

- ### 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.
 - MITIGATION 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.

- ### MSD NOTES
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY L.E. AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEWEK R. OUTFALL WATER QUALITY TREATMENT CENTER.
 - DRAINAGE: DRAINAGE PATTERNS DERIVED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
 - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING. (211110094E REV. DECEMBER 5, 2006).
 - AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - ONSITE DETENTION WILL BE REQUIRED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 50% OF THE 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE AT A 1:1.5 RATIO.
 - ALL RETAIL SHOPS (CLUB HOUSE) MUST HAVE INDIVIDUAL CONNECTION PER MSD'S FATS, OILS AND GREASE POLICY.
 - ALL PROPOSED SANITARY SEWER LINES, THROUGH DRAINAGE AND ONSITE DETENTION WILL REQUIRE A SANITARY SEWER AND DRAINAGE EASEMENT PLAT PER MSD STANDARDS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - MSD 25-FT STREAM BUFFER WILL BE MEASURED FROM TOP OF BANK BASED ON DETAILED SURVEY TO BE PERFORMED AS PART OF SITE CONSTRUCTION PLAN PREPARATION.

- ### VARIANCE REQUESTED
- A VARIANCE IS REQUESTED FROM CHAPTER 5, PART 4, SECTION 5.4.2.4.4 OF THE LAND DEVELOPMENT CODE TO ALLOW THE 3-STORY BUILDINGS 2 & 3 TO ENDOUCH INTO THE 50-FT BUILDING SETBACK REQUIREMENTS ADJACENT TO R-4 SINGLE FAMILY.

- ### 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.

- ### 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 THROUGH USE OF SILT FENCE.
 - WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL BE 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.

BICYCLE SUMMARY

LOT 1	LOT 2	TOTAL
SHORT/LONG TERM PROVIDED WITHIN RESIDENCES PER UNIT	390 SPACES	264 UNITS
ADDITIONAL SHORT TERM PROVIDED AT CLUBHOUSE	780 SPACES	396 SPACES
		792 SPACES
TARC PARK-N-RIDE	N/A	7 SPACES
TOTAL PARKING PROVIDED	478 SPACES (INC. 27 ADA)	485 SPACES (INC. 34 ADA)

SITE DATA

8016 SHEPHERDSVILLE ROAD
LOUISVILLE, KY 40219
PARCEL # 06520016
D.B. 9813, PG. 1

PR. LOT 1 SITE AREA	±16.94 ACRES
PR. LOT 2 SITE AREA	±1.15 ACRES
PR. R/W DEDICATION	±1.57 ACRES
TOTAL SITE AREA	±19.66 ACRES
FORM DISTRICT	R-4 & C-1
EX. ZONING	VACANT
EX. LAND USE	VACANT
PR. ZONING	R-6 & C-1
PR. LAND USE	MULTI-FAMILY
PR. NUMBER OF UNITS	260 TOTAL
PR. DENSITY	15.35 D.U./ACRE
GROSS FLOOR AREA	±364,400 SF (SEE CALCS. BELOW)
PR. FLOOR AREA RATIO	0.49 FAR

OWNER

UNIVERSITY OF LOUISVILLE FOUNDATION
A NON-PROFIT CORPORATION
103 CRAWFORD HALL
LOUISVILLE, KY 40292

SETBACK DATA

MIN. FRONT YARD	25' (15'-0" SUPPLEMENTAL SETBACK)
MAX. FRONT YARD	N/A
STREET SIDE YARD	15'
SIDE YARD	3'
REAR YARD	25'
PR. BUILDING HEIGHT	35' (35' MAX. PERMITTED)
PR. CLUBHOUSE/BLDG HEIGHT	20' (20' MAX. PERMITTED)

PARKING SUMMARY

APARTMENTS	LOT 1	LOT 2	TOTAL
MIN. PARKING REQUIRED (1.5 SPACES/UNIT)	260 UNITS	N/A	264 UNITS
MAX. PARKING PERMITTED (3 SPACES/UNIT)	390 SPACES	N/A	396 SPACES
	780 SPACES	N/A	792 SPACES
TARC PARK-N-RIDE	N/A	7 SPACES	7 SPACES
TOTAL PARKING PROVIDED	478 SPACES (INC. 27 ADA)	7 SPACES (INC. 1 ADA)	485 SPACES (INC. 34 ADA)

TREE CANOPY CALCULATIONS

LOT 1 SITE AREA	16,940 SF
LOT 2 SITE AREA	49,956 SF
TOTAL SITE AREA	787,967 SF
CANOPY COVERAGE CLASS	CLASS C - 0%-40%
AREA OF SITE WITH EX. TREE CANOPY	(5%) 43,000 SF
TREE CANOPY REQUIRED	(20%) 157,593 SF
TREE CANOPY PRESERVED	NONE
TREE CANOPY TO BE PLANTED	(20%) 157,593 SF
TOTAL TREE CANOPY PROVIDED	(20%) 157,593 SF

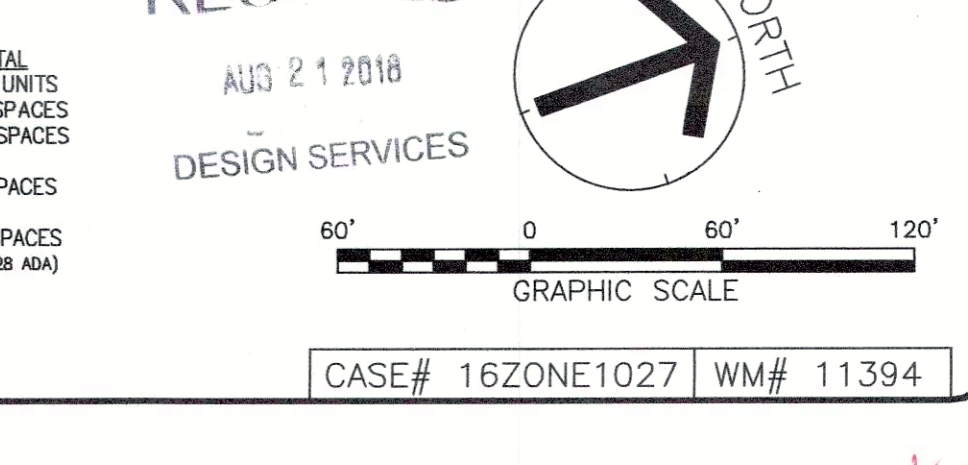
LANDSCAPE DATA

PROPOSED V.I.A.	160,685 SF
I.L.A. REQUIRED (7.5%)	12,051 SF
I.L.A. PROVIDED	13,294 SF

OPEN SPACE DATA (R-6)

TOTAL SITE AREA	16.94 ACRES
OPEN SPACE REQUIRED	2.54 ACRES (15%)
OPEN SPACE PROVIDED	5.70 ACRES (34%)

(OPEN SPACE PROVIDED INCLUDES 4+ ACRES OF RECREATIONAL OPEN SPACE PROVIDED AT POOL/CLUBHOUSE, PLAYGROUND WITH PATIO/GRILL AREA, GREEN SPACE WALKING PATH, AND GREENING)



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COMMERCIAL GROUP
3810 SPRINGHURST BLVD
LOUISVILLE, KY 40241
PHONE: (502) 412-2800

DETAILED DISTRICT DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT PLAN FOR UNITY PLACE APARTMENTS
8016 SHEPHERDSVILLE ROAD
LOUISVILLE, KY 40219

JOB NO: 18011
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
DESIGNED BY: BSE
CHECKED BY: SWH
DATE: MARCH 19, 2018
SHEET
C08

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