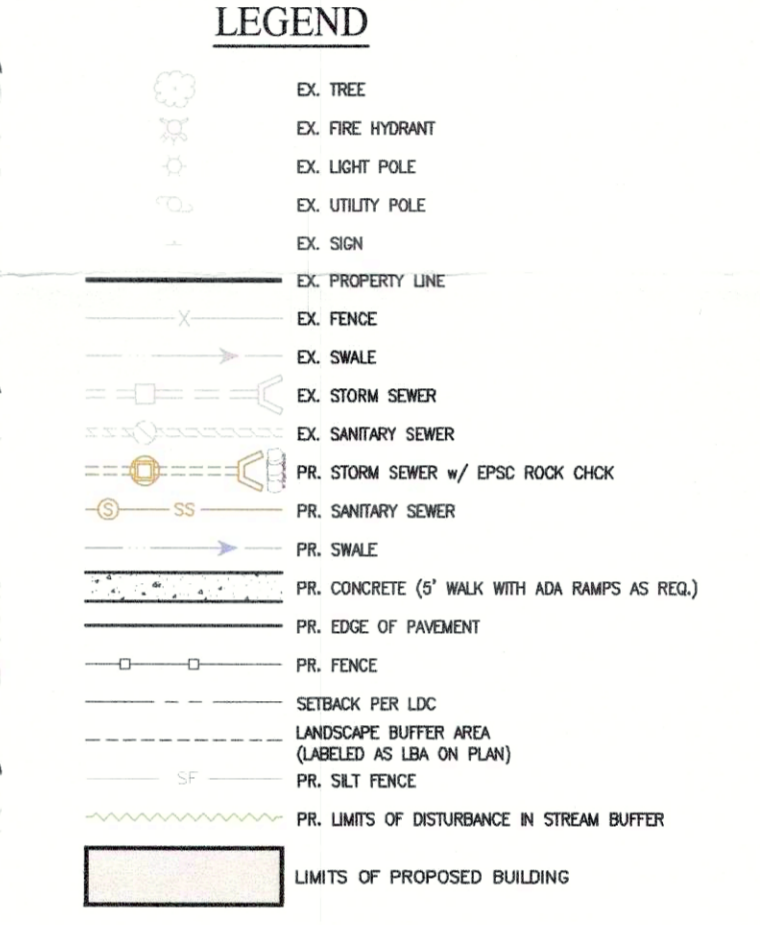
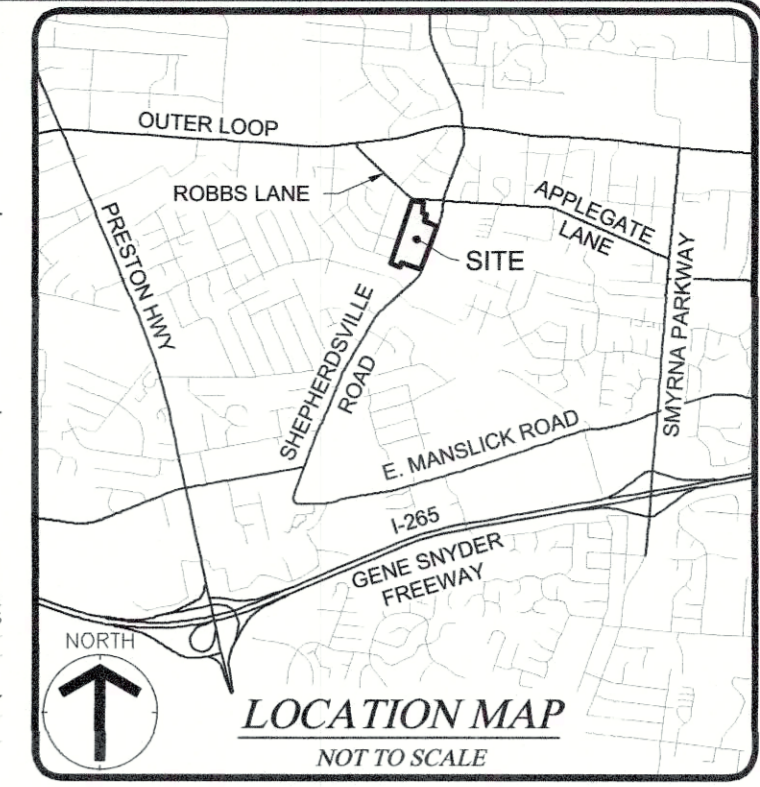
