

# 19DEVPLAN1059 & 19SUBDIV1005

## McDeane Road Apartments



**Louisville Metro Planning Commission**

Lacey Gabbard, AICP, Planner I

July 18, 2019

# Applicant's Development Plan

## GENERAL NOTES

1. Existing trees and trees to be a hard and durable surface.
2. Construction fencing shall be erected prior to any construction or grading activities preventing completion of root systems or trees to be preserved. The fencing will enclose the area beneath the drip line of the tree canopy and will remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
3. A Tree Preservation Plan will be submitted for approval to the Planning Commission for approval prior to beginning construction.
4. All dumpsters and service structures are to be screened per Chapter 10.
5. The Louisville Water Company will provide Domestic Water Service to the site. The applicant for any improvements required to provide service to the site will be the responsibility of the owner/developer.
6. An encroachment permit and bond will be required for all work done in the right-of-way.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Any Corps of Engineers approval for wetlands determination is disbursement will be required.
9. A Catchment Report will be required. The Catchment Report will address roadway sections.
10. A bond will be required by Metro Public Works for possible damage due to construction traffic on McCreary Road and Bruns Drive prior to construction approval.
11. The reference markers used on this plot to determine the directions of the survey are well bases on the south line of Santa Vito Substation, as recorded in P.D. 27, Fig. 98, having a bearing of URS15300°.
12. Construction fencing shall be erected prior to any construction or grading activities preventing completion 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.
13. Composite utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

## MSD NOTES:

1. 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.
2. MSD sanitary sewer service available by L.F., subject to fees and charges. Separation from this development will be located at the Dunk A. Coltrane WCO. A Downstream Capacity Request has been approved by MSD by letter dated February 18, 2019.
3. This site is within Zone X of the 100 year Flood plain per FIRM Map No. 21111 C 0272 & dated December 5, 2008.
4. Drainage pattern depicted by arrows (ZMS) is for conceptual purposes. If the site has any drainage on assessment plot, will be required prior to MSD permitting construction plan approval.
5. Grading details will be provided in the existing pond. Post-developed peak runoff rates will be limited to the capacity of the downstream system. An analysis of the downstream system will be required. Improvements may be required.
7. All drainage, MSDD, 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 MSW and MSW Design Manual requirements.
8. Erosion & Silt Control: Plan to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
9. All manholes near the pond shall be watertight.
10. Existing water/overhead for pond to be improved as required by MSD.
11. Existing MSD Sewer and Drainage Connections will be reconnected and graded where necessary.
12. Sanitary Sewers are subject to railroad approval prior to MSD Sanitary Sewer construction plan approval.
13. Any Corps of Engineers approval required prior to MSD construction plan approval.
14. The Construction storm water drainage system is to be analyzed to ensure adequate capacity. Downstream storm water drainage system improvements may be required.
15. Any increase in peak runoff to the Illinois Central Railroad right-of-way will require their approval.

## PROJECT DATA

SITE AREA	= 29,541 AC. (1,286,866 SF)
N/W AREA	= 0,792 AC. (34,513 SF)
NET SITE AREA	= 28,749 AC. (1,252,353 SF)
EXISTING FORM DISTRICT	= NEAR-BORHOOD
EXISTING ZONING	= R-5/R-5A
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL

## TRACT 1 DATA

TRACT 1 AREA	= 27,782 AC. (1,210,315 SF)
EXISTING FORM DISTRICT	= NEAR-BORHOOD
EXISTING ZONING	= R-5A
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
TOTAL NO. UNITS	= 758 UNITS
TOTAL BUILDING AREA	= 255,686 SF
DENSITY	= 9.21 (9.0 MAX. ALLOWED)
F.A.R.	

PARKING REQUIRED	= 344 SPACES
1.5 SF UNIT (198 UNITS)	= 297 SF
3.5 SF UNIT (198 UNITS)	= 684 SF
TOTAL PARKING PROVIDED	= 344 SPACES (12 HD SPACES INCLUDED)

VEHICULAR USE AREA	= 173,763 SF
MINIMUM LAWSUIT AREA REQUIRED	= 14,032 SF (7.5%)
MINIMUM LAWSUIT AREA PROVIDED	= 15,777 SF

OPEN SPACE REQUIRED	= 181,647 SF (15% REQUIRED)
OPEN SPACE PROVIDED	= 831,995 SF (66% PROVIDED)

## TRACT 2 DATA

TRACT 2 AREA	= 0,966 AC. (41,773 SF)
EXISTING FORM DISTRICT	= NEAR-BORHOOD
EXISTING ZONING	= R-5
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= SINGLE-FAMILY RESIDENTIAL
TOTAL NO. UNITS	= 3 UNITS
DENSITY	= 5.21 (3.0 MAX. ALLOWED)

## R-5 SETBACKS TABLE 5.3.1

MIN. FRONT & STREET SIDE YARD SETBACK	= 25 FT.
MIN. SIDE YARD SETBACK (EACH)	= 5 FT.
MIN. REAR YARD SETBACK	= 25 FT.

## R-5A SETBACKS TABLE 5.3.1

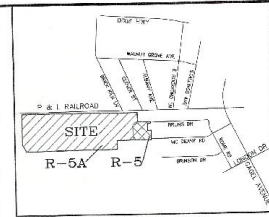
MIN. FRONT & STREET SIDE YARD SETBACK	= 20 FT.
MIN. SIDE YARD SETBACK (EACH)	= 5 FT.
MIN. REAR YARD SETBACK	= 25 FT.

