

# SHELBY GREENE APARTMENTS

## CASE #18ZONE1064

Milestone Design Group, Inc.  
Planning, Engineering and Land Surveying  
108 Daventry Lane, Suite 300  
Louisville, Kentucky 40223

# Site Plan



**WAIVER(S) REQUESTED**  
 A WAIVER IS REQUESTED FROM CHAPTER 10.2.4 OF THE LDC TO ALLOW PARKING AND MANUEVERING IN THE REQUIRED 15' LBA.

**VARIANCE REQUESTED**  
 A VARIANCE IS REQUESTED FROM THE HEIGHT REQUIREMENTS DESCRIBED IN THE RFLD STANDARDS IN THE LDC CHAPTER 5.1.1.2

**TREE CANOPY CALCULATIONS (LOT 1)**  
 CLASS: A  
 EXISTING TREE CANOPY: 0% COVERAGE  
 SITE AREA: 0.22 AC (9,750 SF)  
 EXISTING TREES PRESERVED: 0 SF (0%)  
 REQUIRED NEW TREE CANOPY: 1,483 SF (15%)  
 REQUIRED TOTAL TREE CANOPY: 1,483 SF (15%)

**TREE CANOPY CALCULATIONS (LOTS 2-6)**  
 CLASS: A  
 EXISTING TREE CANOPY: 0% COVERAGE  
 SITE AREA: 0.55 AC (24,000 SF)  
 EXISTING TREES PRESERVED: 0 SF (0%)  
 REQUIRED NEW TREE CANOPY: 3,650 SF (15%)  
 REQUIRED TOTAL TREE CANOPY: 3,650 SF (15%)

**PRIVATE YARD CALCULATIONS**  
**PRIVATE YARD REQUIRED (200L)**  
 LOT 1: 1,051 S.F.  
 LOTS 2-6: 960 S.F.

**PRIVATE YARD PROVIDED**  
 LOT 1: 995 S.F. +  
 LOT 2: 1,546 S.F.  
 LOT 3: 1,195 S.F.  
 LOT 4: 1,169 S.F.  
 LOT 5: 1,203 S.F.  
 LOT 6: 1,023 S.F.

\* ALTERNATIVE DESIGN STANDARDS USED FROM 5.4.1.H

**PROJECT SUMMARY**

EXISTING ZONE	M2
PROPOSED ZONE	R-5A
EXISTING FORM DISTRICT	7B
PROPOSED FORM DISTRICT	7A
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
SITE AREA TOTAL	23,794 S.F. (0.57 AC.)
USA REQUIRED (2.5X)	7,524 SF
RA REQUIRED	198 SF
RA PROVIDED	728 SF
PROPOSED NO. OF D.U. PER LOT	4
PROPOSED DENSITY (LOTS 2-6)	36.26 D.U./AC
PROPOSED DENSITY (LOT 1)	18.18 D.U./AC
PROPOSED NUMBER OF LOTS	6
PROPOSED BLDG HEIGHT	28'