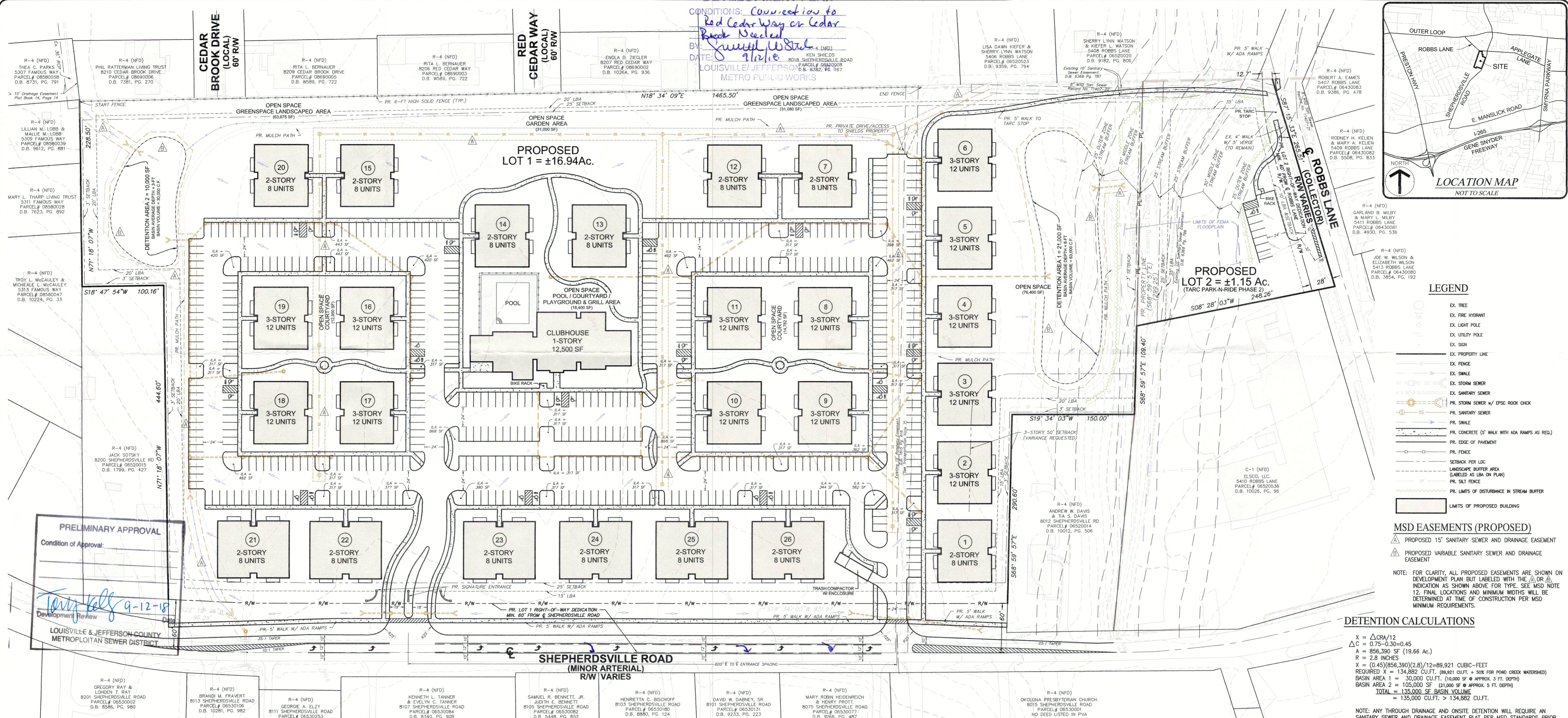


PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS: *Connection to Red Cedar Way on Cedar Road Needed*
BY: *James Kelly*
DATE: *9/12/18*
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



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.

DETONATION CALCULATIONS
 $X = \Delta C / 12$
 $\Delta C = 0.75 - 0.30 = 0.45$
 $X = 0.45 / 12 = 0.0375$
 $R = 2.8$ INCHES
 $X = (0.45)(856,390)(2.8) / 12 = 89,921$ CUBIC-FOOT
 REQUIRED X = 134,892 CU.FT. (89,921 CU.FT. + SOIL 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. > 134,892 CU.FT.

TREE CANOPY CALCULATIONS
 LOT 1 SITE AREA: 738,011 SF
 LOT 2 SITE AREA: 49,556 SF
 TOTAL SITE AREA: 787,567 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.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 GREENING)

RECEIVED
 AUG 21 2018
 DESIGN SERVICES

HERITAGE ENGINEERING, LLC
 642 South 1100 Street
 Louisville, KY 40202
 (502) 562-1417
 (502) 562-1413 Fax

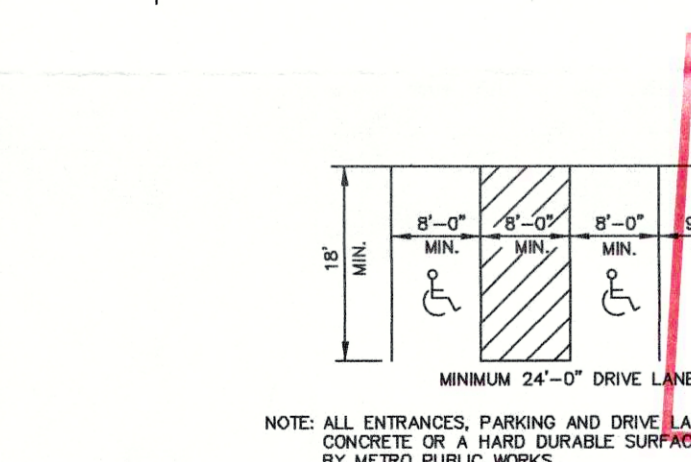
BARRISTER COMMERCIAL GROUP
 3810 SPRINGHURST BLVD
 LOUISVILLE, KY 40241
 PHONE: (502) 412-2800

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

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
C08

PRELIMINARY APPROVAL
 Condition of Approval:
James Kelly 9-12-18
 Development Review
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

MINIMUM 24" DRIVE LANE
 NOTE: ALL ENTRANCES, PARKING AND DRIVE LINES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE PERMANENTLY BY METRO PUBLIC WORKS.