## VARIANCE REQUESTED:

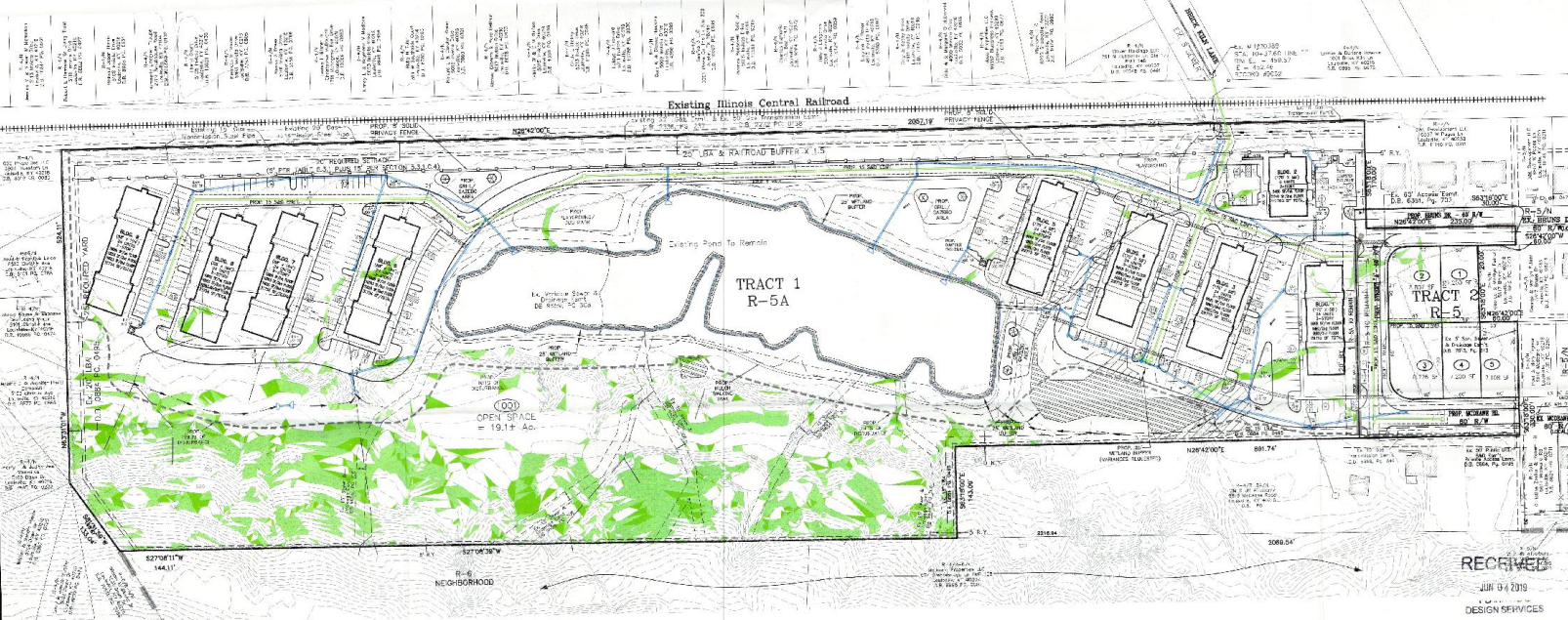
1. A variance is requested from Section 4.8.5 of the Louisville Metro Land Development Code to vary the 25 FT. Wetland Buffer to accommodate the proposed drive lane as shown & a portion of boring 5.

## WAIVER REQUESTED:

1. A waiver is requested from Section 10.2.4 & 10.2.7 of the Louisville Metro Land Development Code to waive the 50% Wetland Buffer Area adjacent to the railroad tracks and to part the required trees adjacent to the site.



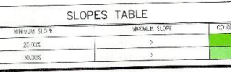
LOCATION MAP  
NOT TO SCALE



## LEGEND

- EXISTING CONTOUR
- PROPOSED LOT 10'S OF DISTANCE
- PROPOSED ASPHALT DRIVE
- WETLAND AREA TO BE FILLED
- WETLAND AREA TO REMAIN
- EXISTING WETLANDS
- EXISTING ZONING LINE
- PROPOSED ZONING
- PROPOSED SIDEWALK
- PROPOSED SEWER AND WASTEWATER
- PROPOSED METHOD OF MARKING TREE

## TYPICAL PARKING SPACE LAYOUT



## TREE CANOPY CALCULATIONS (EX. TREE CANOPY = 68% (CLASS C))

TOTAL SITE AREA	= 1,286,866 SF
TOTAL TREE CANOPY AREA REQUIRED (CLASS C)	= 20% (257,373 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 22% (287,760 SF)

## DETENTION BASIN CALCULATIONS

$X = \Delta C / R A T$	
$\Delta C = 0.50 - 0.23 = 0.27$	
$A = 331 ACRES$	
$R = 2.8 INCHES$	
$X = (0.27)(2.8)(331) / 12 = 2.09 AC-FT.$	
REQUIRED $X = 91,040 CU.FT.$	
TOTAL PROPOSED WOOD AREAS = 128,064 SQ.FT.	
28.264 SQ.FT. @ APPROXIMATELY 1 FT. DEPTH	
28,064 CU.FT. > 91,040 CU.FT.	