**GENERAL NOTES**

1. (NEW) DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO AED FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISIANA AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
3. SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR FLOOD DEVELOPMENT LENGTH TO THE 10-YEAR PRE-DEVELOPED DEVELOPMENT FLEX SECTION 10.3.1.2 OF THE 2007 DESIGN MANUAL.
4. STORM FROM THIS DEVELOPMENT WILL BE TREATED AT MORRIS FORMAN WATER QUALITY TREATMENT PLANT.
5. ALL LUMBER SHALL BE AMEL, BRACKET, OR FOLDED SUCH AS TO NOT CAUSE SHEDD LIGHT FROM LUMBER TO BE SHEDD THROUGH RESIDENTIAL USES OR PROTECTED OPEN SPACES OR CONDUIT OPENINGS. GREENWAYS ARE SHOWN ON ADJACENT OR NEARBY PARCELS. DO NOT CREATE LANE IMPEDIBLE TO PEDESTALS OPERATING MOTOR VEHICLES OR PUBLIC UTILITIES AND RIGHT-OF-WAY IF IT EXISTS. IT SHOULD BE RE-MANDED, SHIELDED, OR TRIMMED OFF.
6. CONSTRUCTION OF FINISH SHALL BE COMPLETED AT THE END OF THE AREA OF DEVELOPMENT PRIOR TO ANY SPRINKLER OR CONSTRUCTION TO PROTECT THE EXISTING TREE CANOPY AND OTHER TREE CANOPY FROM CONSTRUCTION. THE TRUCKING SHALL BE COMPLETED PRIOR TO ANY CONSTRUCTION. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED IN THE AREA.
7. ALL COMPACTORS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
8. CONSTRUCTION FENCE, BOND AND ENCROACHMENT PERMITS ARE REQUIRED BY LOUISIANA PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISIANA METRO RIGHT-OF-WAY.
9. THERE SHOULD BE NO CONSTRUCTION, SIGNING, OR ANY WORK WITHIN AN ENCROACHMENT PERMIT.
10. ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISIANA METRO LDC.
11. ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE GOVERNMENT AND PUBLIC HEALTH AND WELFARE IN ACCORDANCE WITH CHAPTER 118 OF THE LOUISIANA JEFFERSON COUNTY METRO ORDINANCE.
12. RESIDUAL CONTROL IN ACCORDANCE WITH CHAPTER 8 OF THE LOUISIANA JEFFERSON COUNTY METRO ORDINANCE.
13. SANITARY SEWER SERVICE PROVIDED BY CONNECTION, SUBJECT TO FEES AND APPLICABLE CHARGES.
14. MID CHANGE BOND REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
15. IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
16. NO STORAGE OR LOADING OF MATERIALS FOR BUSINESS OPERATIONS NOT RESIDENTIAL OR RESIDENTIAL USES, (GENERAL PROFESSIONAL, OR MEDICAL OFFICES IS PROHIBITED).
17. RESIDENTIAL LOTS SHALL COME TO A NEIGHBORHOOD CROSSOVER PARKING AGREEMENT BEFORE LOTS ARE CREATED.
18. ANY DEBRIS REMOVED FROM THE SITE SHALL BE SHIPPED AND SENT TO LOUISIANA PUBLIC WORKS FOR REUSE.
19. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FACILITY PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DEVELOPMENT ACTIVITY ON THE GOVERNMENT AND PUBLIC HEALTH AND WELFARE REVIEW OFFICE. USPC SWP# 1 SHALL BE APPROVED BY MISSA PRIVATE DEVELOPMENT REVIEW OFFICE. USPC SWP# 1 SHALL BE INSTALLED FOR THE PERM AND STRONGHOLD.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AN EROSION PREVENTION DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDS AND STABILIZED.

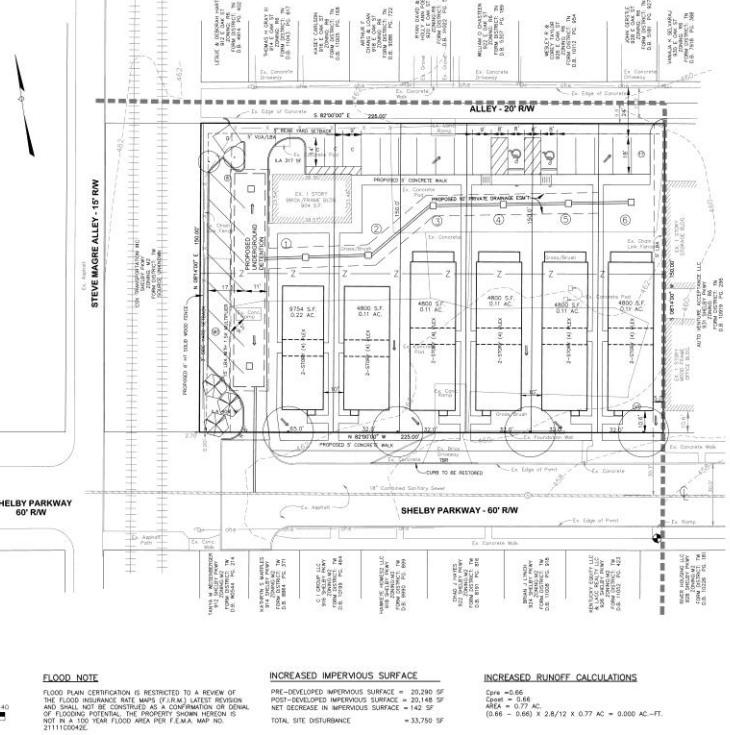
ACTING MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS INTO PUBLIC ROADSWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED AS SOON AS PRACTICAL.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, DRALES AND OTHER SENSITIVE ENVIRONMENTAL AREAS. STOCKPILES SHALL BE SEEDS, MACHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SALT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES FOR MID STREAMWARD DRAINAGE ENDS.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL BE TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEMIANT-LADEN DRAINWATER ENCOUNTERED DURING BREACHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAP AND DISPOSED PRIOR TO BEING DISCHARGED INTO A STREAM, POND, LAKE OR CATCH BASIN.



