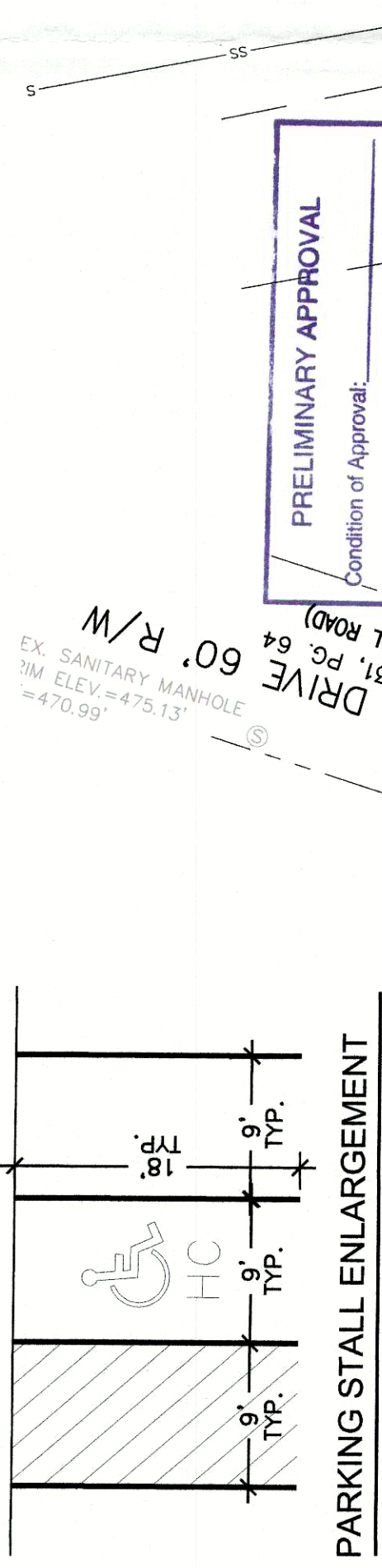
SITE DATA  
SITE ADDRESS: 4011 SOUTH PARK ROAD  
SITE OWNER: LOUISVILLE, KY 40219  
TAX BLOCK AND LOT: 3103 STOBBER AVENUE  
DEED BOOK AND PAGE: 18 0660 - LOT 0142  
SITE ADDRESS: 4201 SOUTH PARK ROAD  
SITE OWNER: LOUISVILLE, KY 40219  
TAX BLOCK AND LOT: 4201 SOUTH PARK ROAD  
DEED BOOK AND PAGE: 18 0860 - LOT 0143  
SITE ADDRESS: 9007 BLUE LICK ROAD  
SITE OWNER: WOODS, KY 40219  
TAX BLOCK AND LOT: 9007 BLUE LICK ROAD  
DEED BOOK AND PAGE: 18 0421 - LOT 0044  
SITE ADDRESS: 8514 MOODY RD  
TAX BLOCK AND LOT: 8514 MOODY RD  
DEED BOOK AND PAGE: 18 0860 - LOT 0044  
SITE ADDRESS: 4011 SOUTH PARK ROAD  
TAX BLOCK AND LOT: 4011 SOUTH PARK ROAD  
DEED BOOK AND PAGE: 18 0660 - LOT 0142  
TOTAL SITE AREA: 19.24 AC. GROSS 18.18 AC. NET (838,188.63 SF) (92,007.23 SF)

FORM DISTRICT: NEIGHBORHOOD  
EXISTING ZONING: R-4 (17.73 AC. GROSS / 16.94 AC. NET)  
PROPOSED ZONING: R-6 (17.73 AC. GROSS / 1.24 AC. NET)  
EXISTING USE: SINGLE FAMILY RESIDENTIAL  
PROPOSED USE: MULTI-FAMILY RESIDENTIAL  
PROPOSED DENSITY: OR-1  
MAX ALLOWED DENSITY: OR-1  
GROSS FLOOR AREA: 34,786.25 SF  
GROSS VOLUME: 104,358.75 CF  
MAX HEIGHT: 35'  
PROPOSED TOTAL DWELLING UNITS: 372  
MAX HEIGHT PROPOSED: 35'  
GROSS RESIDENTIAL EQUIPMENT FOOTPRINT: 147,150 SF  
GROSS CLUBHOUSE FOOTPRINT: 4,895 SF  
REQUIRED MIN. PARKING SPACES: 488 SPACES  
W/ 10% REDUCTION 91,572 421 TOTAL SPACES REQUIRED  
REQUIRED MAX. PARKING SPACES: 636 SPACES  
PROVIDED PARKING SPACES: 636 SPACES  
(3 PER DWELLING UNIT)  
631 SPACES PROVIDED FOR RESIDENTIAL  
(INCLUDES 31 IN GARAGES,  
8 ADA SPACES PROVIDED FOR CLUBHOUSE  
15 ADA 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  
5' SIDE YARD SETBACKS FOR  
3-STORY BUILDINGS ADJACENT TO SINGLE FAMILY DEVELOPMENT  
25' MINIMUM REAR YARD

DISTURBANCE AND DETENTION DATA  
LIMITS OF DISTURBANCE: 68,015 S.F. (1,582 AC)  
EXISTING IMPERVIOUS: 15,550 S.F.  
PROPOSED IMPERVIOUS: 353,153 S.F.  
RETENTION REQUIRED: X =  $CR \times A \times I$  (7.75 AC)  
X =  $(0.56 - 0.21) (0.86/m) (17,544AC) / 12$   
X = 1.43 AC/FT (26,421 C.F.)  
DETECTION PROVIDED: 1.44 AC/FT OF TOTAL STORAGE PROVIDED  
BASIN A: 62 AC/FT OF STORAGE  
BASIN B: 58 AC/FT OF STORAGE  
BASIN C: 24 AC/FT OF STORAGE

