

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:

BY: [Signature]
DATE: 03/10/2021
LOUISVILLE/JEFFERSON COUNTY METROPOLITAN PUBLIC WORKS

R-4/N Robert Eugene Penrod
1724 Sherwood Drive
Bowling Green, KY 42103
D.B. 6580 PG. 0092

OR-3/N L & N Federal Credit Union
4700 Southern Pkwy
Louisville, KY 40214
D.B. 11566 PG. 815

R-5/N Kasey R. Jones
9300 Maple Rd
Louisville, KY 40229
D.B. 11576 PG. 0914

R-5/N Donald Adams
9302 Smyrna Pkwy
Louisville, KY 40229
D.B. 7080 PG. 0246

R-5/N Robin N Siewert
9304 Smyrna Pkwy
Louisville, KY 40229
D.B. 7080 PG. 0246

R-5/N Louisville/Jef County Metro Gov
527 W Jefferson St
Louisville, KY 40202
D.B. 8999 PG. 0040

R-5/N Louisville/Jef County Metro Gov
527 W Jefferson St
Louisville, KY 40202
D.B. 8149 PG. 0566

R-5/N Louisville/Jef County Metro Gov
527 W Jefferson St
Louisville, KY 40202
D.B. 8213 PG. 0160

R-4/N Patricia A Riggs
9405 Smyrna Pkwy
Louisville, KY 40229
D.B. 7597 PG. 0498

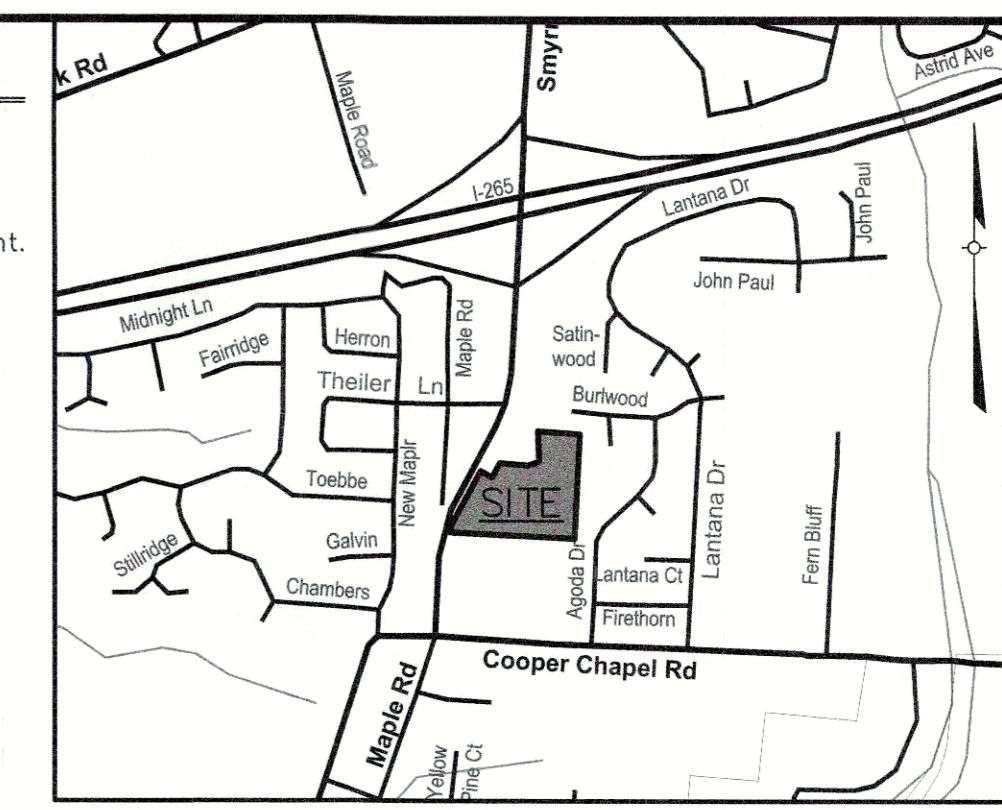
R-4/N Edlin Co. Inc
8600 Preston Hwy
Louisville, KY 40219
D.B. 3992 PG. 0012

R-4/N Thomas D Lay
9226 Pagoda Dr
Louisville, KY 40229
D.B. 10652 PG. 0770

R-4/N Vivacious Living LLC
11307 Oakhurst Dr
Louisville, KY 40245
D.B. 11764 PG. 0128

