

**SITE DATA**

TOTAL SITE AREA	= 17.9± Ac.
TRACT 1 AREA	= 15.0± Ac.
TRACT 2 AREA	= 2.9± Ac.
EXISTING ZONING	= C-2
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR / SUBURBAN WORKPLACE
EXISTING USE	= VACANT
TRACT 1 PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
TRACT 2 PROPOSED USE	= RESIDUAL TRACT
TOTAL # OF UNITS	= 312 UNITS
BUILDING HEIGHT	= 3 STORIES (50 FT. MAX.)
F.A.R.	= 0.51 (1.0 MAX.)
DENSITY	= 20.8 DU/Ac. (34.8 DU/Ac. MAX.)
PARKING REQUIRED	MIN. MAX.
1.5/ 312 UNITS MIN.	= 468 SP
2.5/ 312 UNITS MAX.	= 780 SP
PARKING PROVIDED	= 42 GARAGES
GARAGE PARKING	= 524 SPACES
SURFACE PARKING	= 566 SPACES
TOTAL PARKING PROVIDED	= 113 HC SP (INCLUDED)
OPEN SPACE REQUIRED	= (10%) 65,340 SF (80% RECREATIONAL PROVIDED)
OPEN SPACE PROVIDED	= (16%) 105,788 SF
VEHICULAR USE AREA	= 211,687 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 15,877 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 18,362 SF

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
  - An encroachment permit and bond will be required for all work done in the right-of-way.
  - There shall be no commercial signs in the Right of Way.
  - There shall be no landscaping in the Right of Way without an encroachment permit.
  - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
  - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
  - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

- MSD NOTES:**
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. The flow will be treated at the Derek Guthrie Water Quality Treatment Center.
  - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0111 & 0128 E dated December 5, 2006.
  - Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
  - Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
  - Increase runoff volume to be compensated at 1.5:1 in offsite mitigation basin.
  - An easement plat for through drainage will be required prior to MSD granting construction plan approval.
  - A Downstream Facilities Capacity Request was submitted to MSD and approved.
  - Water quality units will be constructed on-site to meet MSD water quality requirements.
  - Site drainage to conform to the approved Southgate construction plans.
  - MSD Drainage Bond will be required for all through drainage.
  - Capacity of the downstream/offsite drainage system will be required to be verified prior to construction approval.

NOV 1<sup>st</sup> 2013

OWNERS ASSOCIATES  
SOUTHGATE A 24490  
P.O. BOX KY 40224  
LOUISVILLE, KY

OWNER:  
FDR LLC  
P.O. BOX 24490  
LOUISVILLE, KY 40224

SITE ADDRESS:  
5025 MUD LANE  
LOT 0013 TAX BLOCK 3514 G.  
D.B., PG.

SITE ADDRESS:  
11750 INTERCHANGE DR  
LOT 0004 TAX BLOCK 3514 G.  
D.B., PG.

COUNCIL DISTRICT - 13  
FIRE PROTECTION DISTRICT - OKOLONA  
WM #10863

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	10/28/13	REVISED PER COMMENTS	KMY
2	11/18/13	REVISED BUILDINGS PER AGENCY COMMENTS	KMY

PROJECT DATA  
FILE NAME: 13092-DDRP  
DATE: 8-12-13  
SCALE: AS SHOWN  
DRAWN BY: JH  
CHECKED BY: KMY

DETAILED DISTRICT DEVELOPMENT PLAN  
**CITYSCAPE APARTMENTS**  
DEVELOPER  
CITYSCAPE RESIDENTIAL  
805 CITY CENTER DRIVE, STE 140  
CARMEL, INDIANA 46032

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LAND SERVICES • LANDSCAPE ARCHITECTURE  
605 WASHINGTON ST., SUITE 200  
INDIANAPOLIS, IN 46204  
PHONE: 317.442.2731  
FAX: 317.442.2731  
WEB SITE: WWW.LD&D.COM