HEALTH DEPARTMENT NOTES  
1. EACH PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A  
MINIMUM 6" SANITARY SEWER.  
2. OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER PSC WITH  
A PUBLIC HEALTH AND WELLNESS SURVEILLANCE REPORT TO THE DEPARTMENT OF  
HEALTH AND WELFARE IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE  
MUNICIPAL ORDINANCES.  
3. ALL CONSTRUCTION AND MAINTENANCE ACTIVITIES MUST BE IN ACCORDANCE WITH  
CHAPTER 115 OF LOUISVILLE MUNICIPAL ORDINANCES.  
4. COUNTY HEALTH DEPARTMENT MUST REVIEW AND APPROVE ALL CHANGES TO THE  
CONSTRUCTION PLAN.  
5. FOR SEPARATE APPROVAL.

MSD NOTES  
1. AN EROSION PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSB DESIGN  
MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.  
2. ONCE DETENTION WILL BE PROVIDED POST-DEVELOPMENT, PEAK FLOWS WILL BE LIMITED  
TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, HOWEVER, AS MORE RESTRICTIVE  
PSC APPROVAL REQUIRED FOR BLUE LICK ROAD BASIN PRIOR TO MSD CONSTRUCTION  
3. PSC APPROVAL REQUIRED FOR BLUE LICK ROAD BASIN PRIOR TO MSD CONSTRUCTION  
4. MOST DAMAGE BAND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.  
5. UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 103.8.4  
6. RAINFALL VOLUME IMPACT FEE REQUIRED. CALCULATION BASED ON PFT X 1.5.  
7. NO INCREASE IN SHEET FLOW OR CONCENTRATION OF RUN-OFF WILL BE ALLOWED ONTO  
ADJACENT PROPERTY.  
8. ACCE AND SLOPE APPROVAL MAY BE REQUIRED FOR THE STORM WATER IE IN.  
9. A DOWNSIDE SANITARY CHAMBER FACILITY REQUEST SHALL BE SUBMITTED AND  
APPROVED PRIOR TO PRELIMINARY PLAN APPROVAL FOR THIS SITE.



**LEGEND**

MANHOLE: EXISTING, PROPOSED

STORM SEWER: EXISTING, PROPOSED

UTILITY: POWER, GAS, TELEPHONE, CABLE, OVERHEAD, UNDERGROUND

SETBACKS: 5' SIDEWALK, 30' STREET, 5' SIDEWALK

CHAINS LINK FENCE, DRAINAGE FLOW, PROPERTY BOUNDARY, STRUCK, EXISTING, PROPOSED, ASPHALT PAVEMENT

CLUBHOUSE 1 FLOOR, RECREATIONAL OPEN SPACE 31,071 SF, PLAYGROUND, POOL, GARAGE PARKING

**GENERAL NOTES**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SHERIFF DISTRICT DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL LOCAL WATER QUALITY REGULATIONS ESTABLISHED BY THE METROPOLITAN SHERIFF DISTRICT DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- MANAGEMENT PRACTICES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE SPECIFIED BY THE DESIGN.
- TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY BENTLEY LAND SURVEYING ON 5/19/19 FOR PROPERTIES WHICH FRONT SOUTH PARK ROAD AND 11/27/19 FOR THE PROPERTY FRONTING BLUE LICK ROAD, IS TO BE USED FOR SETBACKS AND EASEMENTS.
- VERSE AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS.
- CONSTRUCTION PLANS WILL BE REVIEWED PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION AND MAINTENANCE ACTIVITIES MUST BE IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE MUNICIPAL ORDINANCES.
- WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE MUNICIPAL ORDINANCES.
- EXISTING SEWER RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MFW STANDARDS AND SHALL BE RESPECTED PRIOR TO FINAL BOND RELEASE.
- WHEEL STOPS OR PROTECTIVE CURBING AT LEAST 6" HIGH AND 8" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING SIDEWALKS, PROPERTIES, RIGHT-OF-WAY AND LANDSCAPE AREAS.
- AND A POTENTIAL REPORT WILL BE REQUIRED ON DECEMBER 29, 2020 BY GREENBAM AND ASSOCIATES.
- A GEOTECHNICAL REPORT WAS CONDUCTED ON FEBRUARY 2020 BY MICHAEL WALMSLEY, THERE WAS NO EVIDENCE OF A SEISMIC SHAKE WAS CONDUCTED IN FEBRUARY 2020 BY MICHAEL WALMSLEY, 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.
- APPROVAL AND ISSUANCE OF THE METRO PUBLIC WORKS ENCROACHMENT PERMIT.
- ALL SIDEWALKS ARE A MINIMUM OF 5' WIDE. SIDEWALK SLOPES SHALL NOT EXCEED 2%.
- ALL DRIVING SURFACES SHALL BE HARD AND DURABLE SURFACES PER MFW STANDARDS.
- A TRAFFIC IMPACT ANALYSIS IS REQUIRED AND IS CURRENTLY BEING PREPARED.
- AS SEEN FROM THE PUBLIC RIGHT-OF-WAY, THERE SHALL BE NO UNDESIRABLE VIEWS OF THE PROJECT.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM GRADE SHALL BE 10%.
- UPON COMPLETION OR REDEMPTION OF ADVANTAGE PROPERTIES, A UNIFIED ACCESS AND DRIVE FOR VEHICULAR MOVEMENT SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RAIN WITH THE LAND AND IN A TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.