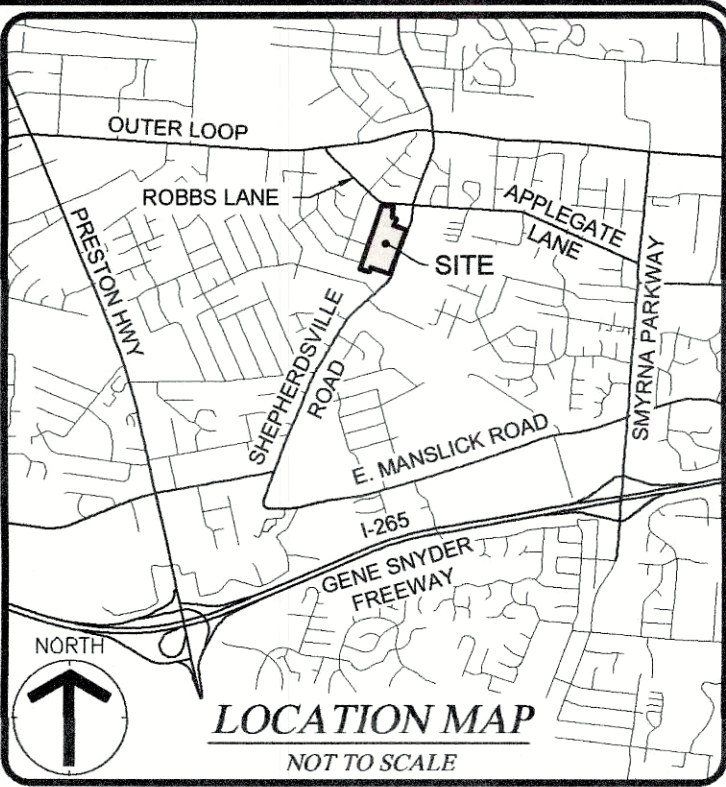
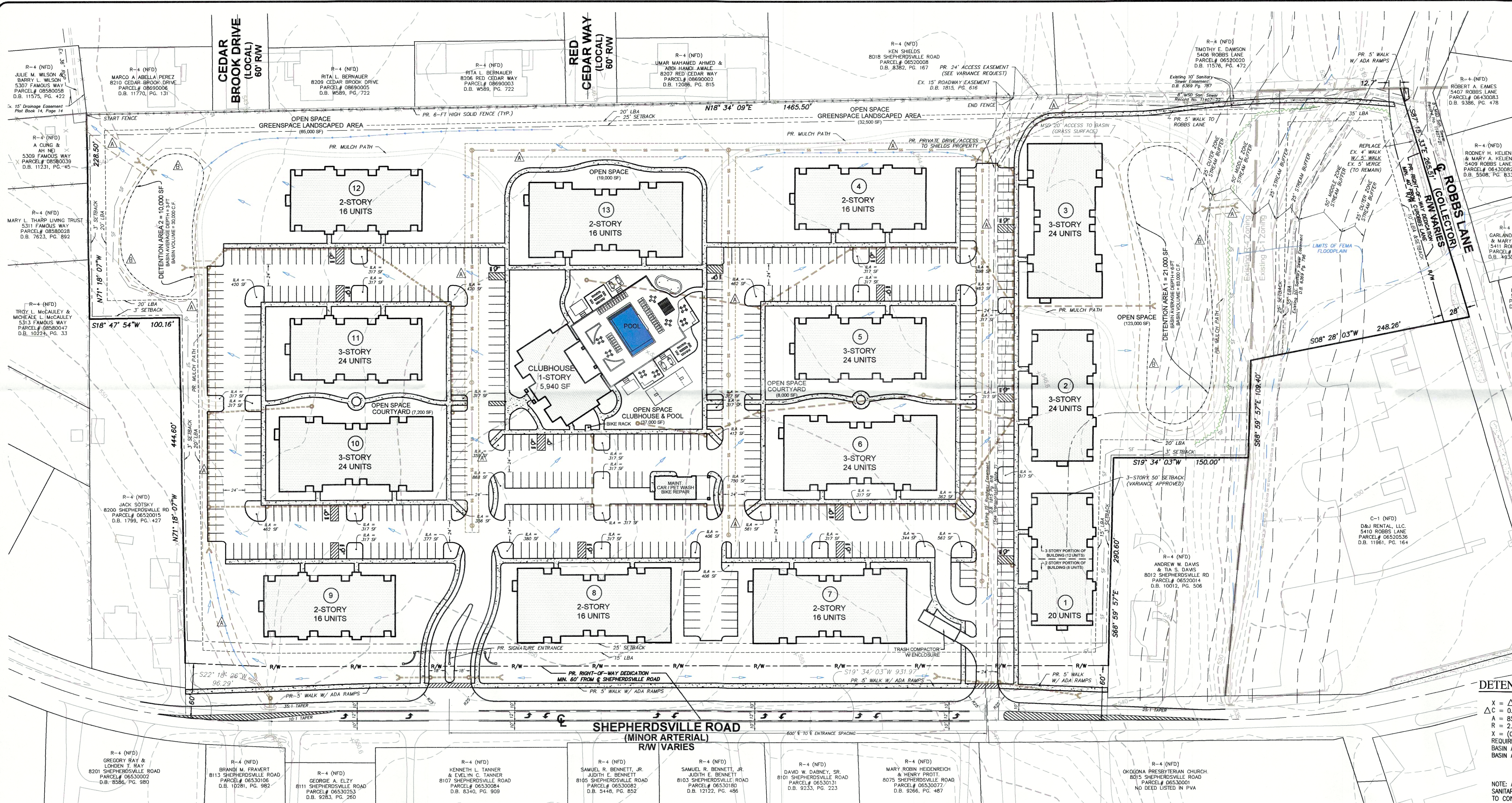