**PARKING SUMMARY**

**REQUIRED**  
 MULTI-FAMILY RESIDENTIAL (24 B.U.) 36 SPACES  
 MIN 1.5 SPACES/D.U. 80 SPACES

**PROVIDED**  
 COMPACT 3 SPACES  
 STANDARD 20 SPACES  
 HANDICAP 2 SPACES  
 TOTAL 25 SPACES

**REQUIRED PARKING CUMULATIVE REDUCTIONS**  
 BASIC TRANSPORTATION CREDIT 105%  
 APPENDIX 5A 1/2 MILE (10) GOODS/PERANCES 10%  
 APPENDIX 5A HOSE SHADE OR SIDEWALKS 30%  
 TOTAL REDUCTION 145%  
 TOTAL SPACES REQUIRED 25  
 TOTAL SPACES PROVIDED 25

**LEGEND**

- EX. FIRE HYDRANT
- EX. UTILITY POLE
- EX. LIGHT POLE
- EX. WATER VALVE
- EX. GAS VALVE
- EX. WATER METER
- EX. DRAINAGE STRUCTURE
- EX. CHAIN LINK FENCE
- EX. CONTOUR
- EX. OVERHEAD ELECTRIC
- PROPOSED DUMPSTER
- TO BE REMOVED
- STORM WATER FLOW ARROW
- PROPOSED HEADWALL
- PROPOSED WED GRAN
- PROPOSED CATCH BASIN
- PROPOSED PARKING COUNT
- PROPOSED LIGHT POLE
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED SALT FENCE
- CONTRACT BOUNDARY
- FORM CONTRACT PARKING SPACE

CASE# 18ZONE1064  
**DETAILED DISTRICT DEVELOPMENT PLAN**  
 (REZONING REQUEST)  
 917, 923 & 927 SHELBY PARKWAY  
 LOUISVILLE, KENTUCKY 40204  
 FOR

**OWNER**  
 TTE # HARBOR  
 917 & 923 SHELBY PARKWAY  
 PO BOX 8358  
 LOUISVILLE, KENTUCKY 40209  
 2.8. 10001 PLOT 77A  
 1.8. 0220 LOT 3009

**OWNER/DEVELOPER**  
 927 SHELBY PARKWAY  
 545 S. 3RD ST. STE 200  
 LOUISVILLE, KENTUCKY 40202  
 2.8. 10001 PLOT 77A  
 1.8. 0220 LOT 0118

DATE: 8/22/18  
 DRAWN BY: G.C.Z.  
 CHECKED BY: J.M.M.  
 SCALE: 1/32" (HARD)  
 SCALE: 1/4" (SOFT)

**REVISIONS**

1	AGENCY COMMENTS 11/26/18
2	AGENCY COMMENTS 12/16/18
3	AGENCY COMMENTS 12/27/18
4	AGENCY COMMENTS 1/28/19

**DEVELOPMENT PLAN**

**JOB NUMBER 18030**

1  
 0  
 1

**FLOOD NOTE**  
 FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSIDERED AS A CORROBORATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREIN IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111004C-01

**INCREASED IMPERVIOUS SURFACE**  
 PRE-DEVELOPED IMPERVIOUS SURFACE = 20,290 SF  
 POST-DEVELOPED IMPERVIOUS SURFACE = 20,148 SF  
 NET DECREASE IN IMPERVIOUS SURFACE = 142 SF

**INCREASED RUNOFF CALCULATIONS**  
 C100 = 0.66  
 C100\* = 0.66  
 AREA = 0.77 AC.  
 (0.66 - 0.66) X 2.8/12 X 0.77 AC. = 0.000 AC.-IT.