R-4/N Theo M Yates
9302 Pagoda Dr
Louisville, KY 40229
D.B. 11778 PG. 0149

R-4/N Patricia A Riggs
9304 Pagoda Dr
Louisville, KY 40229
D.B. 6953 PG. 0149



LOCATION MAP NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 8.8± Ac. (382,683 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-6
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
TOTAL NO. OF UNITS	= 144 UNITS
BUILDING HEIGHT	= 3 STORY (35 FT. MAX. ALLOWED)
BUILDING FOOTPRINT	= 12,750 SF PER BUILDING
BUILDING AREA	= 229,500 SF
F.A.R.	= 0.59 (0.75 MAX. ALLOWED)
DENSITY	= 16.36 DU/AC. (17.42 DU/AC. MAX. ALLOWED)
OPEN SPACE REQUIRED	= 57,402 SF (15%)
RECREATIONAL O.S. REQUIRED	= 28,701 SF (50% OF REQUIRED)
OPEN SPACE PROVIDED (#1001 AND #1002)	= 66,447 SF
RECREATIONAL O.S. PROVIDED (#1002)	= 40,914 SF

PARKING REQUIRED

1 SP/UNIT MIN. (144 UNITS)	= 144 SP	MAX.
2 SP/UNIT MAX. (144 UNITS)	= 288 SP	
TOTAL PARKING PROVIDED	= 258 SPACES	
	(12 HC SP INCLUDED)	

TOTAL VEHICULAR USE AREA	= 100,895 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 7,567 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 10,790 SF
EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 179,395 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.
- 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 drip line 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.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown hereon were derived from Lojic data.
- Redwing Wetland Delineation Report dated August 31, 2020 found that no jurisdictional waters are present on the site.
- A karst inspection was performed on site on August 20, 2019, by Grant Hess, ECS Project Geologist. No karst features were identified.
- Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final bond release.
- Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting 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.
- Construction plans, bond and permit are required by MPW prior to construction approval.
- Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- The applicant has requested a fee-in-lieu for tree canopy compliance per Land Development Code section 10.1.3.A.3.c.6. The fee shall be paid prior to the approval of the Landscape and Tree Preservation plan for the site. The final amount will be determined and shown on the approved Landscape and Tree Preservation plan for the site.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request has been submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0112 E dated December 5, 2006.
- Drainage pattern depicted by arrows () is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to 50% of the pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at design phase due to proper sizing of Green Best Mgmt. Practices.
- If site has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.
- MSD drainage bond required prior to construction plan approval.
- Run off volume impact fee required. calculations based on RFF x 1.5 Pond Creek Watershed.

OWNER:
ROBERT EUGENE PENROD
27 JASON HOGUE RD
SCOTTSDALE, KY 42164

OWNER:
ROBERT EUGENE & PAULINE PENROD
1724 SHERWOOD DR
BOWLING GREEN, KY 42103

SITE ADDRESS:
9305 & 9309 SMYRNA PARKWAY
LOUISVILLE, KY: 40229
TAX BLOCK 0682, LOT 0016, 0259, 0263 & 0276
D.B. 6580, PG. 0092
D.B. 4036 PG. 0525

SITE ADDRESS:
9209 MAPLE ROAD (9301 SMYRNA PKWY)
LOUISVILLE, KY: 40229
TAX BLOCK 0682, LOT 0015
D.B. 5255, PG. 0370

COUNCIL DISTRICT - 23
FIRE PROTECTION DISTRICT - HIGHVIEW
MUNICIPALITY - LOUISVILLE

WM# 12211

DETENTION BASIN CALCULATIONS

INCLUDES POND CREEK WATER SHED 50% REDUCTION
C_{EX} = 0.23 (0.50) = 0.125
C_{PROP} = 0.75

X = Δ CRA/12
ΔC = 0.75 - 0.125 = 0.625
A = 8.8 ACRES
R = 2.8 INCHES
X = (0.625)(8.8)(2.8)/12 = 1.28 AC.-FT.
REQUIRED X = 55,757 CU.FT.
PROVIDED BASIN = 24,600 SQ.FT.

