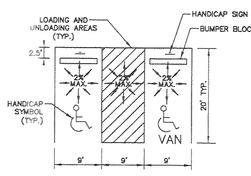


TYPICAL
ACCESSIBLE PARKING SPACES
NO SCALE

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

BY: Debra Moore
DATE: 12/17/03
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

SITE DATA:

EXISTING FORM DISTRICT:	SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING:	C-2
EXISTING LAND USE:	SINGLE FAMILY HOME / VACANT
PROPOSED FORM DISTRICT:	SUBURBAN MARKETPLACE CORRIDOR
PROPOSED ZONING:	C-2
PROPOSED LAND USE:	APARTMENT HOMES

BUILDING DATA

TOTAL NUMBER OF UNITS:	66 UNITS (3 BUILDINGS)
BUILDING HEIGHT:	45 FT.
FLOOR AREA RATIO:	0.74

DENSITY DATA

GROSS LAND AREA:	2.799 AC. (121,908.93 S.F.)
GROSS DENSITY:	23.58 D.U. / AC.
NET LAND AREA:	2.38 AC. (100,120.94 S.F.)
NET DENSITY:	27.73 D.U. / AC.

PARKING DATA

PARKING REQUIRED:	99 PARKING SPACES (1.5 SPACES * 66 UNITS)
PARKING MAXIMUM ALLOWED:	165 PARKING SPACES (2.5 SPACES * 66 UNITS)
PARKING PROVIDED:	99 PARKING SPACES W/ 4 HANDICAP SPACES
VEHICLE USE AREA (VUA):	36,779 S.F.
INTERIOR LANDSCAPE AREA REQUIRED:	2,909 S.F.
INTERIOR LANDSCAPE AREA PROVIDED:	3,234 S.F.

OPEN SPACE DATA

OPEN SPACE REQUIRED:	0.238 AC. (10%)
RECREATIONAL OPEN SPACE PROVIDED:	0.37 AC. (16%)
NON-RECREATIONAL OPEN SPACE PROVIDED:	0 (0%)
TOTAL OPEN SPACE PROVIDED:	0.37 (16%)

TREE CANOPY DATA:

GROSS SITE AREA	121,909 S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY TO BE PRESERVED	2,066 S.F. (2%)
TOTAL TREE CANOPY REQUIRED	24,382 S.F. (20%)
TREE CANOPY TO BE PLANTED:	22,316 S.F. (18%)
31 TYPE A TREES @ 1 3/4" CAL. (720 S.F. CREDIT EACH)	22,320 S.F.
TOTAL TREE CANOPY PROVIDED	24,386 S.F. (20%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

DRAINAGE CALCULATIONS:

RUN OFF AREAS:
SITE AREA = 2.38 Ac = 100,121 S.F.
PROPOSED IMPERVIOUS AREA = 67,162 S.F.
PROPOSED PERVIOUS AREA = 3,696 S.F.
EXISTING IMPERVIOUS AREA = 5,741 S.F.

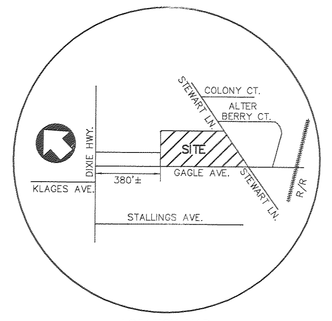
INCREASED RUNOFF VOLUME CALCS:
X= CRA/12 FOR 1 HOUR 100 YEAR STORM
= (0.72-0.29)(2.9)(2.30)/12
= 0.24 ACRE-FEET * 20%