**TOTAL SITE DISTURBANCE = 33,750 SF**



**Milestone design group**  
 148 County Line, Suite 205, Louisville, KY 40223  
 502.327.7073 www.milestonegroup.com

**SHELBY GREENE APARTMENTS**

DATE: 8/22/18  
 DRAWN BY: G.C.Z.  
 CHECKED BY: J.M.M.  
 SCALE: 1/32" (HARD)  
 SCALE: 1/4" (SOFT)

**REVISIONS**

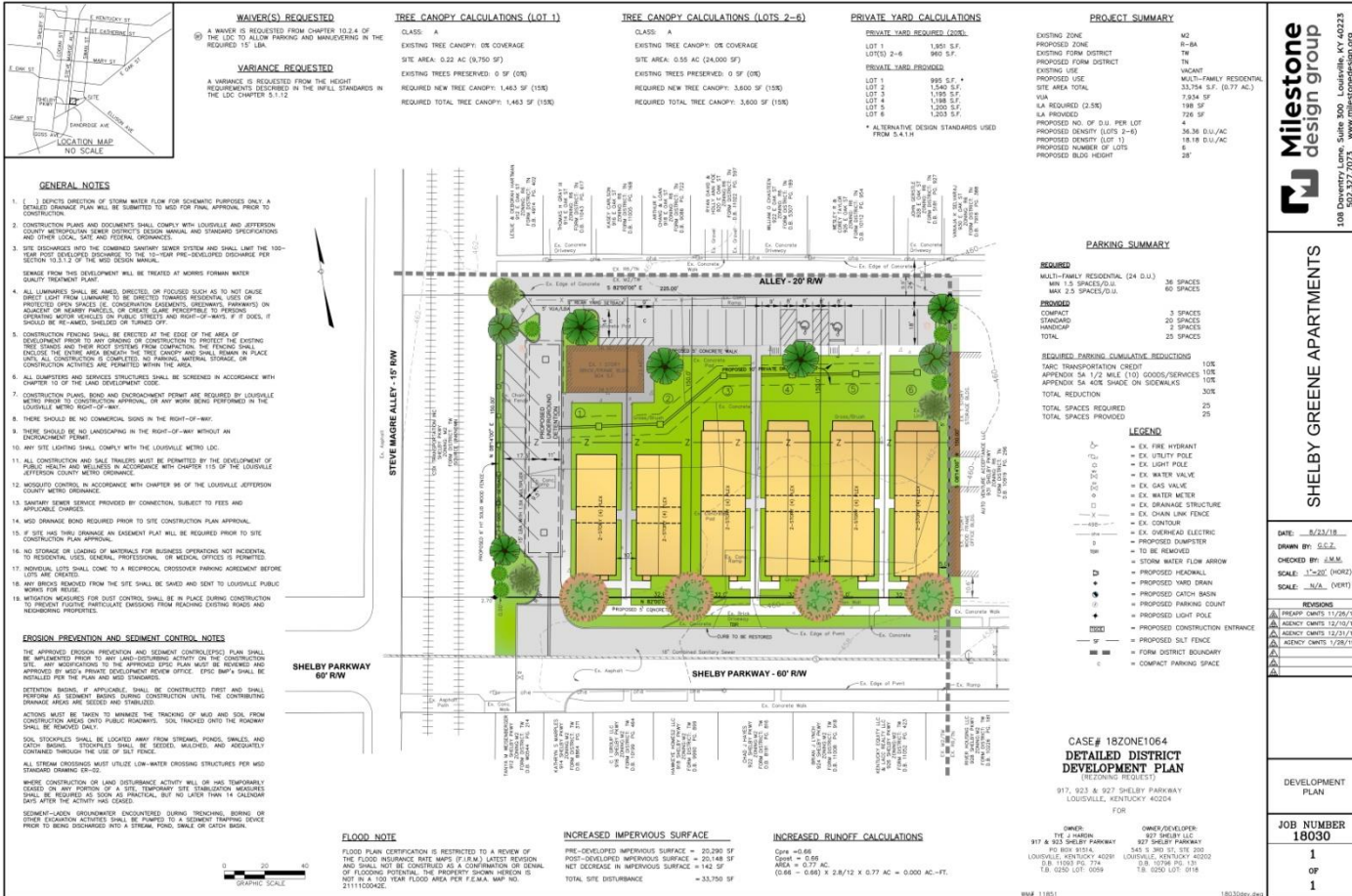
1	AGENCY COMMENTS 11/26/18
2	AGENCY COMMENTS 12/16/18
3	AGENCY COMMENTS 12/27/18
4	AGENCY COMMENTS 1/28/19