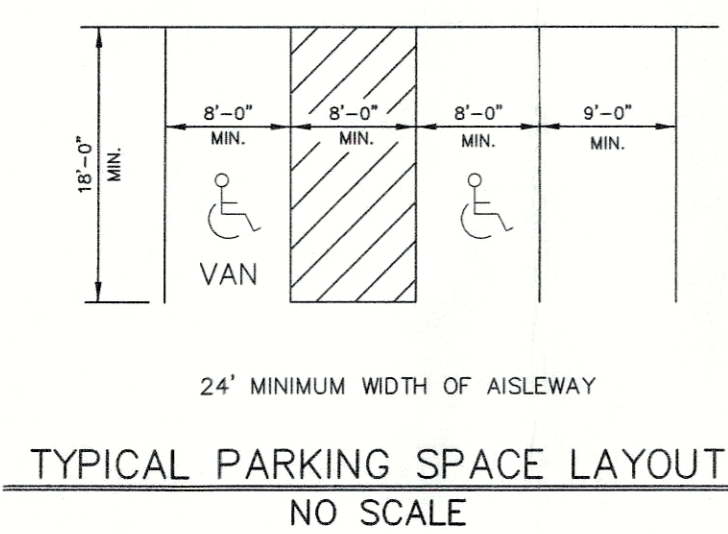
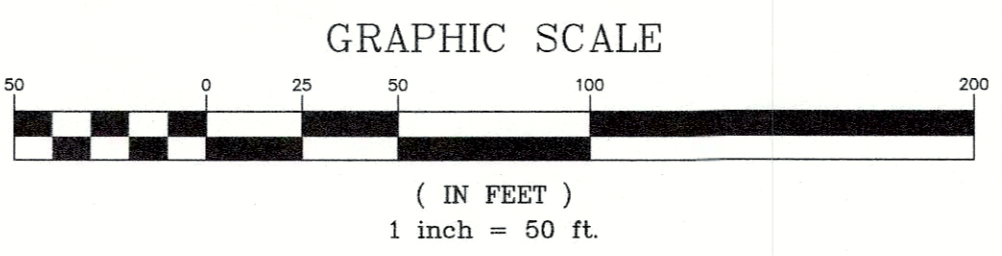
TOTAL = 24,600 SQ.FT. @ APPROX. 2.5 FT. DEPTH
= 61,500 CU.FT. > 55,757 CU.FT.

PRELIMINARY APPROVAL
Condition of Approval:

[Signature]
Development Review Date: 3-10-21
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 382,683 SF
EXISTING TREE CANOPY AREA	= 382,683 SF (100%)
EX. TREE CANOPY REQUIRED TO BE PRESERVED	= 76,536 SF (20%)
PROPOSED TREE CANOPY TO BE PRESERVED	= 41,682 SF (11%) + FEE IN LIEU
PROPOSED TOTAL TREE CANOPY TO BE PROVIDED	= 133,939 SF (35%)



LEGEND

- [Hatched Area] = TOCCA AREA
- [Dashed Line] = EXISTING STORM SEWER
- [Blue Line] = PROPOSED STORM SEWER, CATCH BASIN
- [Green Line] = PROPOSED SEWER AND MANHOLE
- [Dotted Line] = PROPOSED DRAINAGE SWALE
- [Solid Line] = EXISTING DRAINAGE SWALE

REVISIONS

NO.	DATE	DESCRIPTION
1	1/4/21	AGENCY COMMENTS
2	1/15/21	AGENCY COMMENTS
3	2/5/21	AGENCY COMMENTS
4	2/23/21	ADDED FEE-IN-LIEU NOTE
5	3/3/21	SIDEWALK AND DUMPSTERS LOCATION

PROJECT DATA

FILE NAME: 20149-DDDP
DATE: 11/24/20
SCALE: AS SHOWN
DRAWN BY: JH/BB
CHECKED BY: MH

RECEIVED
MAR 04 2021
PLANNING & DESIGN SERVICES

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
645 WASHINGTON AVENUE, SUITE 100, LOUISVILLE, KENTUCKY 40202
TEL: 502-261-4444 FAX: 502-261-4444

DETAILED DISTRICT DEVELOPMENT PLAN
GREENBERG SMYRNA PARKWAY APARTMENTS
DEVELOPER: GK& INVESTMENTS
13287 O'BANNON STATION WAY
LOUISVILLE, KY 40223

JOB NO. 20149
SHEET 1 OF 1

20-203-E-071