## RECEIVED

JUN 04 2019  
DESIGN SERVICES

SITE ADDRESS: 5618 MCKEAN RD  
LOUISVILLE, KY 40218  
TAX BLOCK 1027, LOT 017  
D.B. 9998, P.G. 0581

NO.	DATE	BY	REVISION
1	5/27/19	MM	ISSUED FOR PERMITS
2	6/7/19	MM	REVISION PER COUNTY COMMENTS
3	6/7/19	MM	REVISION PER COUNTY COMMENTS

REVISIONS

DESIGNER: [Signature]

CHECKED BY: [Signature]

DATE: [Date]

PROJECT DATA

TITLE: [Title]

DATE: [Date]

SCALE: [Scale]

L&D  
LAND DESIGN & DEVELOPMENT, INC.  
1000 W. MARKET ST., SUITE 200  
LOUISVILLE, KY 40202  
TEL: 502-261-1111  
WWW.LANDDESIGNINC.COM

MCDEANE ROAD APARTMENTS  
MUNICIPALITY - LOUISVILLE  
COUNTY DISTRICT - 18  
THE PROVISION DISTRICT - FIVE STAR PARK  
CASE: 18-PL-AN-1059  
RELATED CASES: 18-21-00-W, 18-21-04, 8/19, 16308

MSD SUB # 1117

03198

SHEET 1 OF 1

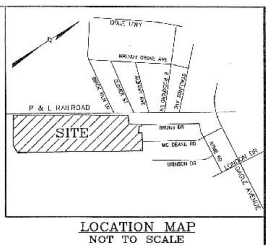
# 9-23-04 Approved Plan

## GENERAL NOTES

- Paving areas and drive lanes to be a hard and durable surface.
- This site is in Zone X of the 100 year flood plain per FHM Map No. 2111 C 0313 D dated February 2, 1997.
- Drainage patterns created by erosion (  $m = 1$  ) is for conceptual purposes. Final configuration and rate of discharge from the channels used to be determined during the construction plan stage process. Storage and flow shall conform to LDC requirements.
- Erosion & Silt Control: Plans to any construction activities on the site in a Final & Silt Control Plan shall be provided to LDC for approval.
- Calculation of trees shall be executed prior to any construction or grading activities promoting preservation of top systems of trees to be preserved. The final plan shall indicate the area beneath the canopy of the tree canopy and shall indicate if dense, the parking, storage or storage or construction activities shall be prohibited within the canopy area.
- A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
- All service structures are to be recessed per Chapter 10.
- The Louisville Major Company will provide Domestic Water Service to the site. The applicant for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- Boundary lines from deeds) and does not constitute a survey.
- Army Corps of Engineers approval for wetland determinations will be required.
- All easements over the lake shall be acknowledged.
- Sanitary sewer services will be provided by lateral extension and subject to applicable laws.
- A Geotech Report will be required. The Geotech Report will address roadway sections.
- USO Sensitive Wetlands Mapping includes the subject site to have wetland area.
- Detention shall be provided to capacity of downstream system. Downstream analysis may be required.
- Extra detention may be provided to benefit downstream system.

- Tract 1 pavement to be 2" minimum width with curb and gutter. Tract 2 pavement to be 2" minimum width with curb and gutter.
- A Traffic Study will be provided with scope determined by Metro Parks.
- A bond will be required by Metro Parks Works for possible damage due to construction traffic on McKee Road and Burns Drive prior to construction approval.
- Show Drive and McKee Road to be designed and constructed in accordance with LDC requirements.
- Site access will be provided.

**NOTICE**  
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.



### SITE DATA - TRACT 1

TOTAL SITE AREA	= 30.98 AC.
TRACT 1 = R-4/R-7 TO R-5A	= 26.78 AC.
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= R-4/R-7
PROPOSED ZONING	= R-5A
EXISTING USE	= VACANT
PROPOSED USE	= MULTIFAMILY RESIDENTIAL
TOTAL NET UNITS	= 100 UNITS
BUILDING HEIGHT	= 20' (ONE STORY)
PARKING:	= 187 SPACES
PARKING PROVIDED:	= 84 SPACES
COMMERCIAL SPACES	= 153 SPACES
TOTAL PARKING PROVIDED	= 215 SPACES
DENSITY	= 3.4 DU/AC.
NEIGHBORLY USE AREA	= 145,038 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 10,878 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 12,371 SF

### WAIVER - TRACT 1

1. A WAIVER IS REQUESTED FOR TRACT 1 TO ALLOW THE PROPOSED WETLANDS TO OVERLAP INTO THE 25' RAILROAD BUFFER AREA REQUIRED PER TABLE 10.2.5.

