

PRELIMINARY APPROVAL  
DEVELOPMENT PLAN  
CONDITIONS

DATE: *April 18, 2022*  
BY: *Quinn W. Duff*  
DESIGNED BY: *Jefferson County*  
DRAWN BY: *Jefferson County*

- LEGEND**
- EX TREE
  - EX. FIRE HYDRANT
  - EX. LIGHT POLE
  - EX. UTILITY POLE
  - EX. SIGN
  - EX. PROPERTY LINE
  - EX. FENCE
  - EX. SWALE
  - EX. STORM SEWER
  - EX. SANITARY SEWER
  - PR. STORM SEWER W/ EPSC BASK CHECK
  - PR. SANITARY SEWER
  - PR. SWALE
  - PR. CONCRETE (5' WALK WITH ADA RAMPS AS REQ.)
  - PR. EDGE OF PAVEMENT
  - PR. FENCE
  - SETBACK PER LDC
  - LANDSCAPE BUFFER AREA (Labeled as LBA on PLAN)
  - PR. SILT FENCE
  - PR. LIMITS OF DISTURBANCE IN STREAM BUFFER
  - LIMITS OF PROPOSED BUILDING

**MSD EASEMENTS (PROPOSED)**

- PROPOSED 15' SANITARY SEWER AND DRAINAGE EASEMENT
- PROPOSED VARIABLE SANITARY SEWER AND DRAINAGE EASEMENT

NOTE: FOR CLARITY, ALL PROPOSED EASEMENTS ARE SHOWN ON DEVELOPMENT PLAN BUT LABELED WITH THE 'A' OR 'B' INDICATION AS SHOWN ABOVE FOR TYPE SEE L&S NOTE 11. FINAL LOCATIONS AND MINIMUM WIDTHS WILL BE DETERMINED AT TIME OF CONSTRUCTION PER MSD MINIMUM REQUIREMENTS.

**DETENTION CALCULATIONS**

$X = \Delta C R A / 12$   
 $\Delta C = 0.75 - 0.30 = 0.45$   
 $A = 256,390 \text{ SF} (19.66 \text{ Ac.})$   
 $R = 2.8 \text{ INCHES}$   
 $X = (0.45)(256,390)(2.8) / 12 = 89,921 \text{ CUBIC- FEET}$   
 REQUIRED  $X = 134,882 \text{ CU.FT.}$  (0.612 CU.FT. + 50K FOR POND CREEK WATERSHED)  
 BASIN AREA 1 = 30,000 CU.FT. (10,000 SF @ APPROX. 3 FT. DEPTH)  
 BASIN AREA 2 = 105,000 SF (21,000 SF @ APPROX. 5 FT. DEPTH)  
**TOTAL = 135,000 SF BASIN VOLUME**  
 = 135,000 CU.FT. > 134,882 CU.FT.

NOTE: ANY THROUGH DRAINAGE AND ONSITE DETENTION WILL REQUIRE A SANITARY SEWER AND DRAINAGE EASEMENT PLAT PER MSD STANDARDS PRIOR TO CONSTRUCTION PLAN APPROVAL.

**TREE CANOPY CALCULATIONS**

SITE AREA	787,967 SF
CANOPY COVERAGE CLASS	CLASS C - 0% - 40%
AREA OF SITE WITH EX. TREE CANOPY	(53%) 43,000 SF
TREE CANOPY REQUIRED	(35%) 275,788 SF
TREE CANOPY PRESERVED	NONE
TREE CANOPY TO BE PLANTED	(35%) 275,788 SF
TOTAL TREE CANOPY PROVIDED	(35%) 275,788 SF

NOTE: IF AT TIME OF CONSTRUCTION PLAN PREPARATION AND BASED ON FINAL SITE GRADING, TREE CANOPY AREAS CAN BE DETERMINED TO REMAIN. THEY MAY BE INCLUDED AS PART OF THIS PROJECT AND WILL BE SHOWN ON THE LANDSCAPE PLAN AS TREE CANOPY CREDIT AREAS (TCCA).

