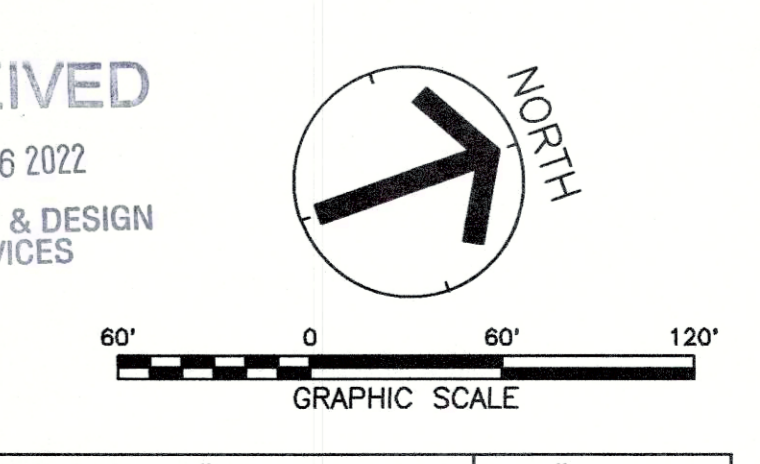
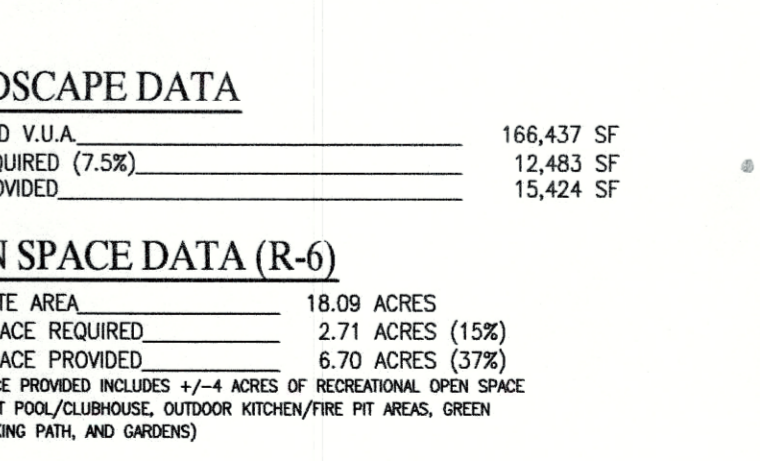
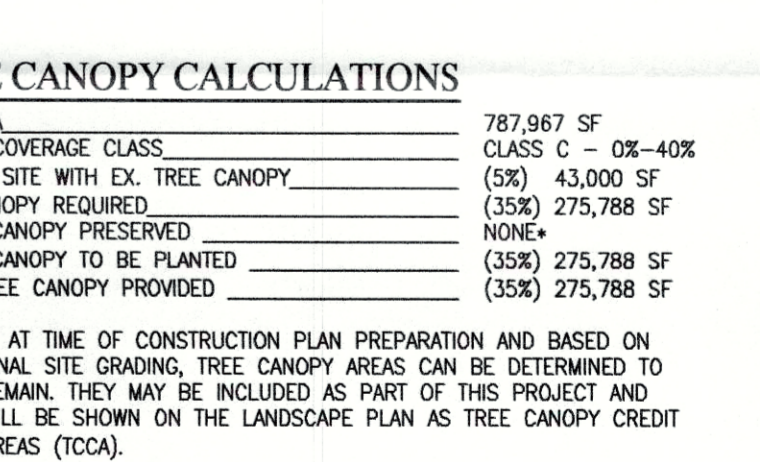