**DEVELOPMENT PLAN**

**JOB NUMBER 18030**

1  
 0  
 1

# Site Plan w/ color



**Milestone design group**  
 108 Chestnut Lane, Suite 209, Louisville, KY 40203  
 502.327.7073 www.milestonedesign.com

**SHELBY GREENE APARTMENTS**

**DEVELOPMENT PLAN**  
**JOB NUMBER**  
 18030  
 1  
 0  
 1



# Site Plan on LOJIC Aerial View



**Milestone**  
design group

108 Chesapeake Lane, Suite 205  
Louisville, KY 40223  
502.327.7073 | www.milestonedesign.org

**SHELBY GREENE APARTMENTS**

DATE: 8/22/18  
DRAWN BY: S.C.Z.  
CHECKED BY: J.M.M.  
SCALE: 1/4" = 1'-0"  
SCALE: 1/4" = 1'-0"

NO.	REVISIONS

EXHIBIT

JOB NUMBER  
**18030**

1  
OF  
1

# View from Shelby Parkway towards Site





# View of adjacent property East of Site





# View East along Shelby Parkway





# View of adjacent railroad and Business properties West of Site along Steve Magre Alley





# View from Railroad of Business Properties along Steve Magre Alley



# Existing Pedestrian Pathway leading to Steve Magre Alley and Logan Street





# View of Alley (rear of Subject Site) from Railroad





# View of Alley (rear of subject site) from Railroad





# View From Alley (rear of subject site) towards Railroad





# Property across alley from Subject Site that backs up to alley





# View from alley (rear of subject site) towards subject site



# View From alley (rear of subject site) towards East property line





# View from Subject