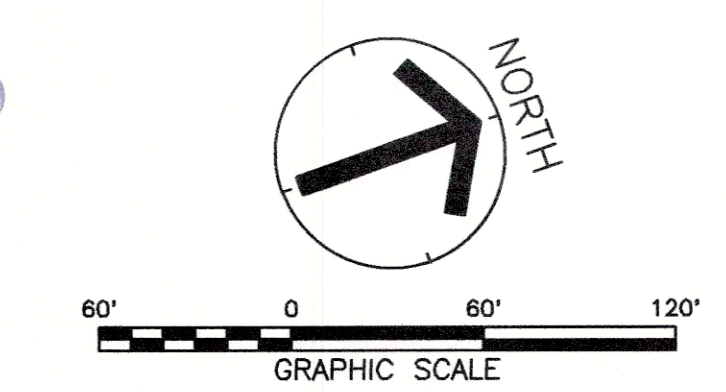
**LANDSCAPE DATA**

PROPOSED V.I.A.	166,437 SF
I.L.A. REQUIRED (7.5%)	12,483 SF
I.L.A. PROVIDED	15,424 SF

**OPEN SPACE DATA (R-6)**

TOTAL SITE AREA	18.09 ACRES
OPEN SPACE REQUIRED	2.71 ACRES (15%)
OPEN SPACE PROVIDED	6.70 ACRES (37%)

OPEN SPACE PROVIDED INCLUDES 1/4-1/2 ACRES OF RECREATIONAL OPEN SPACE: SWIMMING POOL, CLUBHOUSE, OUTDOOR KITCHEN/PIT AREA, GREEN SPACE (WALKING PATH AND GRASSES)