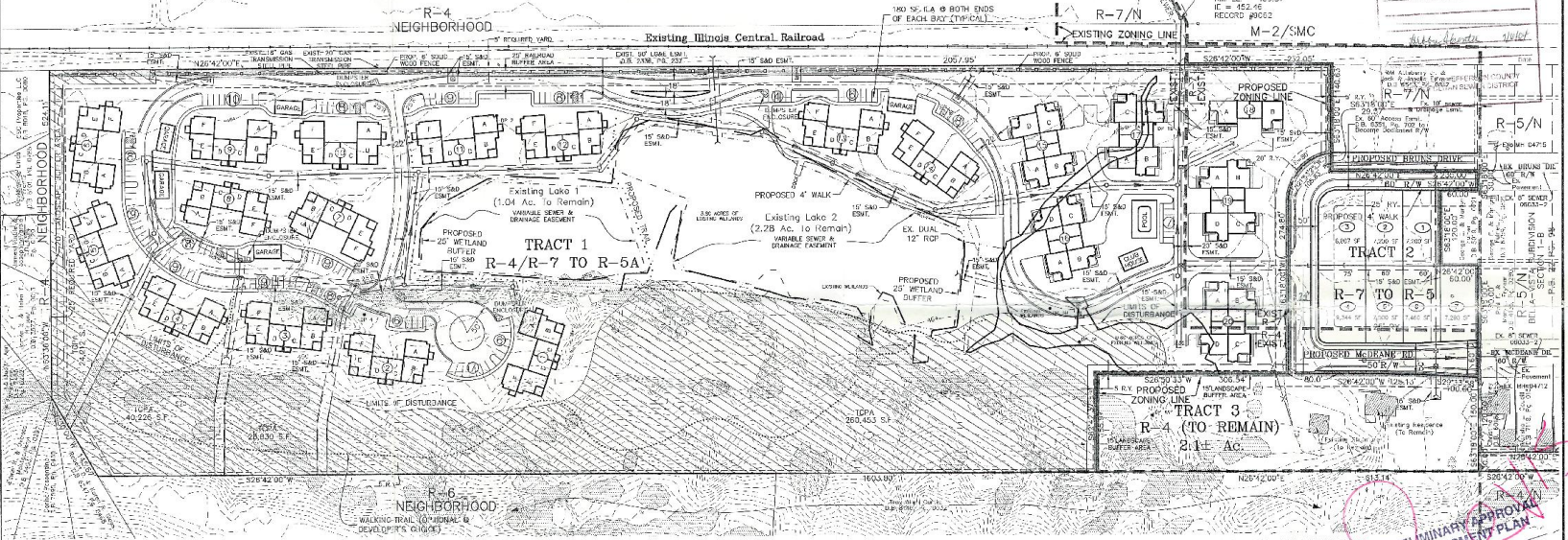
METRO APPROVED BY DISTRICT DEVELOPMENT PLAN  
REVISION: 11-27-2004  
APPROVAL DATE: AUG 12 2004  
SUBMITTED BY: LINDA J. BRINSON  
PLANNING

### SITE DATA - TRACT 2

TOTAL SITE AREA	= 30.98 AC.
TRACT 2 = R-7 TO R-5	= 2.18 AC.
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= R-7
PROPOSED ZONING	= R-5
EXISTING USE	= VACANT
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 7 LOTS
TOTAL AREA OF R/W	= 0.96 ACRES
NET SITE AREA	= 1.38 ACRES
GROSS DENSITY	= 3.3 DU/AC.
NET DENSITY	= 5.4 DU/AC.

### SITE DATA - TRACT 3

TOTAL SITE AREA	= 2.18 AC.
EXISTING ZONING	= R-4
PROPOSED ZONING	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL



### TREE CANOPY CALCULATIONS - TRACT 1

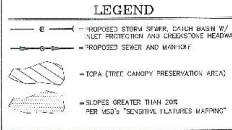
GROSS SITE AREA	= 1,251,467 SF
PERCENTAGE TREE CANOPY TO BE PRESERVED	= 15% (189,912 SF)
PERCENTAGE TREE CANOPY TO BE PLANTED	= NONE
TOTAL REQUIRED PERCENTAGE TREE CANOPY	= 15% (189,912 SF)

### TREE CANOPY CALCULATIONS - TRACT 2

GROSS SITE AREA	= 92,893 SF
PERCENTAGE TREE CANOPY TO BE PRESERVED	= NONE
PERCENTAGE TREE CANOPY TO BE PLANTED	= 20% (18,500 SF)
TOTAL REQUIRED PERCENTAGE TREE CANOPY	= 20% (18,500 SF)
21 TYPE A STREET TREES @ 1 3/4" CAL (900 SF CROWN EACH)	= 18,900 SF

### DETENTION BASIN CALCULATIONS

$\Delta X = \Delta(OA)/12$	= 0.50 (0.24 - 0.27)
A	= 351 ACRES
N	= 2.8 INCHES
$X = (0.7)(2.8)(351)/12$	= 2.08 AC.-FT.
REQUIRED X	= 91,040 CU.-FT.
PROVIDED	= 45,715 SQ. FT. (LAME 2 = 99,430 SQ. FT.)
TOTAL:	= 144,322 SQ. FT.
144,322 SQ. FT. @ APPROXIMATELY 1 FT. DCPD	= 144,322 CU.-FT. > 91,040 CU.-FT.



