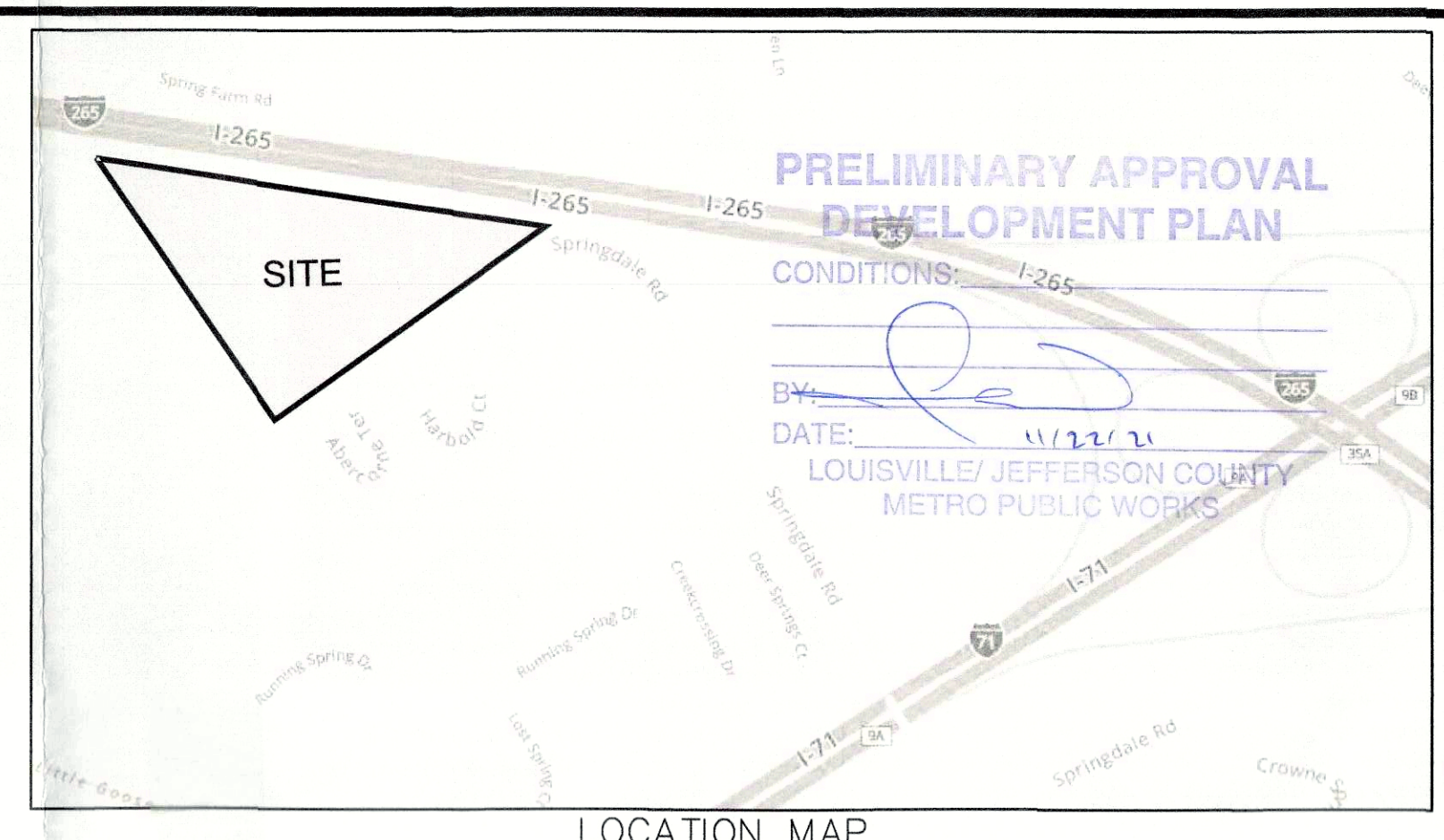


LOUISVILLE  
METRO  
APPROVED DISTRICT  
DEVELOPMENT PLAN  
DOCKET NO. 21-ZONE-0106  
APPROVAL DATE 12/16/2021  
EXPIRATION DATE 12/16/2023  
SIGNATURE OF PLANNING COMMISSION  
PLANNING COMMISSION