**CEEDAR BROOK DRIVE (LOCAL) 60' RW**

**RED CEDAR WAY (LOCAL) 60' RW**

**SHEPHERDSVILLE ROAD (MINOR ARTERIAL) R/W VARIES**

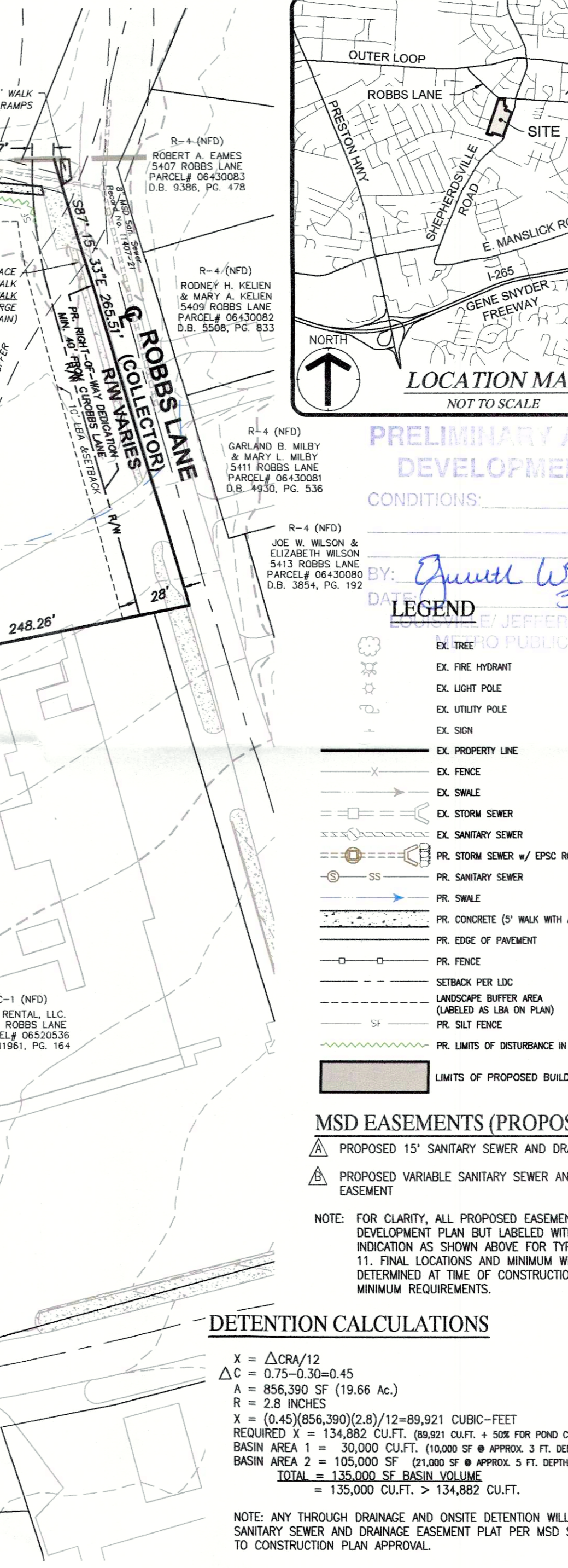
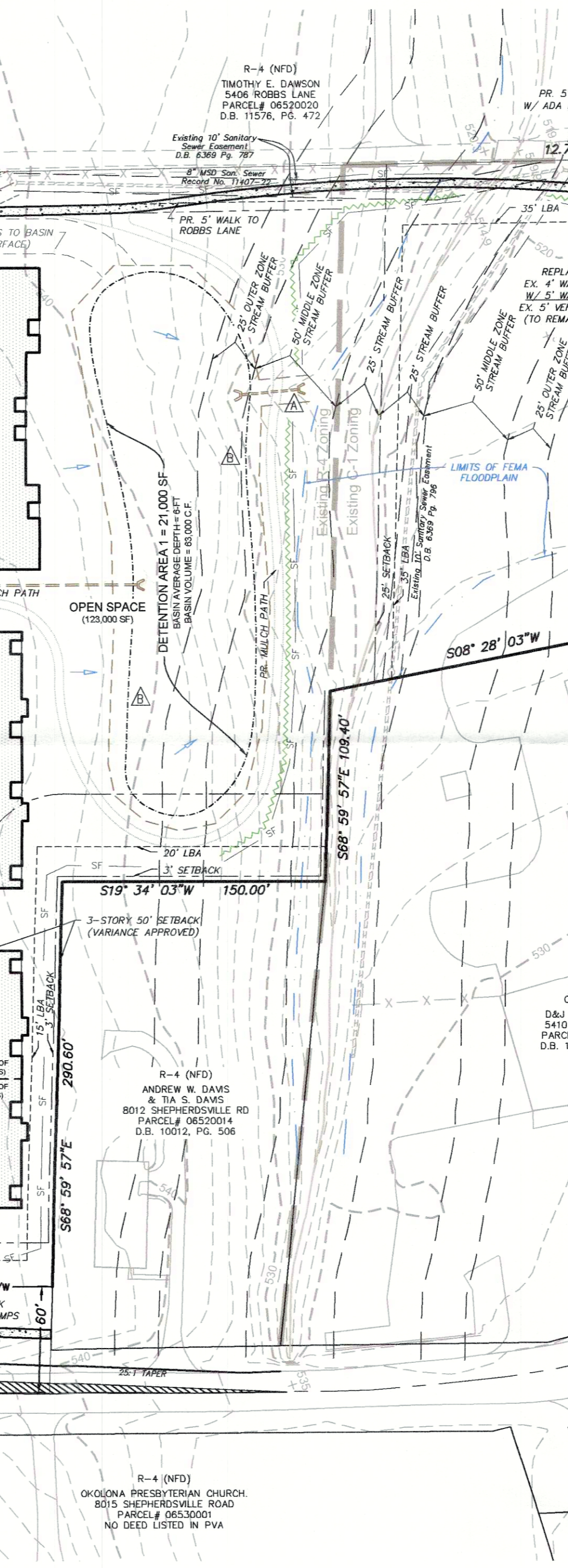
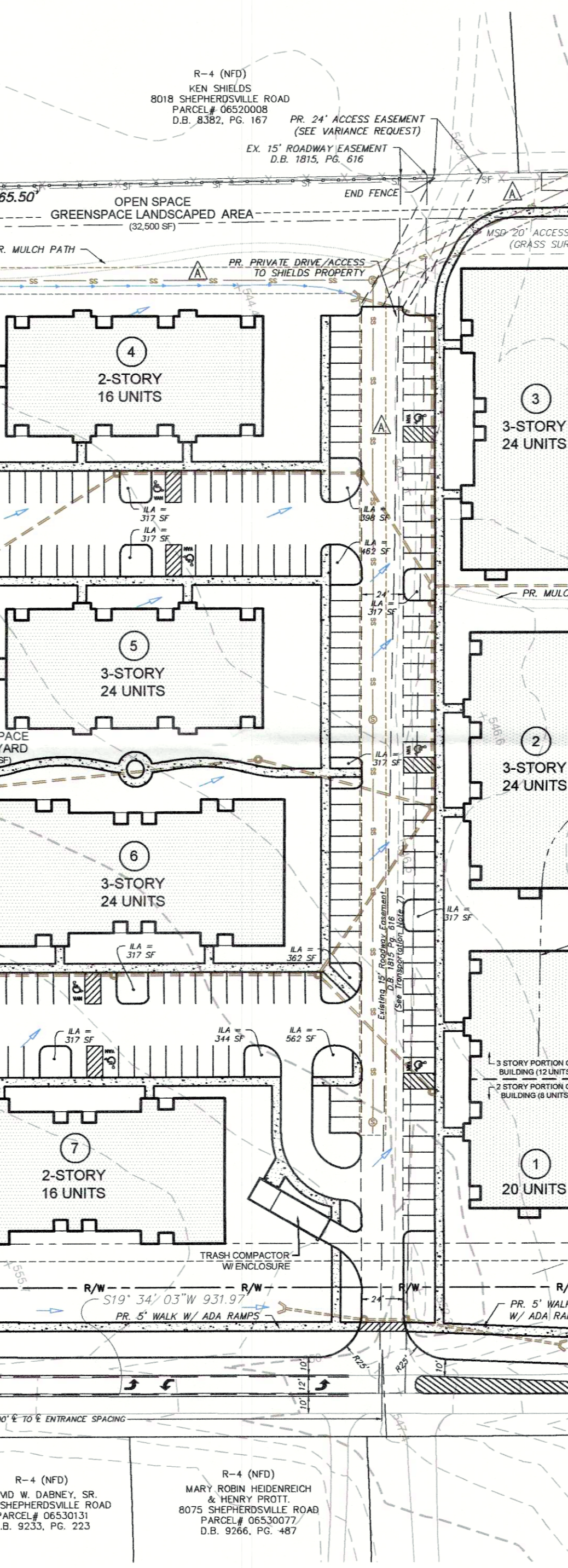