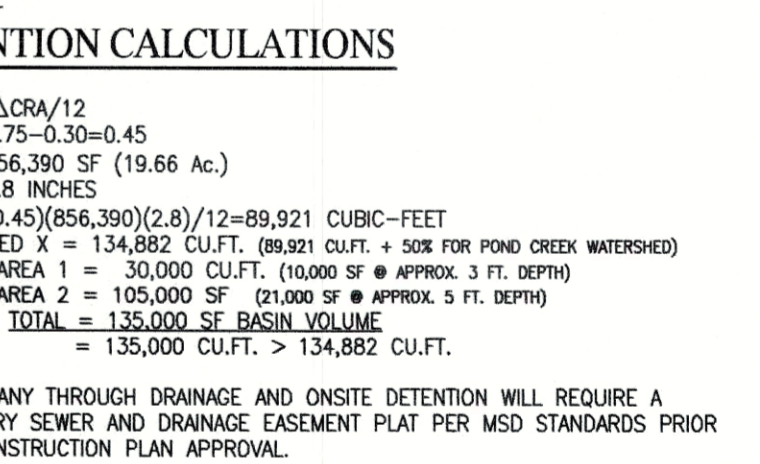
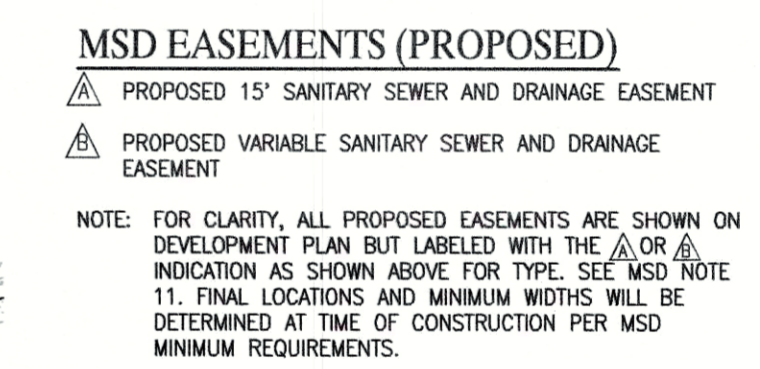