- ### MSD NOTES
- 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.
  - WASTEWATER: SANITARY SEWER CAPACITY IS ONLY AVAILABLE FOR 73,000 GPD. CONSTRUCTION OF LATERAL EXTENSION REQUIRED. FLOW METER MAY BE INSTALLED TO INCREASE CAPACITY. CAPACITY CAN BE SECURED BY PAYING SANITARY SEWER IMPACT FEES. SANITARY SEWER PATTERN DEPICTED FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
  - STORMWATER: FINAL CONFIGURATION AND SIZE OF DETENTION PONDS, DRAINAGE PIPES, CHANNELS, AND PERMANENT WATER QUALITY FEATURES TO BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
  - DRAINAGE / STORMWATER DETENTION: DETENTION WILL BE PROVIDED AS SHOWN ON THIS PLAN. THE OUTLET FOR THE DETENTION POND SHALL DISCHARGE TO THE EXISTING 24" HEADWALL IN THE SOUTHEAST CORNER ALONG SPRINGDALE ROAD. THE DRAINAGE OUTLET WILL BE DESIGNED TO LIMIT POST-DEVELOPED PEAK FLOWS TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
  - APPROXIMATE OVERALL TOTAL DETENTION VOLUME REQUIRED:  $(2.8 \times 0.60 \times 17.95) / 12 = 2.51$  AC-Ft
  - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
  - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ### GENERAL NOTES
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN.
  - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING THE CONSTRUCTION APPROVAL PROCESS.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
  - ALL STREET NAME SIGNS AND PAVEMENT MARKING SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST PHASE AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE/PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
  - ALL RADIUSES, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - TREE CANOPY CREDIT AREAS (TCCA'S) IDENTIFIED ON THIS PLAN REPRESENT PORTIONS OF THE SITE THE DEVELOPER HAS AGREED TO PRESERVE. THESE ARE PERMANENT PRESERVATION AREAS. ALL CLEARING, GRADING, AND FILL ACTIVITY IN THESE AREAS MUST BE IN ACCORDANCE WITH THE RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL. FURTHER CLEARING, GRADING, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITY SHALL TAKE PLACE BEYOND PRUNING TO IMPROVE THE GENERAL HEALTH OF THE TREE OR TO REMOVE DEAD OR DECLINING TREES THAT MAY POSE A PUBLIC HEALTH AND SAFETY THREAT.
  - SIDEWALK CONSTRUCTION SHALL BE REQUIRED, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
  - CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
  - ALL PARKING AND DRIVE AISLES TO BE HARD AND DURABLE SURFACE.
  - STREET TREES SHALL BE PROVIDED ALONG ALL PUBLIC RIGHTS OF WAY PER SECTION 10.2.8 OF THE LAND DEVELOPMENT CODE.
  - CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH, AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES, OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJUTING PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJUTING WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE.

BM#1062 X-CUT ON CONCRETE WALK 175' NORTHWEST OF THE EASTERNMOST CORNER OF TRACT AND 34.5' FROM CENTERLINE OF CHAMBERLAIN LANE. ELEVATION 709.30

BM#1063 X-CUT ON CONCRETE WALK 345' SOUTH OF THE CENTERLINE OF THE ENTRANCE TO CHAMBERLAIN LANE OFFICE CENTER AND 4' SOUTH OF FIRE HYDRANT. ELEVATION 712.01

BM#1064 X-CUT ON CONCRETE WALK 58' SOUTH OF THE CENTERLINE OF THE ENTRANCE TO CHAMBERLAIN LANE OFFICE CENTER AND 22' WEST OF CENTERLINE OF CHAMBERLAIN LANE. ELEVATION 713.50

BM#1 X-CUT ON TOP OF CONCRETE CURB AT THE ENTRANCE OF CONDO'S ELEVATION 713.89

BM#2 X-CUT ON BACK OF CONCRETE WALK ON CHAMBERLAIN LANE. ELEVATION 706.22

- ### SWPP NOTES
- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.
  - DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDS AND STABILIZED.
  - ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
  - SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDS, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.
  - ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.
  - WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
  - SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

### EROSION PREVENTION PLAN

ALL STORM WATER RUNOFF FROM DISTURBED AREAS WILL BE DIRECTED TO DITCH CHECKS OR SILT FENCE PERIMETER CONTROLS UNTIL STORM SEWERS ARE INSTALLED. AFTER STORM SEWER INSTALLATION, ALL STORM INLETS SHALL BE PROTECTED WITH STONE BASINS, SILT SACKS OR OTHER MSD APPROVED INLET CONTROLS. SILT FENCES SHALL BE UTILIZED AS PERIMETER CONTROLS AROUND SENSITIVE AREAS DURING CONSTRUCTION. SMALL WATERSHED AREAS MAY BE PROTECTED WITH SILT FENCE AND/OR DITCH CHECKS BASED ON FINAL GRADING.

### UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-722-6007) AFTER STORM SEWER INSTALLATION, ALL STORM INLETS SHALL BE PROTECTED WITH STONE BASINS, SILT SACKS OR OTHER MSD APPROVED INLET CONTROLS. SILT FENCES SHALL BE UTILIZED AS PERIMETER CONTROLS AROUND SENSITIVE AREAS DURING CONSTRUCTION. SMALL WATERSHED AREAS MAY BE PROTECTED WITH SILT FENCE AND/OR DITCH CHECKS BASED ON FINAL GRADING.

FRANCOIS, CHARLES AND SANDRA 404 AREBORNE TER LOUISVILLE, KY 40241 DB866 P02300 R4 ZONING NEIGHBORHOOD FD

ASBURY HOME OWNERS ASSOC. 8303 ASBURY PARK BLVD LOUISVILLE, KY 40241 DB866 P02300 R4 ZONING NEIGHBORHOOD FD

HURTAL, MICHELLE 4705 HALEY LANE LOUISVILLE, KY 40241 DB8114 P02616 R4 ZONING NEIGHBORHOOD FD

### LIGHTING NOTES

LIGHTING SHALL COMPLY WITH THE FOLLOWING RESTRICTIONS:

A) ALL EXTERIOR LIGHTING, WHETHER FREESTANDING OR ATTACHED TO ANY STRUCTURE, INCLUDING STREET LIGHTS AND LIGHTING FOR ANY SIGNAGE, SHALL BE FULLY SHIELDED, SHALL UTILIZE FLAT OR HIDDEN LENSES, AND SHALL BE POINTED DIRECTLY TO THE GROUND. THE FOLLOWING ARE EXCEPTIONS TO THIS REQUIREMENT:

I) A PARTIALLY SHIELDED OR UNSHIELDED DECORATIVE WALL SCONCE(S) SHALL BE ALLOWED AT A FRONT ENTRY TO A RESIDENCE IF THE TOTAL OUTPUT IN LUMENS DOES NOT EXCEED 2000 LUMENS.

II) OPEN FLAME GAS LAMPS.

III) LIGHTING INSTALLED WITH A VACUANCY SENSOR, WHERE THE SENSOR EXTINGUISHES THE LIGHTS NO MORE THAN 15 MINUTES AFTER THE AREA IS VACATED.

IV) LOW VOLTAGE LANDSCAPE LIGHTING AIMED AWAY FROM ADJUTING PROPERTIES AND NOT EXCEEDING 2000 LUMENS IN OUTPUT.

B) NO LED OR METAL HALIDE LIGHTING SHALL HAVE A CORRELATED COLOR TEMPERATURE (CCT) EXCEEDING 3000 DEGREES KELVIN.

### KARST FEATURES NOTE:

ACCORDING TO THE PRELIMINARY GEOTECHNICAL ENGINEERING REPORT PRODUCED BY EGS SOUTHEAST, LLP DATED MAY 28, 2021, SECTION 5.2 KARST POTENTIAL STATES: "NO EVIDENCE OF KARST FEATURES WAS OBSERVED ON SITE."

### WAIVER REQUESTS:

A WAIVER IS REQUESTED FROM SECTION 6.2.6 OF THE LDC TO NOT PROVIDE A SIDEWALK ALONG THE EXISTING SPRINGDALE ROAD FRONTAGE TO INSTEAD PROVIDE A SIDEWALK ALONG THE NORTHERN RIGHT OF WAY DEDICATION.