Site towards residences across Shelby Parkway



# View from Subject Site towards residences across Shelby Parkway





# View from Subject Site towards residences across Shelby Parkway





# Existing Pavers to be removed and delivered to Louisville Metro Public Works



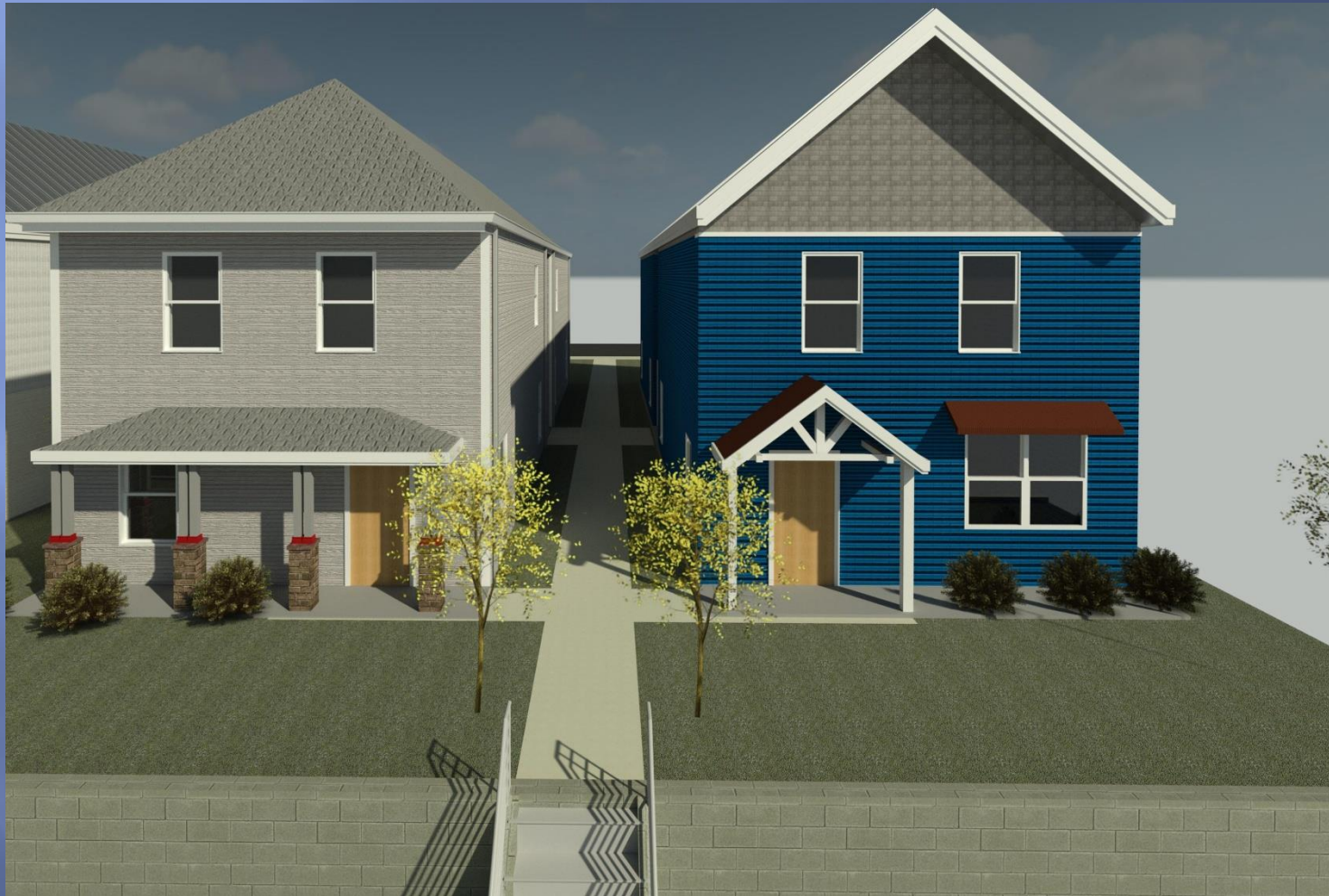


# Architectural Finish Concepts



# Architectural Finish Concepts

## Detail View





# Site Plan



**WAIVER(S) REQUESTED**  
 A WAIVER IS REQUESTED FROM CHAPTER 10.2.4 OF THE LDC TO ALLOW PARKING AND MANEUVERING IN THE REQUIRED 15' LSA.

**VARIANCE REQUESTED**  
 A VARIANCE IS REQUESTED FROM THE HEIGHT REQUIREMENTS DESCRIBED IN THE HPFL STANDARDS IN THE LDC CHAPTER 5.1.1.2

**TREE CANOPY CALCULATIONS (LOT 1)**  
 CLASS: A  
 EXISTING TREE CANOPY: 0% COVERAGE  
 SITE AREA: 0.22 AC (9,750 SF)  
 EXISTING TREES PRESERVED: 0 SF (0%)  
 REQUIRED NEW TREE CANOPY: 1,463 SF (15%)  
 REQUIRED TOTAL TREE CANOPY: 1,463 SF (15%)

**TREE CANOPY CALCULATIONS (LOTS 2-6)**  
 CLASS: A  
 EXISTING TREE CANOPY: 0% COVERAGE  
 SITE AREA: 0.55 AC (24,000 SF)  
 EXISTING TREES PRESERVED: 0 SF (0%)  
 REQUIRED NEW TREE CANOPY: 3,600 SF (15%)  
 REQUIRED TOTAL TREE CANOPY: 3,600 SF (15%)

**PRIVATE YARD CALCULATIONS**  
**PRIVATE YARD REQUIRED (20'x20')**  
 LOTS 2-6: 960 SF.  
**PRIVATE YARD PROVIDED:**  
 LOT 1: 995 SF.  
 LOT 2: 1,180 SF.  
 LOT 3: 1,180 SF.  
 LOT 4: 1,200 SF.  
 LOT 5: 1,200 SF.  
 LOT 6: 1,200 SF.