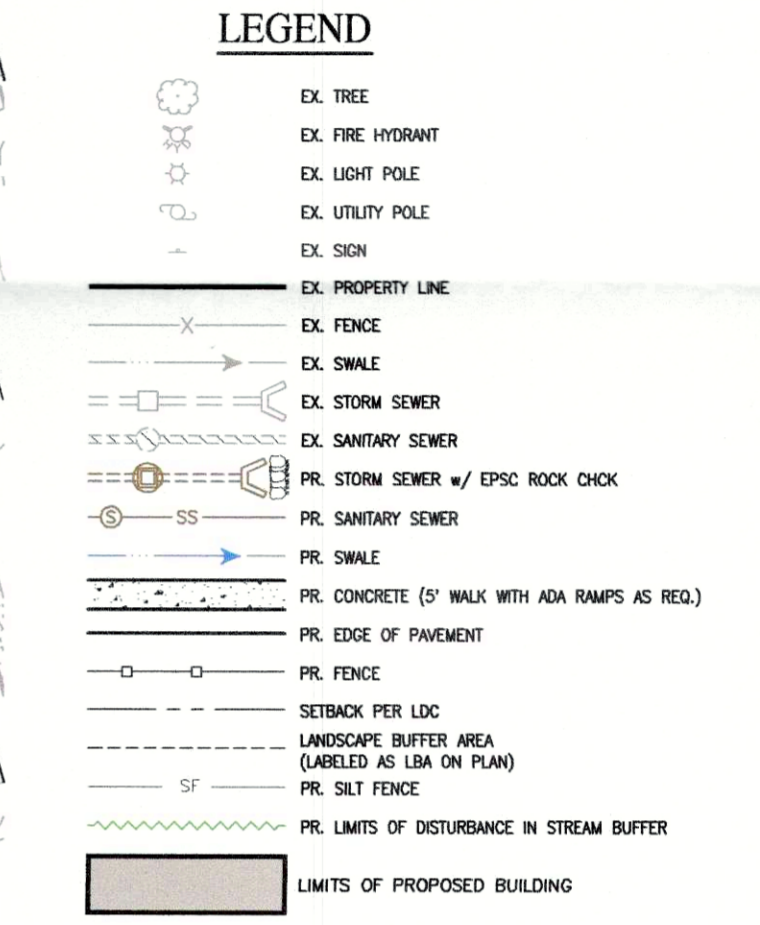
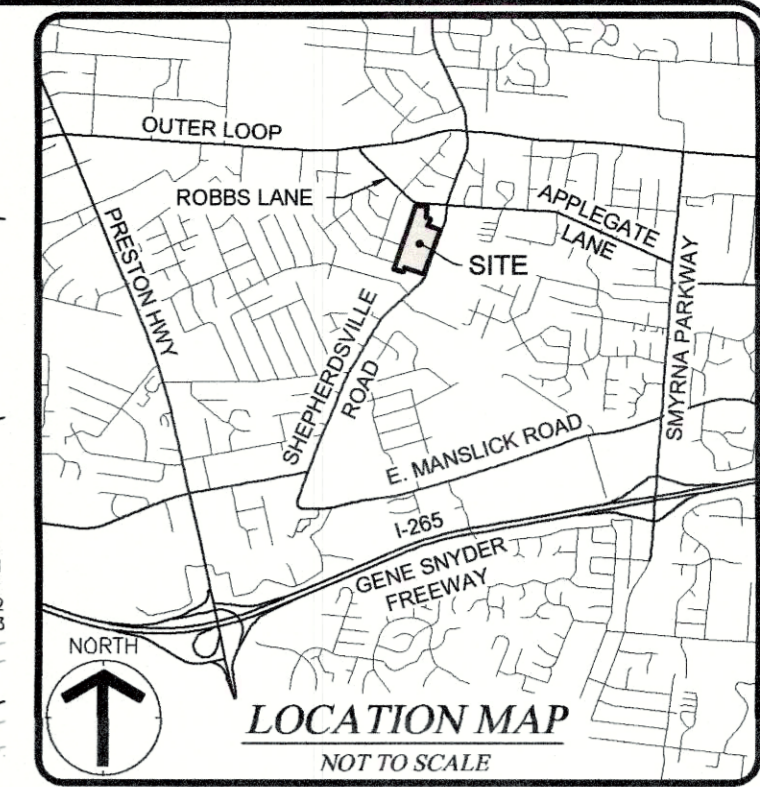
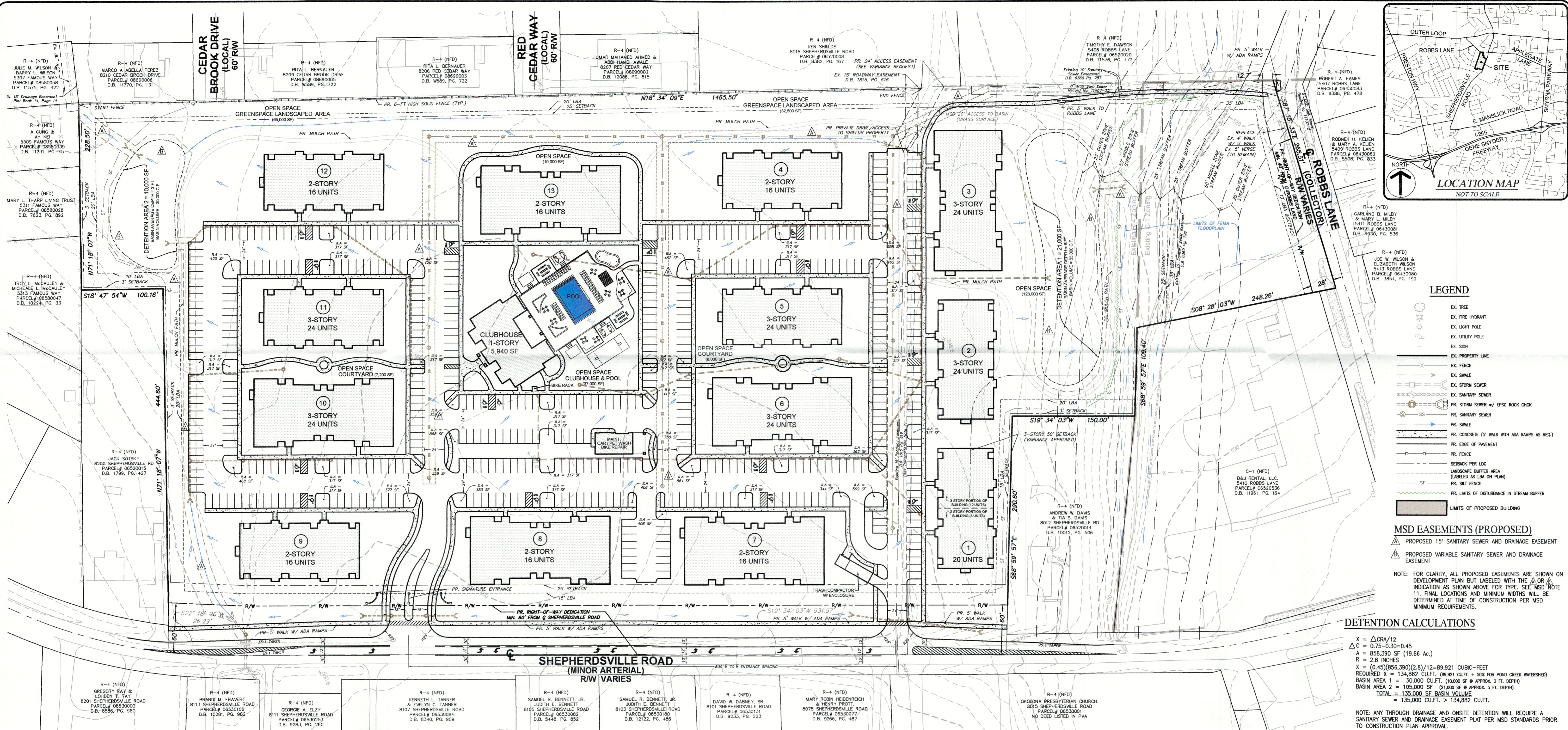