WAIVER REQUEST

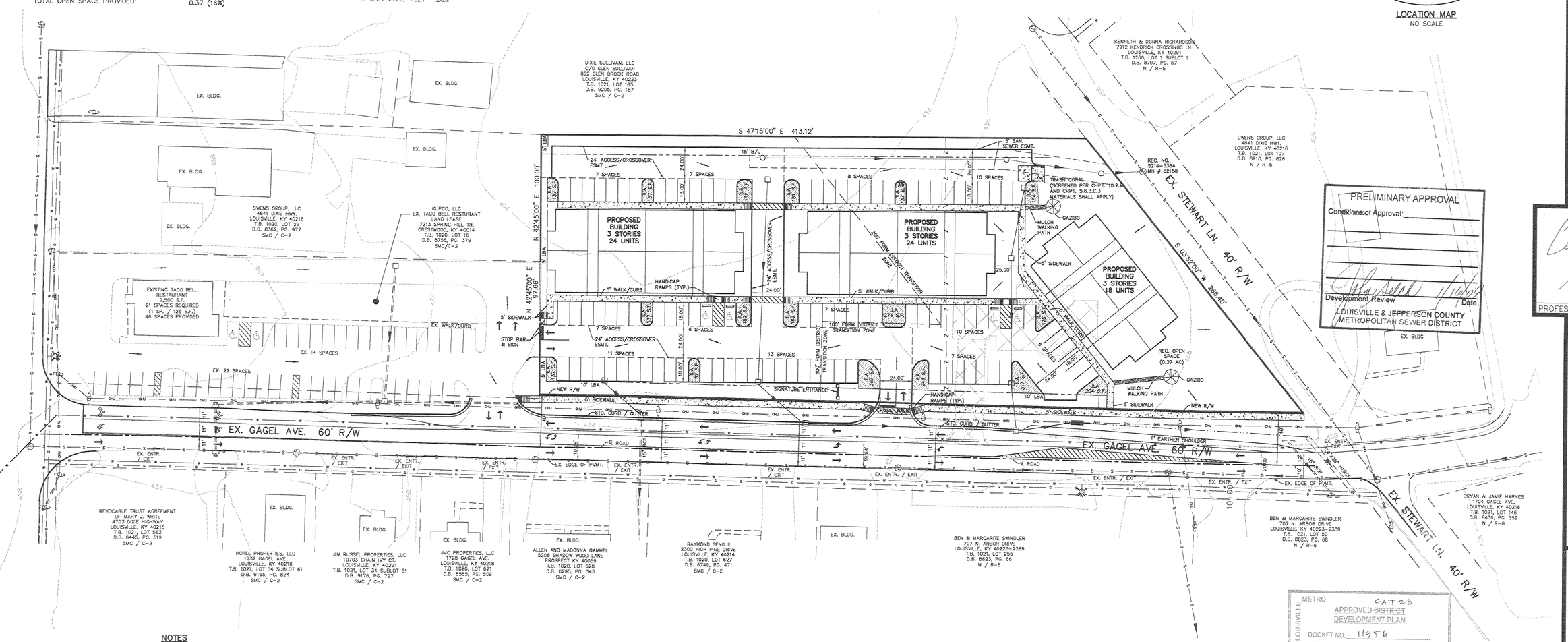
THE DEVELOPER IS REQUESTING A WAIVER OF SECTION 10.2.6 OF THE LAND DEVELOPMENT CODE TO REDUCE THE 15' LANDSCAPE BUFFER AREA (LBA) TO A 10' LANDSCAPE BUFFER (LBA) ALONG GAGEL AVENUE. THE DEVELOPER AGREES TO INCREASE THE PLANTING REQUIREMENTS BY 50% TO MITIGATE THIS REQUIREMENT.

LEGEND:

- EXISTING CONTOUR
- EXISTING OVERHEAD UTILITIES AND POLES
- EXISTING GASMAIN
- EXISTING SAN. SEWERS AND MANHOLES
- EXISTING WATERMAIN
- EXISTING FIRE HYDRANT
- EXISTING STORM SEWERS AND STRUCTURES
- EXISTING PROPERTY LINE (TO BE REMOVED)
- EXISTING BUILDING, PAVEMENT AND STRUCTURES (TO BE REMOVED)
- EXISTING TREE MASS (TO BE REMOVED)
- PROPOSED SANITARY SEWERS AND MANHOLES (CONCEPT)
- PROPOSED STORM SEWERS AND STRUCTURES (CONCEPT)
- PROPOSED DRAINAGE SWALES (CONCEPT)
- PROPOSED FIRE HYDRANT (CONCEPT)
- PROPOSED HANDICAP SPACE
- 0 S.F. — INTERIOR LANDSCAPE AREAS (I.L.A.)
- EXISTING TREE MASS (TO BE PRESERVED)
- FLOW ARROW



LOCATION MAP
NO SCALE



PRELIMINARY APPROVAL
Conditions of Approval:
Development Review — Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

METRO LOUISVILLE — CAT 2B
APPROVED ~~DISTRICT~~ DEVELOPMENT PLAN
DOCKET NO. 11956
APPROVAL DATE 01-07-09
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION Clarke Swieber II
PLANNING COMMISSION