PRELIMINARY APPROVAL DEVELOPMENT PLAN  
APPROVED BY METRO PARKS WORKS  
DATE: 11/27/04  
BY: LINDA J. BRINSON  
ADDRESS: 10603 TIMBERWOOD CHURCH  
TAX BLOCK 1087, LOT 87  
D.B. 4299, P.G. 1212  
MSD SUB # 1117

REVISIONS

NO.	DATE	DESCRIPTION
1	9/22	REVISED STREET PATTERN

PROJECT DATA

DATE: 11-27-04  
SCALE: 1" = 80'  
DRAWN BY: LJB  
CHECKED BY: LJB

ATTORNEY PROPERTY DEVELOPER  
WEB BRINSON  
10603 TIMBERWOOD CHURCH  
LOT 87, L.L. K. 02223  
(502) 425-6022

DATE: 11/27/04

DATE: 11/27/04

SHEET 1 OF 1

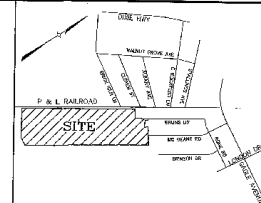
# 8752 Approved Plan

## GENERAL NOTES

- Paving areas and drive lanes to be 4" base and compact surface.
- The site is within Zone X of the 1991 year flood plain per FEMA Map No. 2211-C-0350-D dated February 2, 1994.
- Excavation permit required by Section 1-10-1 for commercial purposes. Flow accumulation and site of construction for the purposes shall be determined during the construction plan design process. Technical specifications shall conform to MSD requirements.
- Utility & Silt Control: Prior to any construction activities on the site a Utility & Silt Control Plan shall be provided to MSD for approval.
- Construction methods shall be verified prior to any excavation or grading activities providing benefits for the safety of trees to be preserved. The methods shall include the area for construction activities shall be specified within the landscaped area.
- A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to final construction.
- All service structures are to be screened per Chapter 10.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- Boundary lines from deed(s) and notes not constitute a survey.
- Any Costs of Engineer approval for additional determination will be required.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
- All manholes under the lake shall be vaulted light.
- A Geotech Report will be required. The Geotech Report will address roadway sections.
- MSD Sanitary Features wrapping indicates the subject site to have unstable soils.
- Detention shall be provided to capacity of downstream system. Downstream analysis may be required.

- Extra detention may be provided to benefit downstream system.
- Tract 1 pavement to be 2" minimum width with curb and gutter. Tract 2 pavement to be 2" minimum width with curb and gutter.
- A Traffic Study will be provided with 80000 determined by Metro Works.
- A note will be required by Metro Public Works for possible damage due to construction traffic on Nelson Road and Blue Drive prior to construction approval.
- King Dike and McBean Road to be designed and constructed in accordance with LOC requirements.
- Electric rocks will be provided.
- Minimum driveway length = 20 ft. from garage or building face to back of sidewalk at edge of pavement or curb. Individual Maximum essential driveway width to 20 ft.
- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.

- Verge areas within public right-of-way to be provided per Metro Public Works.
- Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- All street name signs and pavement markings shall conform with the manual on uniform traffic control devices (MUTCD) requirements and be installed prior to construction of the first residence or building on the street and shall be in place at the time of the bond release.
- The minimum grade of all streets shall be 1% and maximum grade shall be 10%.
- The developer shall be responsible for any utility relocation on the property.



### SITE DATA - TRACT 1

TOTAL SITE AREA	= 30.91 AC.
TRACT 1	= 28.78 AC.
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= R-5A
EXISTING USE	= VACANT
PROPOSED USE	= MULTIFAMILY
TOTAL NO. UNITS	= 105 UNITS
BUILDING HEIGHT	= 96' (ONE STORY)
PARKING REQUIRED:	= 159 SPACES
PARKING PROVIDED:	= 44 SPACES
GAZONED SPACES	= 193 SPACES
COMMON SPACES	= 237 SPACES
DENSITY	= 3.4 FU/AC
VEHICULAR USE AREA	= 130,576 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 10,452 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 12,371 SF

### WAIVER - TRACT 1

A WAIVER WAS APPROVED ON AUGUST 5, 2004  
 COURT NO. 0-23-0701 & 03-13-06 FOR TRACT 1  
 TO ALLOW THE PROPOSED UNVULNERABLE TO ENCROACH  
 INTO BUTTER AREA REQUIRED.

PRELIMINARY APPROVAL  
 DEVELOPER: [Signature]  
 DATE: 7-18-07  
 LOUISVILLE & JEFFERSON COUNTY  
 METROPOLITAN GOVERNMENT