X:\AA-Projects-2021\21057 - Denton Floyd-Unity Place Apartments\Preliminary\21057 - C01 - Denton Floyd Unity Place - Development Plan.dwg PLOT DATE: February 12, 2022 - 4:52pm



- LEGEND**
- EX. TREE
 - EX. FIRE HYDRANT
 - EX. LIGHT POLE
 - EX. UTILITY POLE
 - EX. SIGN
 - EX. PROPERTY LINE
 - EX. FENCE
 - EX. SINK
 - EX. DRAIN SEWER
 - EX. SANITARY SEWER
 - PR. STORM SEWER w/ EPSC ROCK CHCK
 - PR. SANITARY SEWER
 - PR. SINK
 - PR. CONCRETE (5' WALK WITH ADA RAMPS AS REQ.)
 - PR. EDGE OF PAVEMENT
 - PR. FENCE
 - SETBACK PER LOC
 - 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 A INDICATION AS SHOWN ABOVE FOR TYPE. SEE MSD NOTE 11. FINAL LOCATIONS AND MINIMUM WIDTHS WILL BE DETERMINED AT TIME OF CONSTRUCTION PER MSD MINIMUM REQUIREMENTS.

DETENTION CALCULATIONS

$X = \Delta C R A / 12$
 $\Delta C = 0.75 - 0.30 = 0.45$
 $A = 856,390 \text{ SF} (19.66 \text{ Ac.})$
 $R = 2.8 \text{ INCHES}$
 $X = (0.45)(856,390)(2.8) / 12 = 89,921 \text{ CUBIC-FEET}$
REQUIRED $X = 134,882 \text{ CU.FT.}$ (89,921 CU.FT. + 50% FOR POND CREEK WATERSHED)
BASIN AREA 1 = 30,000 SF (10,000 SF @ APPROX. 3 FT. DEPTH)
BASIN AREA 2 = 105,000 SF (21,000 SF @ APPROX. 3 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	(5%) 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).

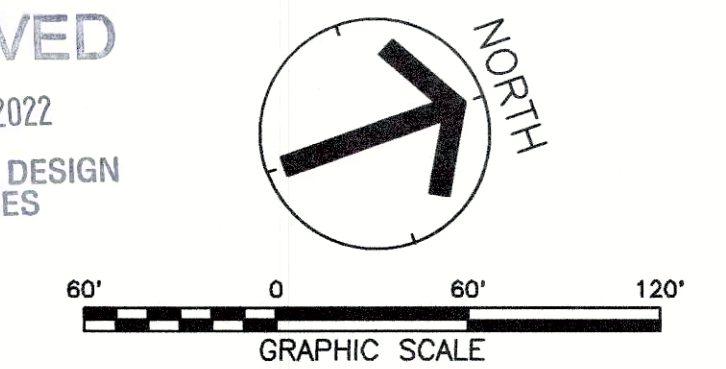
LANDSCAPE DATA

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

OPEN SPACE DATA (R-6)

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

(OPEN SPACE PROVIDED INCLUDES 1/4-1/2 ACRES OF RECREATIONAL OPEN SPACE PROVIDED AT POOL/CLUBHOUSE, OUTDOOR KITCHEN/PIT AREAS, GREEN SPACE WALKING PATH, AND GARDENS)



TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE

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

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.

- GENERAL NOTES**
- 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.
 - 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 ADJUTING PROPERTIES OR PUBLIC RIGHTS-OF-WAY. TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJUTING PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJUTING 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 R. OUTFALL 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, (211110C094E 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 DOWNSIDE 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 BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE 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 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.
 - 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 LINES 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 LINES 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 (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.
 - 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 THROUGHOUT THE LIFE OF SILT 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 LAUGH 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 ALLOWING THE 3-STORY BUILDINGS TO ENCRACH ON THE 50-FT BUILDING SETBACK REQUIREMENTS ADJUTING 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=17.42 DU/AC): 14.37 D.U./ACRE
GROSS FLOOR AREA: ±367,725 SF (SEE CALCS. BELOW)
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	TOTAL BUILDING AREA
TYPE A BUILDINGS (12,750 SF/FLOORX2)	25,500 SF
TYPE B BUILDINGS (9,750 SF/FLOORX2)	19,500 SF
TYPE C BUILDINGS (12,750 SF/FLOORX3)	38,250 SF
TYPE D BUILDINGS (9,750 SF/FLOORX3)	29,250 SF
CLUBHOUSE	5,940 SF
MAINTENANCE BUILDING	1,250 SF
TOTAL	385,065 SF

* TOTAL INCLUDES 4,875 SF OF AREA IN 3RD FLOOR PORTION OF BUILDING 1.

SETBACK DATA

MIN. FRONT YARD	25' (15' 10" SUPPLEMENTAL SETBACK)
MAX. FRONT YARD	N/A
REAR YARD	15'
STREET SIDE YARD	15'
SIDE YARD	25'
REAR YARD	25'
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 SPA SPACES)

BICYCLE SUMMARY

SHORT/LONG TERM PROVIDED WITH RESIDENCES: _____ PER UNIT
ADDITIONAL SHORT TERM PROVIDED AT CLUBHOUSE: _____ 3 SPACES

HERITAGE ENGINEERING, LLC
642 South 4th Street
Louisville, KY 40202
(502) 582-1412
(502) 582-1413 Fax

ENGINEER:

**DENTON FLOYD
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

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

22-DDP-0001