RECEIVED  
NOV 1<sup>st</sup> 2013

OWNER ASSOCIATES  
SOUTHGATE A 24490  
P.O. BOX KY 40224  
LOUISVILLE, KY

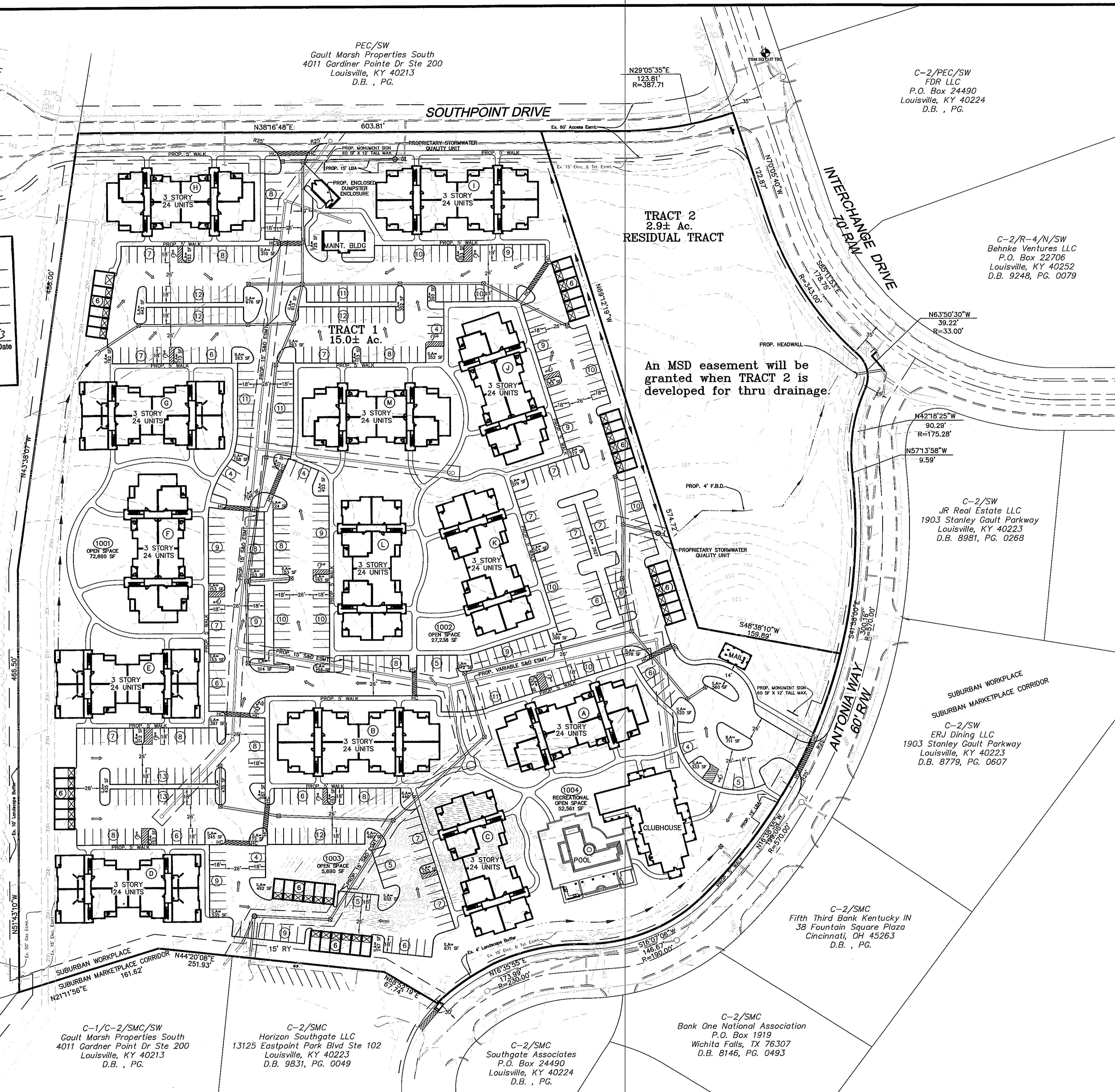
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FDR LLC  
P.O. BOX 24490  
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COUNCIL DISTRICT - 13  
FIRE PROTECTION DISTRICT - OKOLONA  
WM #10863

JOB NO. 13092  
SHEET 1 OF 1



**TRACT 2**  
2.9± Ac.  
RESIDUAL TRACT

An MSD easement will be granted when TRACT 2 is developed for thru drainage.

**PRELIMINARY APPROVAL**  
Condition of Approval:  
*[Signature]* 12/1/13  
Development Review Date  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PEC/SW  
Gault Marsh Properties South  
4011 Gardiner Pointe Dr Ste 200  
Louisville, KY 40213  
D.B., PG.

**PRELIMINARY APPROVAL**  
**DEVELOPMENT PLAN**  
CONDITIONS:  
BY: *[Signature]*  
DATE: 12-4-13  
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

C-1/C-2/SMC/SW  
Gault Marsh Properties South  
4011 Gardiner Pointe Dr Ste 200  
Louisville, KY 40213  
D.B., PG.

C-2/SMC  
Horizon Southgate LLC  
13125 Eastpoint Park Blvd Ste 102  
Louisville, KY 40223  
D.B. 9831, PG. 0049

C-2/SMC  
Southgate Associates  
P.O. Box 24490  
Louisville, KY 40224  
D.B., PG.

C-2/SMC  
Bank One National Association  
P.O. Box 1919  
Wichita Falls, TX 76307  
D.B. 8146, PG. 0493

C-2/SMC  
Fifth Third Bank Kentucky IN  
38 Fountain Square Plaza  
Cincinnati, OH 45263  
D.B., PG.

C-2/SW  
ERJ Dining LLC  
1903 Stanley Gault Parkway  
Louisville, KY 40223  
D.B. 8779, PG. 0607

C-2/SW  
JR Real Estate LLC  
1903 Stanley Gault Parkway  
Louisville, KY 40223  
D.B. 8981, PG. 0268

C-2/R-4/N/SW  
Behnke Ventures LLC  
P.O. Box 22706  
Louisville, KY 40252  
D.B. 9248, PG. 0079

**TREE CANOPY CALCULATIONS (CLASS C 0%-40%)**

TOTAL SITE AREA	= 653,400 S.F.
EXISTING TREE CANOPY AREA	= 7% (44,839 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (130,680 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% ( S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (131,040S.F.)