GRAPHIC SCALE 1"=40'
0 20 40 80

BENCHMARK (NAVD 1988 DATUM)

FROM THE INTERSECTION OF DIXIE HIGHWAY AND UPPER HUNTERS TRACE ROAD PROCEED WESTERLY TO THE INTERSECTION OF WEBBER LANE, TURN RIGHT . STATION IS LOCATED ON THE NORTHWEST SIDE OF WEBBER LANE. ELEVATION = 445.92

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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 EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

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. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

NOTES

1. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES.
2. DOMESTIC WATER SUPPLY:
   SUBJECT SITE CAN 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.
3. DRAINAGE / STORM WATER DETENTION:
   STORM DRAINAGE SHALL BE ROUTED TO EXISTING DRAINAGE FACILITIES LOCATED ON GAGEL AVENUE AND ARE SUBJECT TO A REGIONAL FACILITY FEE WITH A 20% INCREASE FOR NOT PROVIDING A DETENTION BASIN. DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. EROSION & SILT CONTROL:
   A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
5. TREE PRESERVATION:
   A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
6. PROTECTION OF TREES TO BE PRESERVED:
   CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES-PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
7. THE DEVELOPMENT LIES IN THE SHIVELY FIRE DISTRICT.
8. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0072E).
9. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF PLANNING COMMISSION.
10. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVE.
11. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
12. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO WORKS.
13. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
14. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
15. AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
16. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WDE MINIMUM.
17. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
18. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
19. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
20. ALL LUMINARES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (ie. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PACELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
21. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
22. ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
23. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
24. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
25. A MINOR PLAT CONSOLIDATING (2) TRACTS, CREATING THE TACO BELL PARCEL AND DEDICATING RIGHT-OF-WAY SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL
26. A RECIPROCAL ACCESS AND CROSSOVER EASEMENT / AGREEMENT AS SHOWN ON THE DEVELOPMENT PLAN IN FORM ACCEPTABLE TO LOUISVILLE METRO LEGAL COUNSEL BETWEEN THE ADJOINING PROPERTY OWNERS SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL AND TRANSMITTED TO INSPECTIONS, PERMITS AND LICENSE.
27. DEVELOPER SHALL IMPROVE GAGEL AVE. TO PROVIDE A 3-LANE SECTION AS SHOWN AND PER APPROVED ROADWAY IMPROVEMENT SCHEMATIC AND MPW REQUIREMENTS.DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL. DEVELOPER SHALL NOT REQUEST A CERTIFICATE OF OCCUPANCY UNTIL ROAD IMPROVEMENTS ARE COMPLETE.
28. CITY OF SHIVELY APPROVAL REQUIRED ON DETAILED DISTRICT DEVEOPMENT PLAN AND CONSTRUCTION PLANS.
29. DETAILED DISTRICT DEVELOPMENT PLAN AND SITE CONSTRUCTION PLANS ARE SUBJECT TO REVIEW FEES BY METROPOLITAN SEWER DISTRICT.
30. DOWNSTREAM ANALYSIS REQUIRED FOR DRAINAGE OUTLETS ALONG GAGEL AVENUE AND MAY REQUIRE IMPROVEMENTS.

RECEIVED
DEC 17 08
PLANNING & DESIGN SERVICES

CASE # 11956
PLAN CERTAIN # N/A
WM # 9982

NO.	DATE	DESCRIPTION	BY
2	12/10/08	PER MPW / PDS COMMENTS	JAS
1	11/24/08	PER PDS COMMENTS	JAS

DATE 10/20/08
SHEET NO. 1 OF 1

SUBURBAN DESIGN GROUP
Landscape Architecture
Community Development
302 Shore Park Parkway, Suite 3A
Louisville, KY 40207
Phone: (502)895-5402
Fax: (502)895-5403
Email: jsmith@suburbandesign.net

OWNER / DEVELOPER
KUPCO, LLC
6660 CLORE LAKE ROAD
CRESTWOOD, KY 40014

PROJECT
KUPCO, LLC APARTMENT HOMES
1715 GAGEL AVE. & 4643 DIXIE HIGHWAY
LOUISVILLE, KY 40216
T.B. 1020, LOT 702 AND T.B. 1020, LOT 16
D.B. 9755, PG. 379 AND D.B. 9107, PG. 16

PROFESSIONAL ENGINEER
12-12-08

CATEGORY 2B
DEVELOPMENT PLAN
AND WAIVER REQUEST

11956