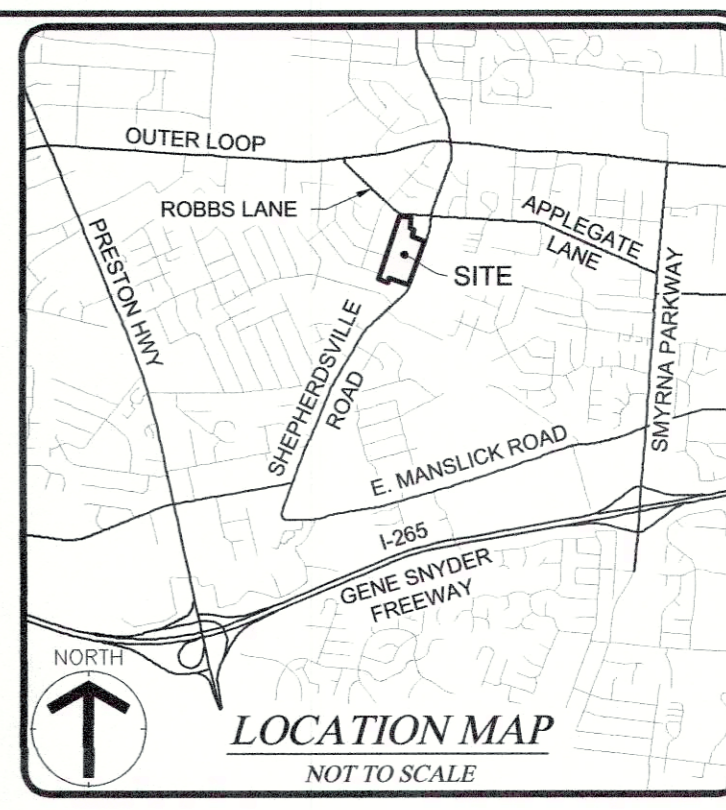
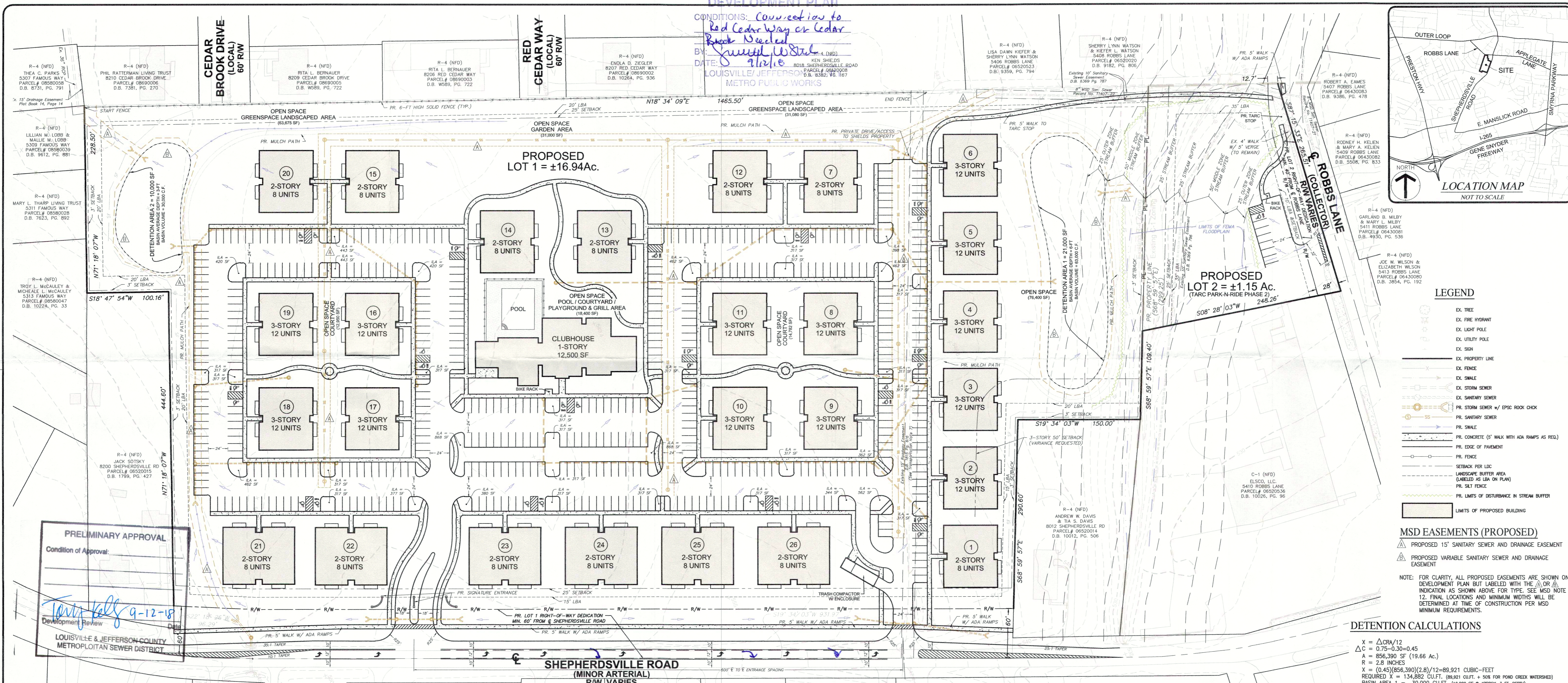


PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS: Connected to Red Cedar Way air Cedar Brook Sewer
 By: *James W. Stal*
 DATE: 9/12/18
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



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 LABELLED WITH THE (A) OR (B) INDICATION AS SHOWN ABOVE FOR TYPE. SEE MSD NOTE 12. FINAL LOCATIONS AND MINIMUM WIDTHS WILL BE DETERMINED AT TIME OF CONSTRUCTION PER MSD MINIMUM REQUIREMENTS.

DETENTION CALCULATIONS
 $X = \frac{\Delta ORA}{12}$
 $\Delta = 0.75 - 0.30 = 0.45$
 $A = 856,390 \text{ SF (19.66 AC.)}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.45)(856,390)(2.8)/12 = 89,921 \text{ CUBIC FEET}$
 REQUIRED $X = 134,882 \text{ CU FT. (60,901 CU FT. = 508 FOR POND CREEK WATERSHED)}$
 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
 $= 135,000 \text{ CU FT.} \rightarrow 134,882 \text{ CU FT.}$
 NOTE: ANY THROUGH DRAINAGE AND ONSITE DETENTION WILL REQUIRE AN SANITARY SEWER AND DRAINAGE EASEMENT PLAT PER MSD STANDARDS PRIOR TO CONSTRUCTION PLAN APPROVAL.

TREE CANOPY CALCULATIONS
 LOT 1 SITE AREA: 738,011 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
 NOTE: IF AT TIME OF CONSTRUCTION PLAN PREPARATION AND BASED ON FINAL SITE GRADING, TREE CANOPY AREA 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 PROTECTION AREA (TCPA).

LANDSCAPE DATA
 PROPOSED V.U.A.: 160,685 SF
 L.L.A. REQUIRED (7.5%): 12,051 SF
 L.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 INCLUDING PATIO, AND GRASSES)

SETBACK DATA
 MIN. FRONT YARD: 25' (15' + 10' SUPPLEMENTAL SETBACK)
 MIN. 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 SPACES	N/A	264 SPACES
MAX. PARKING PERMITTED (3 SPACES/UNIT)	780 SPACES	N/A	782 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. 28 ADA)

BICYCLE SUMMARY
 LOT 1: SHORT/LONG TERM PROVIDED WITHIN RESIDENCES PER UNIT ADDITIONAL SHORT TERM PROVIDED AT CLUBHOUSE: 3 SPACES
 LOT 2: SHORT TERM PROVIDED: NONE LONG TERM REQUIRED (0 SPACES OR 50 DAILY BOARDINGS): 1 SPACE SHORT/LONG TERM PARKING PROVIDED: 1 SPACE