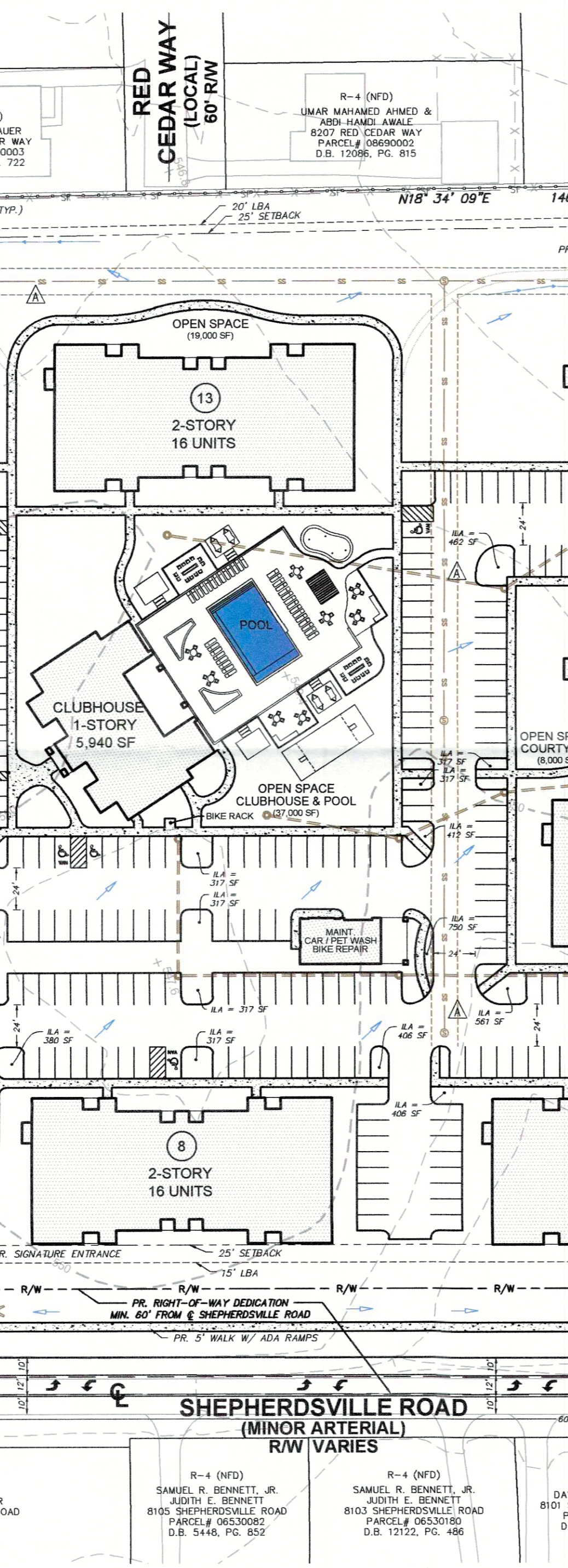
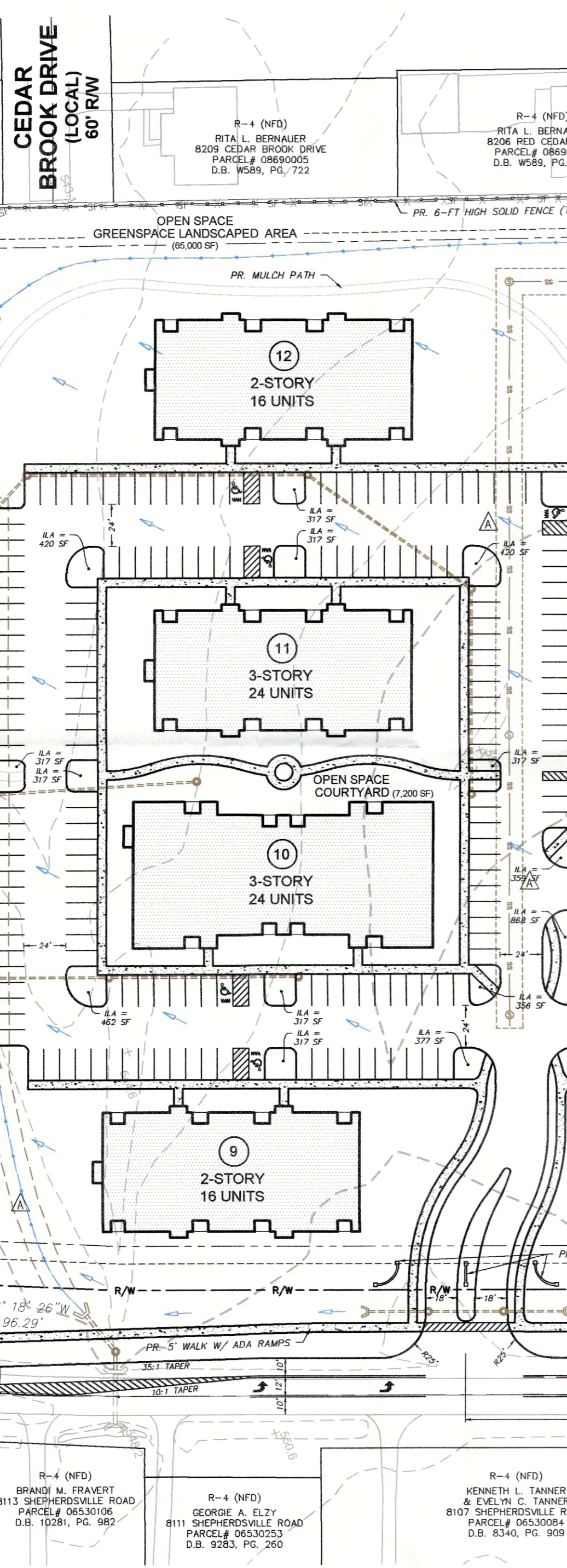
**ROBBS LANE (COLLECTOR) R/W VARIES**