### SITE DATA - TRACT 2

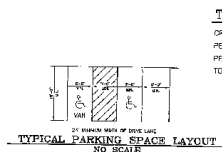
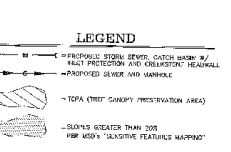
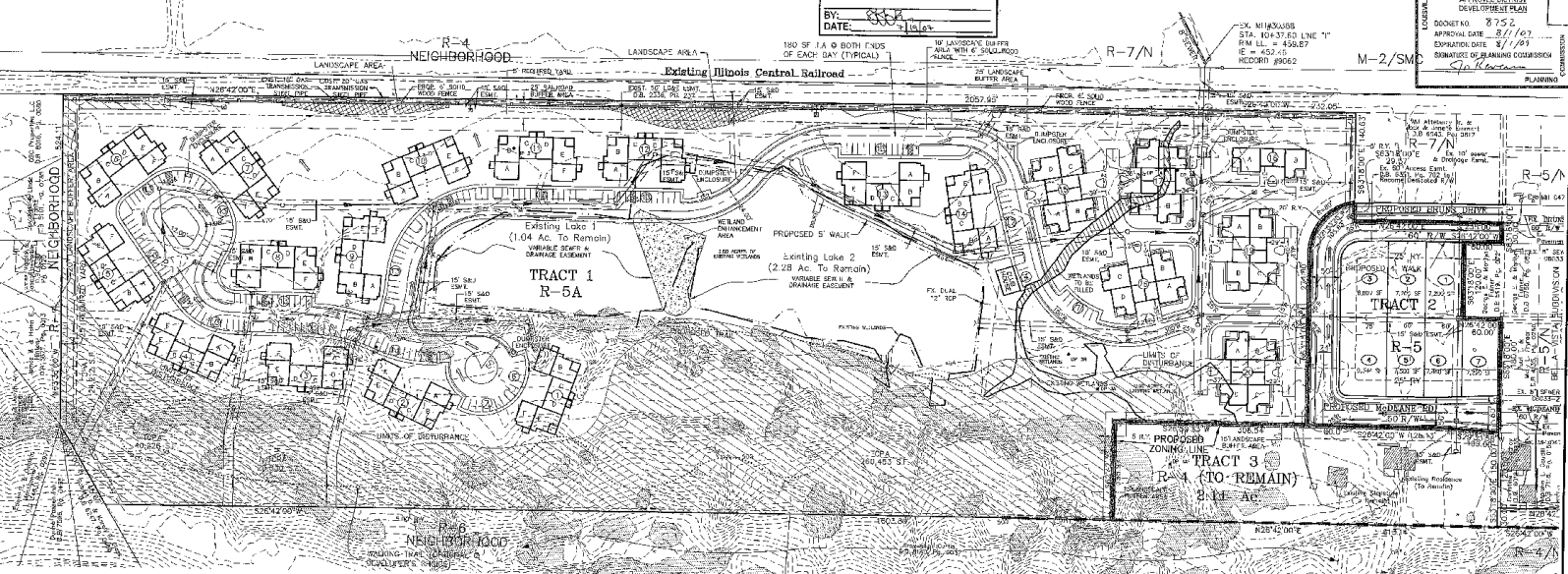
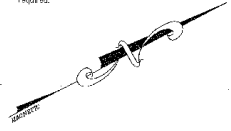
TOTAL SITE AREA	= 30.91 AC.
TRACT 2	= 2.14 AC.
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= R-5
EXISTING USE	= VACANT
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL UNITS	= 7 LOTS
TOTAL AREA OF R/W	= 0.98 ACRES
NET SITE AREA	= 1.38 ACRES
GROSS DENSITY	= 3.3 FU/AC
NET DENSITY	= 5.4 DU/AC

### SITE DATA - TRACT 3

TOTAL SITE AREA	= 2.14 AC.
EXISTING ZONING	= R-4
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL

### TRANSPORTATION APPROVAL PRELIMINARY DEVELOPMENT PLAN CATEGORY: 2-0 3-0 4-0 CONDITIONS:

BY: [Signature]  
 DATE: 7/18/07



### TREE CANOPY CALCULATIONS - TRACT 1

GROSS SITE AREA	= 1,251,467 SF
PERCENTAGE TREE CANOPY TO BE PRESERVED	= 15% (189,182 SF)
PERCENTAGE TREE CANOPY TO BE PLANTED	= NONE
TOTAL REQUIRED PERCENTAGE TREE CANOPY	= 15% (189,182 SF)

### TREE CANOPY CALCULATIONS - TRACT 2

GROSS SITE AREA	= 92,693 SF
PERCENTAGE TREE CANOPY TO BE PRESERVED	= NONE
PERCENTAGE TREE CANOPY TO BE PLANTED	= 20% (18,539 SF)
TOTAL REQUIRED PERCENTAGE TREE CANOPY	= 20% (18,539 SF)
1" TYPE A STREET TREES @ 1 3/4" CAL.	= 18,900 SF

### DETENTION BASIN CALCULATIONS

$X = \Delta C / S$	$= 0.50 - 0.25 / 0.27$
A	= 3.11 ACRES
L	= 2.8 INCHES
X	= (0.27)(3.11) / 12 = 2.09 AC.-FT.
REQUIRED X	= 91,640 CU.FT.
PROVIDED	
LAKE 1	= 43,716 SQ. FT.
LAKE 2	= 99,316 SQ. FT.
TOTAL	= 144,432 SQ. FT.
144,432 SQ.FT. @ APPROXIMATELY 1 FT. DEPTH	= 144,432 CU.FT. > 91,640 CU.FT.