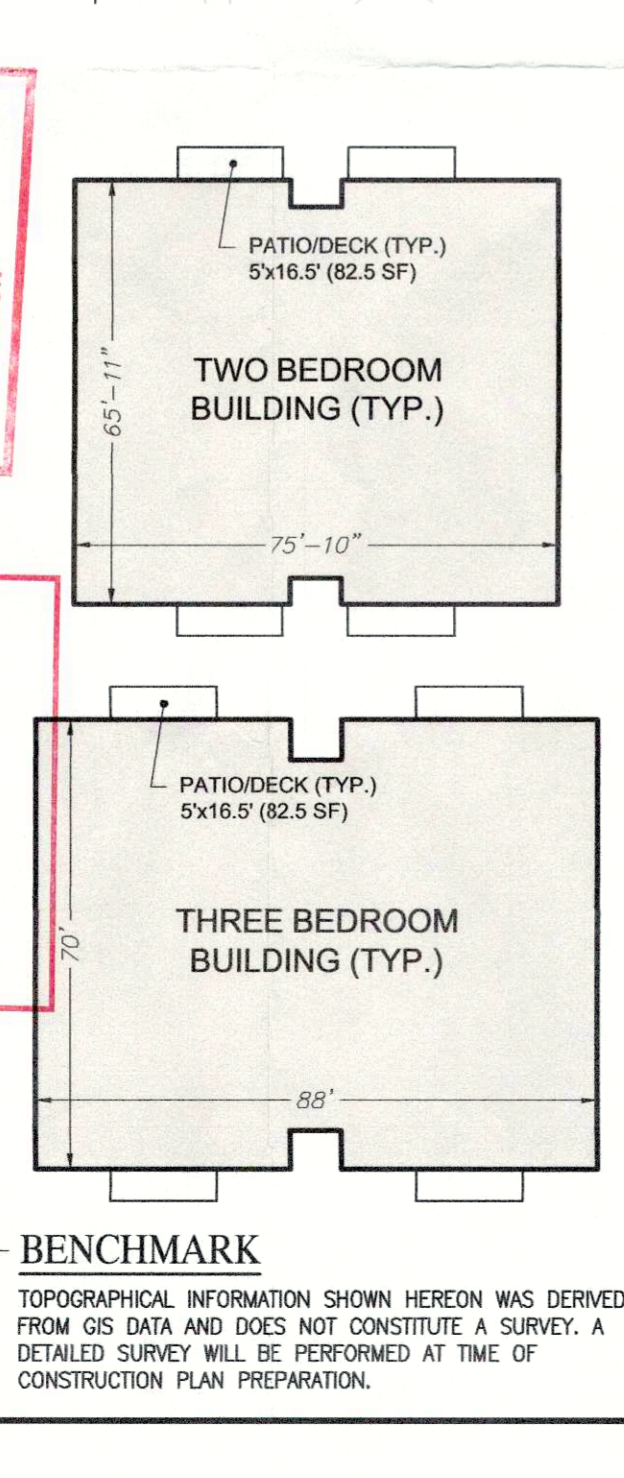
NOTICE
 THIS SHALL BE ISSUED
 IN CONFORMANCE
 WITH THE BINDING ELEMENTS
 OF THIS DISTRICT
 PLAN

UTILITY NOTE:
 ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN UNLESS CONTRACTOR OR SUBCONTRACTOR HAS NOTIFIED 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 WATER LINES). 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

APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 16ZONE1027
 APPROVAL DATE: Oct. 9, 2018
 EXPIRATION DATE: Dec. 13, 2020
 SIGNATURE: *James Kelly*
 COMMISSIONER

THE NEW LOOK FOR DIGGING SAFELY IN KENTUCKY
 Call 811 Before You Dig



GENERAL NOTES
 1) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICED 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 ADJACENT 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 READING 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 GEM 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 PATTERN INDICATED 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, (211110004R 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 DOWNSTREAM 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 BOD 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 PLAN 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.

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.

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 ACROSS 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 BLDG RELEASE AREAS AS SET BY METRO PUBLIC WORKS.
 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 LINES 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 THROUGH 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 LAID 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
 SHORT/LONG TERM PROVIDED WITHIN RESIDENCES: PER UNIT
 ADDITIONAL SHORT TERM PROVIDED AT CLUBHOUSE: 3 SPACES
 LOT 2
 SHORT TERM REQUIRED: NONE
 LONG TERM REQUIRED (0 SPACES OR 50 DAILY BOUNDINGS): 1 SPACE
 SHORT/LONG TERM PARKING PROVIDED: 1 SPACE

SITE DATA
 8016 SHEPHERDSVILLE ROAD
 LOUISVILLE, KY 40219
 PARCEL # 08520016
 D.B. 9813, PG. 1

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

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: ±18.66 ACRES
 FORM DISTRICT: NEIGHBORHOOD
 EX. ZONING: R-4 & C-1
 VACANT: R-6 & C-1
 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 F/AR

SETBACK DATA
 MIN. FRONT YARD: 25' (15'+10' 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: 260 UNITS, LOT 2: 264 UNITS
 MIN. PARKING REQUIRED (1.5 SPACES/1 UNIT): 390 SPACES
 MAX. PARKING PERMITTED (1 SPACES/1 UNIT): 780 SPACES

TARC PARK-N-RIDE: N/A 7 SPACES
 TOTAL PARKING PROVIDED: 478 SPACES (NC. 27 ADA) 7 SPACES (NC. 1 ADA) 485 SPACES (NC. 28 ADA)

GRAPHIC SCALE
 0 60' 120'

CASE# 16ZONE1027 | WM# 11394