X:\AA-Projects-2021\121057 - Denton Floyd-Unity Place Apartments\Preliminary\21057 - C01 - Denton Floyd-Unity Place Apartments\Development\Plan.dwg PLOT DATE: February 12, 2022 - 4:52pm



**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 ADJUTING 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. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING NEIGHBORING 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.

**MSD NOTES**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S 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 DERRICK G. GUTHRIE WATER QUALITY TREATMENT CENTER.
- DRAINAGE: DRAINAGE PATTERN DEPICTED 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, (211110C094 REV. DECEMBER 5, 2006).
- AN EPCO PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- ON-SITE 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 STORM FLOWS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD 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 DEMAND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON-SITE AT A 1:1.25 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 ON-SITE 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.
- RUN-OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF x 1.5.

**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 LANDSCAPING AS SET BY METRO PUBLIC WORKS.
- ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND 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 (EPCO) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWMP 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCES.
- 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 LAIDEN 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**

- A VARIANCE FROM CHAPTER 5, PART 4, SECTION 5.4.2.A.4 OF THE LAND DEVELOPMENT CODE TO ALLOW THE 3-STORY BUILDINGS TO ENCRACH INTO THE 50-FT BUILDING SETBACK REQUIREMENTS ADJACENT TO R-4 SINGLE FAMILY - APPROVED PER CASE# 16ZONE1027.

**VARIANCE REQUEST**

- 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.