RECEIVED  
 JAN 18 2007  
 PLANNING & DESIGN SERVICES  
 SITE ADDRESS: 6619 MCKEAN RD  
 TAX BLOCK 1087, LOT 67  
 D.B. 4629, P.C. 198

PLANNING

NOTICE  
 THIS PLAN IS SUBJECT TO THE BINDING ELEMENTS OF THIS DISTRICT OF PLANNING

ENGINEER'S SEAL

PROJECT DATA  
 SHEET NO. 03198  
 DATE: 7/18/07  
 SCALE: 1" = 40'

ATTEBERY PROPERTY DEVELOPER  
 WKE BRINSON  
 10503 TIMBERWOOD CIRCLE  
 LOUISVILLE, KY 40223  
 (502) 451-8022

MSD SUB # 1117

SHEET 1 OF 1

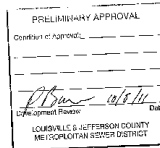
# 16306 Approved Plan

## GENERAL NOTES

- Parking areas and drive lanes to be a hard and durable surface.
- This site is within Zone X of the 100 year flood plain per FRM Map No. 2111 C.0072 E dated December 5, 2006.
- Drainage patterns depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and structures shall be determined during the construction plan design process. Drainages 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.
- 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 signature of the tree canopy and shall remain in place. No posting, material storage, or construction activities shall be permitted within the fenced areas.
- A Tree Preservation Plan will be submitted for approval to the Planning Commission for approval prior to beginning construction.
- All dumpsters and service structures are to be screened per Chapter 10.
- The Louisville Water Company will provide Domestic Water Service to this site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- MSD sanitary sewer service available by L.E. subject to fees and charges. Sewage from this development will be treated at the Dark Fl. Solids WWT.
- Site will be subject to MSD Regional Facilities Fee.
- Verge areas within public right-of-way to be provided per Metro Public Works.
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
- All street name signs shall conform with the manual on uniform traffic control devices (MUTCD) requirements and installed prior to occupancy of the first residence on the street and shall be in place at the time of the bond release.
- The minimum grade of all streets shall be 1% maximum grade shall be 10%.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- Cutns and gutters shall be provided along all streets in the development. Sidewalks shall be provided along all streets where required by the development code.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Army Corps of Engineers approval for wetlands determination & disturbance will be required.
- All manholes under the pond shall be watertight.
- A Geotech Report will be required. The Geotech Report will address roadway sections.
- MSD Sensitive Features Mapping indicates the subject site to have unstable soils.
- Onsite detention will be provided in the existing ponds. Post-developed peak runoff rates will be limited to the capacity of the downstreem system. An analysis of the downstreem system will be required.
- A bond will be required by Metro Public Works for possible damage due to construction traffic on Medicine Road and Brane Drive prior to construction approval.
- Any increase in runoff to the Illinois Central Railroad right-of-way will require their approval.
- The reference meridian used on this plot to determine the direction of the survey lines was based on the south line of Blue Note Subdivision, of record in P.L. 22, Pg. 80, having a bearing of (N62.148.00°).
- Existing outlet/overflow for pond to be improved as required by MSD.
- TOPA to signify Limits of Disturbance throughout the site.

## TRACT 1 WAIVER GRANTED

1. A WAIVER WAS GRANTED ON AUGUST 9, 2006  
DOCKET NO. 8-23-04W & 10-13-04 FOR TRACT 1  
TO ALLOW THE PROPOSED DRIVEWAY TO ENCRACHE  
INTO THE 25' RAILROAD BUFFER AREA REQUIRED  
PER TABLE 10.2.5.

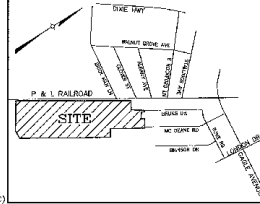


## TRACT 1 DATA

TOTAL SITE AREA	= 30.81 AC.
TRACT 1 TOTAL SITE AREA	= 29.18 AC.
EXISTING FORM DISTRICT	= NDR/BORHOOD
EXISTING ZONING	= R-5A
EXISTING USE	= VACANT
PROPOSED USE	= MULTIFAMILY RESIDENTIAL
TOTAL NO. UNITS	= 198 UNITS
BUILDING HEIGHT	= 3S FT 2-STY (25' MAX ALLOWED).
DENSITY	= 6.8 DU/AC.
OPEN SPACE AREA REQUIRED	= 4.3 AC. (15%)
OPEN SPACE AREA PROVIDED	= 11.88 AC. (38%)
PARKING REQUIRED	= MDL - MAX.
1.5 SP/UNIT MIN. 5 SP/UNIT MAX.	= 287 SP - 504 SP
PARKING PROVIDED	= 346 SPACES (includes 8 HC)
VEHICULAR USE AREA	= 10,706 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 12,087 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 11,460 SF

## TRACT 2 DATA

TOTAL SITE AREA	= 30.86 AC.
TRACT 2	= 1.78 AC.
EXISTING FORM DISTRICT	= NDR/BORHOOD
EXISTING ZONING	= R-5
EXISTING USE	= VACANT
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL UNITS	= 0 UNITS
TOTAL ACRES	= 0.86 ACRES
NET SITE AREA R/W	= 0.82 ACRES
GROSS DENSITY	= 2.8 DU/AC.
NET DENSITY	= 5.8 DU/AC.