\* ALTERNATIVE DESIGN STANDARDS USED FROM 5.4.1.H

**PROJECT SUMMARY**

EXISTING ZONE	M2
PROPOSED ZONE	R-BA
EXISTING FORM DISTRICT	19
PROPOSED FORM DISTRICT	19
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
SITE AREA TOTAL	23,714 S.F. (0.57 AC.)
VIA	7,934 SF
LA REQUIRED (2.5X)	198 SF
LA PROVIDED	728 SF
PROPOSED NO. OF D.U. PER LOT	4
PROPOSED DENSITY (LOTS 2-6)	36 D.U./AC
PROPOSED DENSITY (LOT 1)	18.18 D.U./AC
PROPOSED NUMBER OF LOTS	6
PROPOSED BLDG HEIGHT	28'

- GENERAL NOTES**
1. ALL DEPENDS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO AEC FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
  2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND Jefferson COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
  3. SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR FLOOD ELEVATION TO THE 100-YEAR PRE-DEVELOPED ELEVATION FOR SECTION 10.3.1.2 OF THE WSD DESIGN MANUAL.
  4. ALL LUMBER SHALL BE SHELLED, DRESSED OR FINISHED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMBER TO BE SHEDDING TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES OR CONSIDERATION EXISTING OR EXISTING PROPOSED ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE, INTERFERENCE TO PEDESTAL OR DRIVING VISION, REFLECTS ON PUBLIC AREAS AND RIGHT-OF-WAY. IF IT DOES, IT SHOULD BE PRE-PAINTED, SHIELDED OR FINISHED.
  5. CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE CANOPY AND OTHER ADJACENT PROPERTIES FROM CONSTRUCTION. THE FENCING SHALL INCLUDE THE TREE CANOPY AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ALL CONSTRUCTION IS COMPLETED, NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED IN THE AREA.
  6. ALL UTILITIES AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
  7. CONSTRUCTION PAVES, BORDS AND ENCHANCEMENT SHALL BE REQUIRED BY LOUISVILLE METRO PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
  8. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
  9. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCHANCEMENT PERMIT.
  10. ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
  11. ALL CONSTRUCTION AND TRAIL TRAILERS MUST BE PERMITTED BY THE GOVERNOR'S PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE Jefferson COUNTY METRO ORDINANCE.
  12. MODIFIED CONTROL IN ACCORDANCE WITH CHAPTER 88 OF THE LOUISVILLE Jefferson COUNTY METRO ORDINANCE.
  13. SANITARY SEWER SERVICE PROVIDED BY CONNECTION, SUBJECT TO FEES AND APPLICABLE CHARGES.
  14. WSD DRAINAGE BOND REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
  15. IF SITE HAS NOT YET OBTAINED AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
  16. NO STORAGE OR LOADING OF MATERIALS FOR BUSINESS OPERATIONS NOT INCIDENTAL TO RESIDENTIAL USES, GENERAL PROFESSIONAL, OR SERVICE OFFICES IS PERMITTED.
  17. RESIDENTIAL LOTS SHALL COME TO A MECHANICAL CROSSLAND PARKING ADJACENT BEFORE LOTS ARE CREATED.
  18. ANY TREES REMOVED FROM THE SITE SHALL BE SHEDD AND SENT TO LOUISVILLE PUBLIC WORKS FOR REUSE.
  19. RETENTION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO MINIMIZE EXCESSIVE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

THE APPROPRIATE EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE A "TEMPORARY" PLAN, AND LANDSCAPING ACTIVITY ON THE GOVERNOR'S RIGHT SHALL BE COMPLETED PRIOR TO THE END OF CONSTRUCTION. THE GOVERNOR'S APPROVED BY METRO PRIVATE DEVELOPMENT REVIEW OFFICE. EPPC BMP #1 SHALL BE INSTALLED FOR THE PARK AND WSD STRUCTURES.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS DETENTION BEFORE OTHER CONSTRUCTION UNTIL THE CORRESPONDING DRAINAGE AREAS ARE SEEDS AND STABILIZED.

ACTIVITY MUST BE DESIGNED TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE CONSTRUCTION SITE TO ADJACENT PUBLIC PROPERTIES. SOIL TRACKED ONTO THE PROPERTY SHALL BE REMOVED IMMEDIATELY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, DRAKES, AND OTHER SENSITIVE TERRAIN. STOCKPILES SHALL BE SEEDS, MULCHED, AND ADEQUATELY COVERED THROUGHOUT THE USE OF SIFT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER WSD STANDARD DRAWING DR-20.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY OCCURRED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEMI-LOADEN BROWNSPIDER ENCOUNTERED DURING TRENCHING, BORING OR OTHER FOUNDATION ACTIVITIES SHALL BE PLANTED TO A NEAREST TREE TRUNK PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

**FLOOD NOTE**  
 FLOOD PLAN CONFIRMATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (FIRM) LATEST REVISION AND SHALL NOT BE CONSIDERED AS A GUARANTEE OR GUARANTEE OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREIN IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 211110040E.