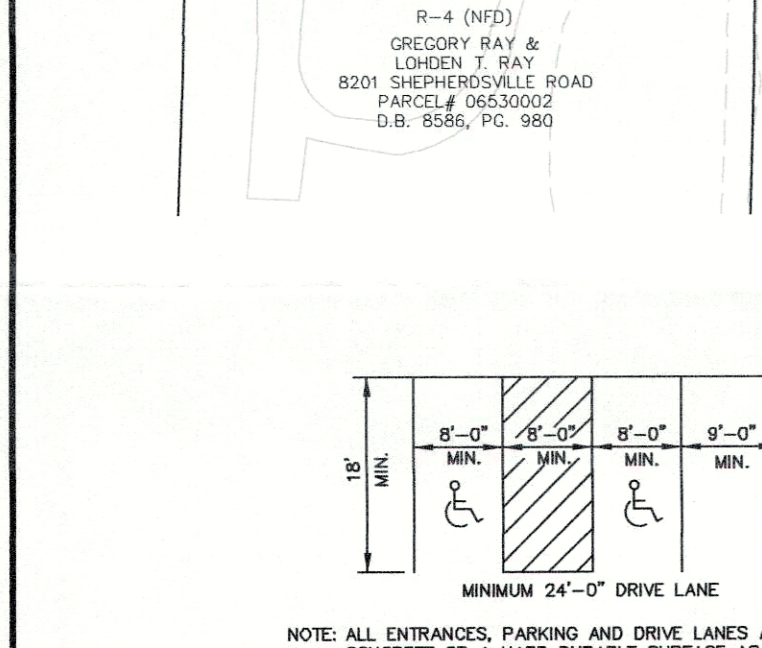
GENERAL NOTES
 1) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
 2) THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
 3) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
 4) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
 5) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 6) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
 7) A KARST SURVEY WAS PERFORMED BY GEN ENGINEERING, INC. - REPORT DATED 3/21/18. DEVELOPMENT WILL COMPLY WITH CHAPTER 4, PART 9 OF THE LAND DEVELOPMENT CODE.

MSD NOTES
 1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 2) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY L.E. AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
 3) DRAINAGE: DRAINAGE PATTERNS IDENTIFIED BY HERONS (-) 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).
 4) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
 5) 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 DOWNSYSTEM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
 6) 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.
 7) MSD DRAINAGE BOARD REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 8) ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE AT A 1:1.5 RATIO.
 9) ALL RETAIL SHOPS (CLUB HOUSE) MUST HAVE INDIVIDUAL CONNECTION PER MSD'S FATS, OILS AND GREASE POLICY.
 10) 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.
 11) 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.

TRANSPORTATION NOTES
 1) 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 CROSS DRIVE LANES AS REQUIRED BY MPW.
 2) EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
 3) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 4) ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
 5) CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN THE RIGHT-OF-WAY PRIOR TO CONSTRUCTION PLAN APPROVAL.
 6) RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 7) ACCESS EASEMENT AS RECORDED IN D.B. 1815, PG. 616 WILL BE UPDATED.

EROSION CONTROL NOTES
 1) 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 SWPP 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.
 2) 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.
 3) 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 SILT FENCE.
 4) 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.
 5) SEDIMENT LAGOON 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.

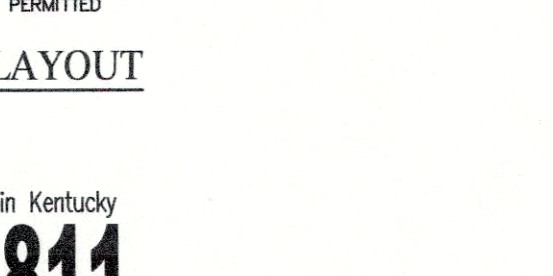
PRELIMINARY APPROVAL
 Condition of Approval:
 Approved 9-12-18
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



Kentucky 811
 The New Look For Digging Safely in Kentucky
 Call 811 Before You Dig

UTILITY NOTE:
 ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailled by
6	8/14/18	NEIGHBOR REQUESTED DESIGN CHANGES	JDC
5	7/26/18	ROAD IMPROVEMENTS - ADD TURN LANES	JDC
4	7/11/18	ENTRANCE CHANGES	JDC
3	6/26/18	LD&T COMMENT - ENTRANCE CHANGES	JDC
2	6/1/18	LD&T COMMENT - ADD TURN LANES / WALK CONNECTION	JDC
1	4/20/18	AGENCY COMMENTS	JDC



BENCHMARK
 TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.

GENERAL NOTES
 1) A VARIANCE IS REQUESTED FROM CHAPTER 5, PART 4, SECTION 5.4.2.A.4 OF THE LAND DEVELOPMENT CODE TO ALLOW THE 3-STORY BUILDINGS 2 & 3 TO ENCRACH INTO THE 50-FT BUILDING SETBACK REQUIREMENTS ADJACENT TO R-4 SINGLE FAMILY.

VARIANCE REQUESTED
 1) A VARIANCE IS REQUESTED FROM CHAPTER 5, PART 4, SECTION 5.4.2.A.4 OF THE LAND DEVELOPMENT CODE TO ALLOW THE 3-STORY BUILDINGS 2 & 3 TO ENCRACH INTO THE 50-FT BUILDING SETBACK REQUIREMENTS ADJACENT TO R-4 SINGLE FAMILY.

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 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

RECEIVED
 AUG 21 2018
 DESIGN SERVICES

C08

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

SHEET