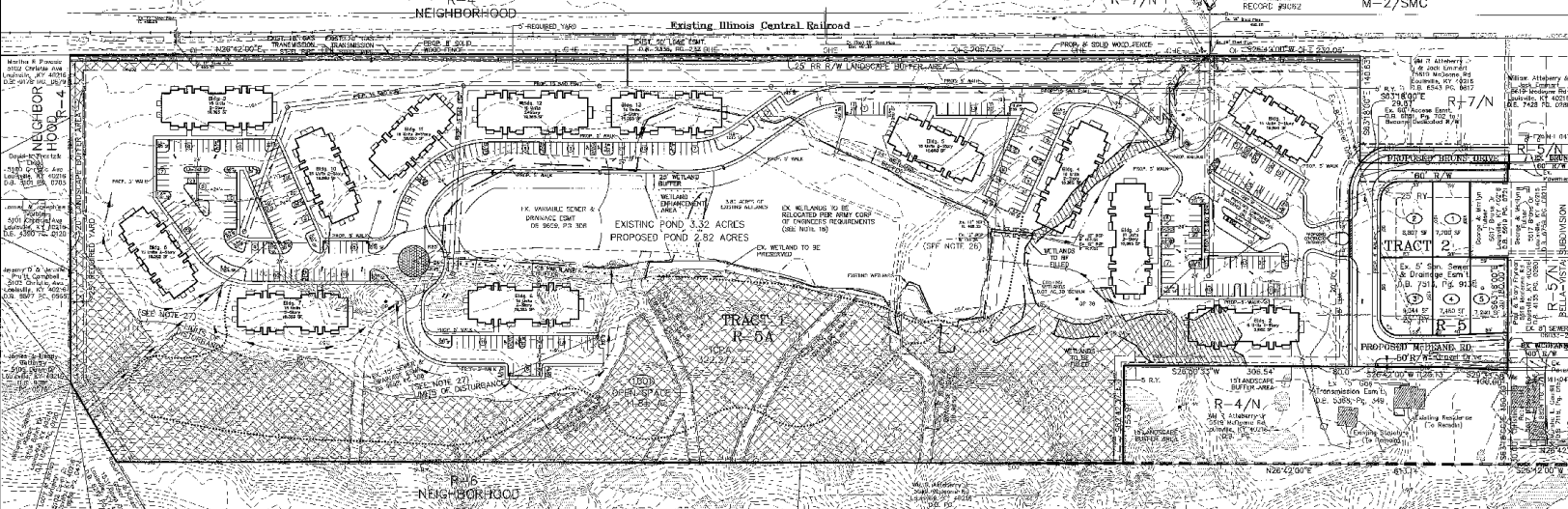


REVISIONS	DESCRIPTION	DATE

**NOTICE**  
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

## PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS.

By: *[Signature]*  
DATE: 10/27/11  
LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS



### LEGEND

	WETLAND AREA TO BE FILLED
	WETLAND MITIGATION
	WETLAND ENHANCEMENT AREA
	TOPA (TREE CANOPY PRESERVATION AREA)
	SLOPES GREATER THAN 20% PER MSD'S "SENSITIVE FEATURES MAPPING"
	PROPOSED POND
	PROPOSED STREAM
	PROPOSED SEWER AND MANHOLE
	PROPOSED MALDW PAVING TRAIL
	PROPOSED DRIVEWAY
	EXISTING ZONING
	PROPOSED ZONING
	PROPOSED PARKING
	PROPOSED STREET

### TREE CANOPY CALCULATIONS - TRACT 1

CLASS C 41% TO 70% OF THE SITE IS COVERED IN EXISTING TREE CANOPY  
GROSS SITE AREA = 1,287,586 SF  
PERCENTAGE TREE CANOPY TO BE PRESERVED = 25% (322,177 SF)  
TOTAL REQUIRED PERCENTAGE TREE CANOPY = 15% (190,139 SF)

### TYPICAL PARKING SPACE LAYOUT

NO SCALE

### TREE CANOPY CALCULATIONS - TRACT 2

GROSS SITE AREA = 74,052 SF  
PERCENTAGE TREE CANOPY TO BE PRESERVED = NONE  
PERCENTAGE TREE CANOPY TO BE PLANTED = 21% (15,351 SF)  
TOTAL REQUIRED PERCENTAGE TREE CANOPY = 20% (14,810 SF)

### DETENTION BASIN CALCULATIONS

X = A/CRA/12  
A = 0.55 - 0.23 = 0.32  
C = 33.1 ADPS  
R = 2.8 INCHES  
X = (0.27)(0.33)(1)/2 = 2.08 AD-FT.  
REQUIRED X = 9.1040 CU.FT.  
TOTAL PROPOSED POND AREA = 122,749 SQ. FT.  
122,749 SQ.FT. @ APPROXIMATELY 1 FT. DEPTH  
122,749 CU.FT. > 91,040 CU.FT.

COUNCIL DISTRICT 18  
FED PRODUCTION TRACT - PLANNED ROAD POND  
SITE ADDRESS: 6819 MCDONALD RD  
TAX BLOCK: 1027, LOT 07  
D.M. 4230, PG. 122

CASE: 16306  
RELATED CASES: 9-23-04w, 10-13-04, 8752  
MSD # 1117

PROJECT DATA:  
PREPARED BY: L&D  
DATE: 7/7/11  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS

**L&D**  
LANDSCAPE ARCHITECTS  
100 WEST MAIN STREET, SUITE 100  
LOUISVILLE, KY 40202-3046  
PH: 502.625.1111  
WWW.LANDSCAPEARCHITECTS.COM

**ATTEBERY PARK**  
OWNER/DEVELOPER  
PUBLIC BANK & TRUST CO.  
100 WEST MAIN STREET, SUITE 100  
LOUISVILLE, KY 40202-3046  
PH: 502.625.1111  
WWW.PUBLICBANKANDTRUST.COM

MSD # 1117  
SHEET 1 OF 1