**DEVELOPMENT PLAN**

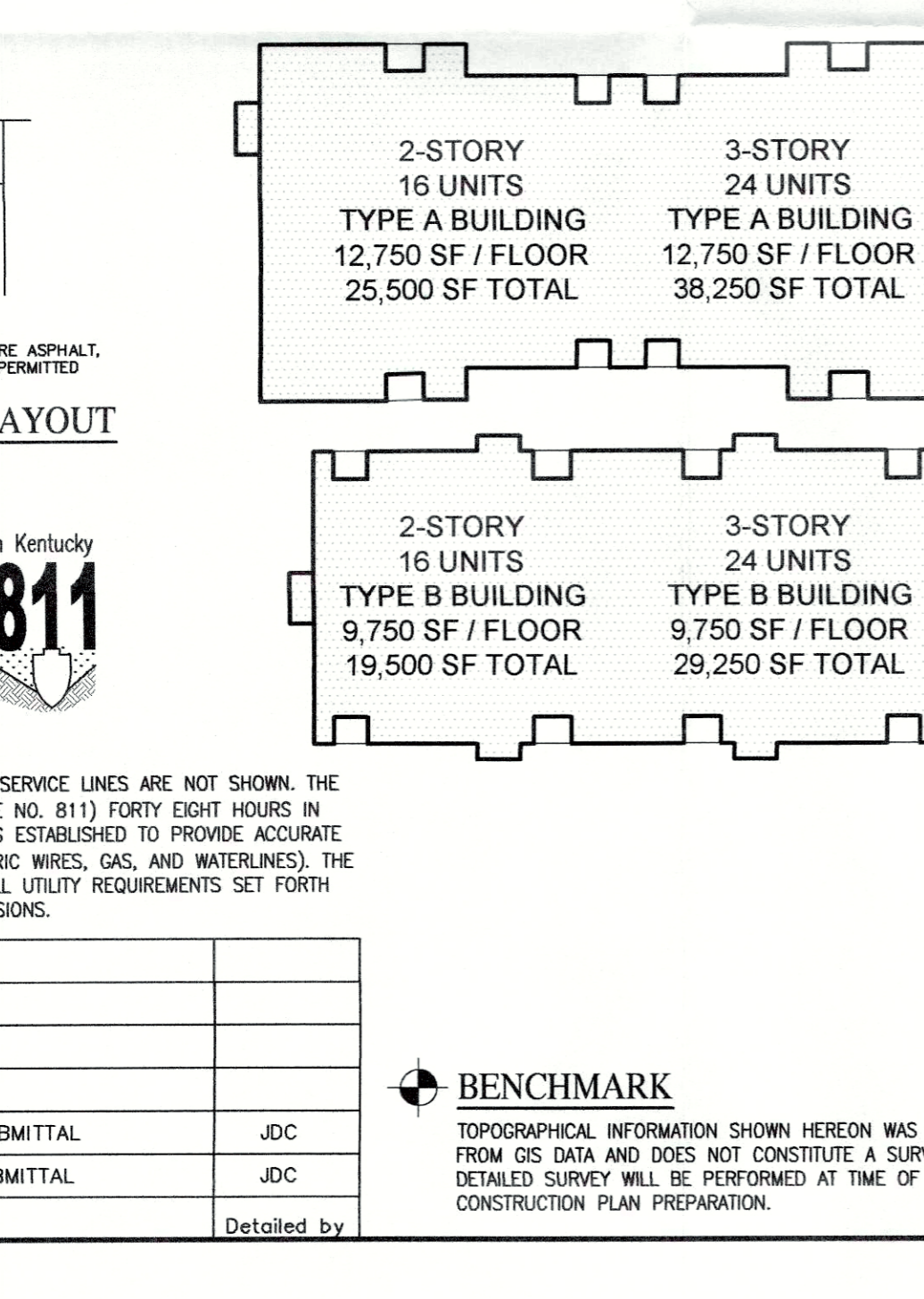
Condition of Approval:

*Melissa Fortk*, 3/18/22  
Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



**TYPICAL PARKING SPACE LAYOUT**  
NOT TO SCALE



**GENERAL NOTES**

- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- MIGRATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
- A KARST SURVEY WAS PERFORMED BY GEM ENGINEERING, INC. - REPORT DATED 3/21/18.
- DEVELOPMENT WILL COMPLY WITH CHAPTER 4, PART 9 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 SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.

**TRANSPORTATION NOTES**

- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN THE RIGHT-OF-WAY PRIOR TO CONSTRUCTION PLAN APPROVAL.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ACCESS EASEMENT AS RECORDED IN D.B. 1815, PG. 616 WILL BE UPDATED.

**SITE DATA**

8016 SHEPHERDSVILLE ROAD  
LOUISVILLE, KY 40219  
PARCEL # 06520016  
D.B. 12239, PG. 890

**OWNER**

UTICA INVESTMENTS, LLC  
2509 PLANTISIDE DRIVE  
LOUISVILLE, KY 40299-2529

GROSS SITE AREA	± 19.66 ACRES
PR. R/W DEDICATION	± 1.57 ACRES
NET SITE AREA	± 18.09 ACRES
FORM DISTRICT	NEIGHBORHOOD
EX. LAND USE	VACANT
EX. ZONING	R-6 & C-1
PR. LAND USE	MULTI-FAMILY
PR. NUMBER OF UNITS	260 TOTAL UNITS
PR. DENSITY (MAX=1742 U/L/AC)	14.37 U/L/ACRE
GROSS FLOOR AREA	± 367,720 SF (SEE CALC. BELOW)
PR. FLOOR AREA RATIO (MAX=0.75)	0.47 FAR

**EROSION CONTROL 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 SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT USE OF SOIL FENCE.
- 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 NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

**VARIANCE - APPROVED PER CASE# 16ZONE1027**

1) A VARIANCE FROM CHAPTER 5, PART 4, SECTION 5.4.2.4.4 OF THE LAND DEVELOPMENT CODE TO ALLOW THE 3-STORY BUILDINGS TO ENCRoACH INTO THE 50'-FT BUILDING SETBACK REQUIREMENTS ADJACENT TO R-4 SINGLE FAMILY - APPROVED PER CASE# 16ZONE1027.

**VARIANCE REQUEST**

1) A VARIANCE IS REQUESTED FROM CHAPTER 5, PART 3, SECTION 5.3.1.C.2 - TABLE 5.3.1 OF THE LAND DEVELOPMENT CODE TO ELIMINATE THE REQUIRED 15' STREET SIDE YARD SETBACK ALONG THE EXISTING/PROPOSED PRIVATE ACCESS EASEMENT.