**INCREASED IMPERVIOUS SURFACE**  
 PRE-DEVELOPED IMPERVIOUS SURFACE = 20,290 SF  
 POST-DEVELOPED IMPERVIOUS SURFACE = 20,148 SF  
 NET DECREASE IN IMPERVIOUS SURFACE = 142 SF  
 TOTAL SITE DISTURBANCE = 33,750 SF

**INCREASED RUNOFF CALCULATIONS**  
 C<sub>100</sub> = 0.66  
 C<sub>10</sub> = 0.66  
 AREA = 0.17 AC  
 (0.66 - 0.66) x 2.8/12 x 0.77 AC = 0.000 AC-IT.



**PARKING SUMMARY**

**REQUIRED**  
 MULTI-FAMILY RESIDENTIAL (24 D.U.) 36 SPACES  
 MIN. 1.5 SPACES/D.U. 80 SPACES

**PROVIDED**  
 COMPACT 3 SPACES  
 STANDARD 25 SPACES  
 HANDICAP 3 SPACES  
**TOTAL 32 SPACES**

**REQUIRED PARKING CUMULATIVE REDUCTIONS**

TARC TRANSPORTATION CREDIT	10%
APPENDIX 5A 1/2 MILE (10) GOODS/SERVICES	10%
APPENDIX 5A SIDE SHADE OR SIGNALS	30%
<b>TOTAL REDUCTION</b>	<b>25</b>
<b>TOTAL SPACES REQUIRED</b>	<b>25</b>
<b>TOTAL SPACES PROVIDED</b>	<b>32</b>

- LEGEND**
- EX. FIRE HYDRANT
  - EX. UTILITY POLE
  - EX. LIGHT POLE
  - EX. WATER VALVE
  - EX. GAS VALVE
  - EX. WATER METER
  - EX. BRASSAGE STRUCTURE
  - EX. CHAIN LINK FENCE
  - EX. CONTOUR
  - EX. OVERHEAD ELECTRIC
  - PROPOSED DUMPSTER
  - TO BE REMOVED
  - STORM WATER FLOW ARROW
  - PROPOSED HEADWALL
  - PROPOSED WARD BRAN
  - PROPOSED CATCH BASIN
  - PROPOSED PARKING COAT
  - PROPOSED LIGHT POLE
  - PROPOSED CONSTRUCTION ENTRANCE
  - PROPOSED SIFT FENCE
  - CONTRACT BOUNDARY
  - COMBACT PARKING SPACE

**CASE# 18ZONE1064**  
**DETAILED DISTRICT DEVELOPMENT PLAN**  
 (REZONING REQUEST)

917, 923 & 927 SHELLEY PARKWAY  
 LOUISVILLE, KENTUCKY 40204

FOR

OWNER:  
 TTE SHARON  
 917 & 923 SHELLEY PARKWAY  
 PO BOX 81554  
 LOUISVILLE, KENTUCKY 40201  
 P.O. 10301 BOX 774  
 P.O. 0250 LOT 0059

OWNER/DEVELOPER:  
 927 SHELLEY PARKWAY  
 345 S 3RD ST. 203  
 LOUISVILLE, KENTUCKY 40202  
 P.O. 10706 BOX 31  
 P.O. 0250 LOT 0118

**Milestone design group**  
 108 Chestnut Lane, Suite 209 - Louisville, KY 40203  
 502.327.7073 www.milestonegroup.com

**SHELBY GREENE APARTMENTS**

DATE: 8/23/18  
 DRAWN BY: S.C.Z.  
 CHECKED BY: J.M.M.  
 SCALE: 1/8"=1'-0" (HORIZ)  
 SCALE: 3/16"=1'-0" (VERT)

**REVISIONS**

1	PRIMARY DRAFTS 11/29/18
2	AGENCY COMMENTS 12/10/18
3	AGENCY COMMENTS 12/27/18
4	AGENCY COMMENTS 1/28/19

**DEVELOPMENT PLAN**

**JOB NUMBER 18030**

1  
 0  
 1