**SITE DATA**

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

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 D.U./AC) ± 367.725 SF (SEE CALCS. BELOW)  
GROSS FLOOR AREA ± 3,367,725 SF  
PR. FLOOR AREA RATIO (MAX=0.75) 0.47 FAR

**OWNER**

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

**AREA PER NUMBER OF BUILDINGS**

TYPE	AREA (SF)	NUMBER	TOTAL AREA (SF)
TYPE A BUILDINGS (12,750 SF/FLOOR)	12,750	2	25,500
TYPE B BUILDINGS (9,750 SF/FLOOR)	9,750	4	39,000
TYPE C BUILDINGS (12,750 SF/FLOOR)	12,750	3	38,250
TYPE D BUILDINGS (9,750 SF/FLOOR)	9,750	3	29,250
CLUBHOUSE	5,940	1	5,940
MAINTENANCE BUILDING	1,250	1	1,250
<b>TOTAL</b>			<b>388,085 SF</b>

**SEITBACK DATA**

MIN. FRONT YARD 25' (10'-11" SUPPLEMENTAL SETBACK)  
MIN. FRONT YARD N/A  
STREET SIDE YARD 15'  
SIDE YARD 5'  
REAR YARD 5'  
PR. BUILDING HEIGHT 35' (35' MAX. PERMITTED)  
PR. CLUBHOUSE/BLDG HEIGHT 20' (20' MAX. PERMITTED)

**PARKING SUMMARY**

APARTMENTS 260 UNITS  
MIN. PARKING REQUIRED (1 SPACE/UNIT) 260 SPACES  
MAX. PARKING PERMITTED (2 SPACES/UNIT) 520 SPACES  
TOTAL PARKING PROVIDED 496 SPACES  
(TOTAL PARKING PROVIDED INCLUDES 16 ADA SPACES)

**BICYCLE SUMMARY**

SHORT/LONG TERM PROVIDED WITHIN RESIDENCES ± PER UNIT  
ADDITIONAL SHORT TERM PROVIDED AT CLUBHOUSE 3 SPACES

**2-STORY 16 UNITS TYPE A BUILDING**  
12,750 SF / FLOOR  
25,500 SF TOTAL

**3-STORY 24 UNITS TYPE A BUILDING**  
12,750 SF / FLOOR  
38,250 SF TOTAL

**2-STORY 16 UNITS TYPE B BUILDING**  
9,750 SF / FLOOR  
19,500 SF TOTAL

**3-STORY 24 UNITS TYPE B BUILDING**  
9,750 SF / FLOOR  
29,250 SF TOTAL

**MINIMUM 24'-0" DRIVE LANE**

NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

**Kentucky 811**  
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
2	2/12/22	AGENCY REVIEW COMMENTS - 2ND SUBMITTAL	JDC
1	1/24/22	AGENCY REVIEW COMMENTS - 1ST SUBMITTAL	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.

**HERITAGE ENGINEERING, LLC**  
642 South 4th Street  
Louisville, KY 40202  
(502) 562-1412  
(502) 562-1413 Fax

ENGINEER:

**DENTON FLOYD DISTRICT DEVELOPMENT PLAN**  
REAL ESTATE GROUP  
1024 S. 3RD STREET  
LOUISVILLE, KY 40203

DEVELOPER:

**REVISED DETAILED DISTRICT DEVELOPMENT PLAN FOR SHEPHERD SPRINGS**  
8016 SHEPHERDSVILLE ROAD  
LOUISVILLE, KY 40219

PROJECT:

**JOB NO:** 18011/21057  
**HORIZ. SCALE:** 1"=60'  
**VERT. SCALE:** N/A  
**DESIGNED BY:** JDC  
**DETAILED BY:** JDC  
**CHECKED BY:** SWH  
**DATE:** DECEMBER 27, 2021

SHEET

**C01**

RECEIVED  
MAR 16 2022  
PLANNING & DESIGN SERVICES

GRAPHIC SCALE  
0 60' 120'

CASE# 22-DDP-0001 | RELATED CASE# 16ZONE1027 | WM# 11394

22-DDP-0001