### SITE DATA

FORM DISTRICT:	EXISTING ZONING:	NEIGHBORHOOD
PROPOSED ZONING:	UNDEVELOPED	R-4
GROSS SITE AREA:	607,544 SF OR 13.95 AC	
NET SITE AREA:	607,544 SF OR 13.95 AC	
FUTURE SPRINGDALE ROAD RE-ALIGNMENT:		

### TOTAL UNITS:

1 BEDROOM UNITS:	133 UNITS
2 BEDROOM UNITS:	129 UNITS
3 BEDROOM UNITS:	40 UNITS

### MAX ALLOWABLE DENSITY:

MAX ALLOWABLE DENSITY:	34.8 DU/AC
MAX ALLOWABLE FAR:	1.0
PROVIDED FAR:	.73

### GROSS BUILDING FOOTPRINT AREA:

BUILDING #1: 4 STORES 48'-9" HT	13,679 SF
BUILDING #2: 4 STORES 48'-9" HT	24,055 SF
BUILDING #3: 4 STORES 48'-9" HT	24,055 SF
BUILDING #4: 4 STORES 48'-9" HT	13,679 SF
BUILDING #5: 4 STORES 48'-9" HT	21,364 SF
BUILDING #6: 3 STORES 38'-0" HT	5,816 SF
BUILDING #7: 3 STORES 38'-0" HT	5,816 SF
BUILDING #8: 3 STORES 38'-0" HT	5,816 SF
PET FACILITIES BUILDING: 1 STORY	380 SF

### GROSS FLOOR AREA OF ALL BUILDINGS:

GROSS FLOOR AREA OF ALL BUILDINGS:	442,638 SF
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### TALLEST STRUCTURE HEIGHT:

TALLEST STRUCTURE HEIGHT:	49'-9"
FROM GRADE TO MIDPOINT OF ROOF	
(LDC Table 5.3.1 allows additional building height for R7 above 45' if setbacks are increased 5' for each additional ten foot of building heights. Our lot buildings require 20' setbacks. They all have ample setbacks to qualify for the added height)	

### PARKING CALCULATIONS

MINIMUM REQUIRED PARKING (1/UNIT)	302 SPACES
MAXIMUM REQUIRED PARKING (2/UNIT)	604 SPACES
PARKING PROVIDED:	464 SPACES
TOWNHOME PARKING (BLDGS 6, 7, 8):	30 SPACES
SURFACE PARKING AT TOWNHOMES:	30 SPACES
ADA / HANDICAPPED PARKING:	10 SPACES
STANDARD PARKING:	394 SPACES

### OPEN SPACE CALCULATIONS

MINIMUM REQUIRED OPEN SPACE (10% OF NET AREA):	1.4 AC
RECREATIONAL OPEN SPACE REQUIRED:	.7 AC
RECREATIONAL OPEN SPACE PROVIDED:	.92 AC
(BUILDING 5 POOL AREA: .58 AC)	
(DOG PARK 1: .18 AC)	
(DOG PARK 2: .14 AC)	

### ILANUA CALCULATIONS

VUA TOTAL:	163,362 SF
VUA REQUIRED: (7.5% OF VUA)	12,252 SF
LA PROVIDED:	24,152 SF

### TREE CANOPY CALCULATIONS

GROSS SITE TREE CANOPY:	782,599 SF OR 17.97 AC
EXISTING TREE CANOPY:	70,595 SF (9%)
TREE CANOPY AT DRAINAGE TO BE PRESERVED:	70,595 SF (9%)
TREE CANOPY TO BE REMOVED:	0 SF (0%)

### CASE #21-ZONE-0106

RELATED CASES: 21-ZONEA-0066	
TAX BLOCK 0006	
PARCEL ID: W00600070000	
SEWER TREATMENT PLANT: MORRIS FOREMAN	
IMPERVIOUS INCREASE: 360,608 +/- SF	

### OWNER:

ROY F. MCMAHAN	
3034 R HUNTING LANE	
LOUISVILLE, KY 40220	
D.B. 9656 P.G. 0966	

### NOV 08 2021

PLANNING & DESIGN

**SABAK, WILSON & LINGO, INC.**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
LOUISVILLE, KENTUCKY 40202  
608 S. THIRD STREET, THE HENRY CLAY

**DDP**

**DISTRICT DEVELOPMENT PLAN**  
PROJECT TITLE: SPRINGDALE APARTMENTS  
5217 SPRINGDALE ROAD  
LOUISVILLE, KY 40241

SHEET TITLE: DISTRICT DEVELOPMENT PLAN  
JOB NO.: 3285  
SCALE: 1"=50'  
DATE: 10/27/21  
DRAWING NO.: SHEET 1 OF 1