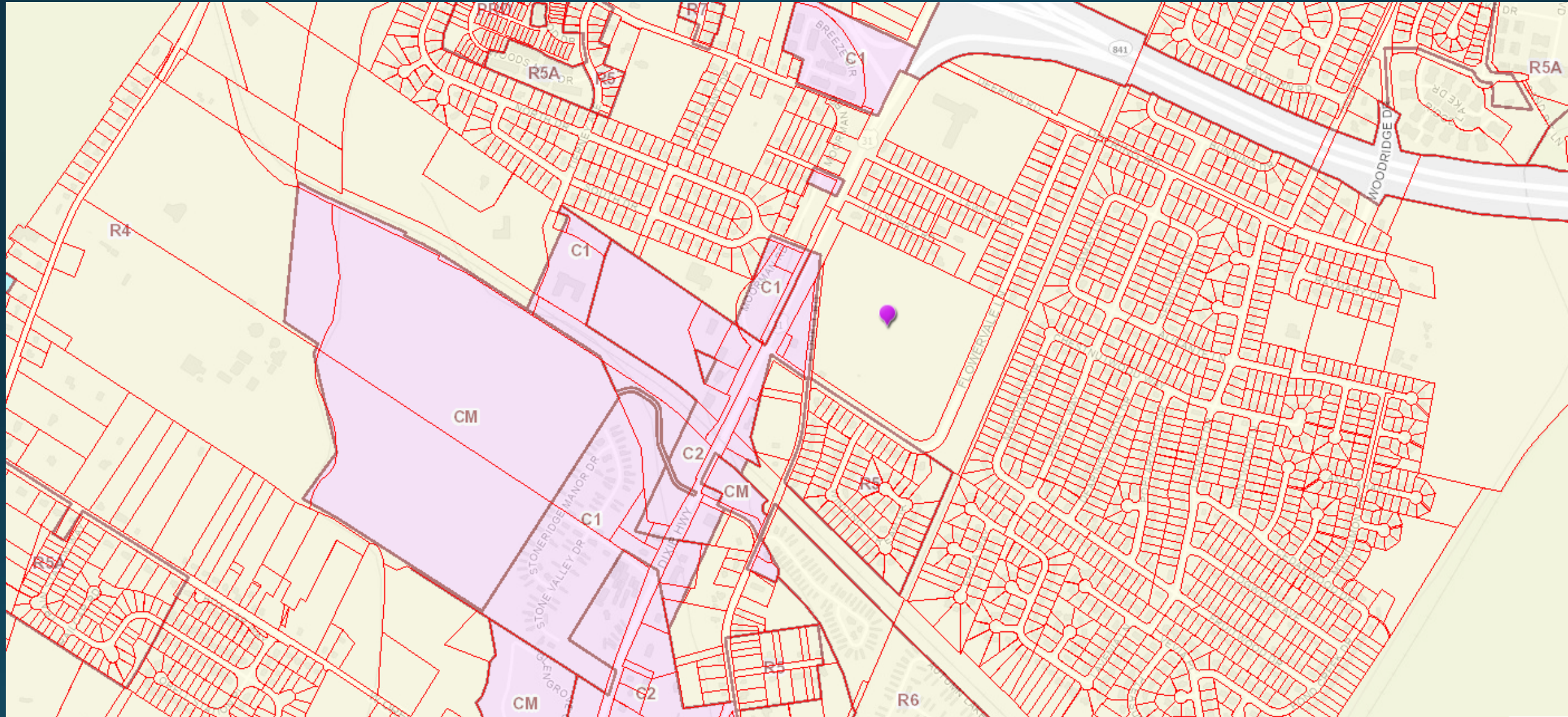


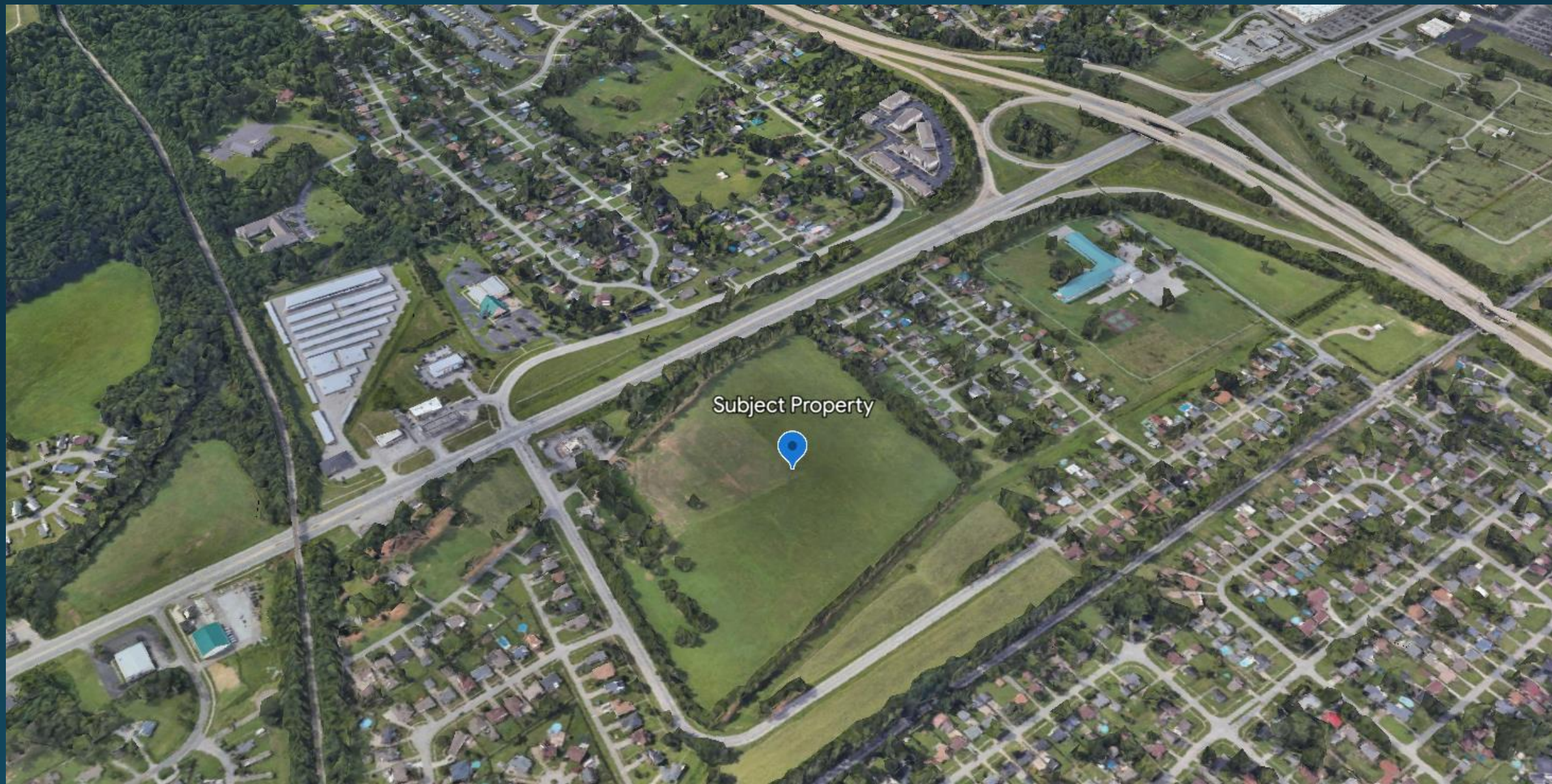
11801 E. Orell Road

Change in Zoning from R-4 Single Family to R-5 Single Family and R-5A Multi-Family Residential

23-ZONE-0144

Existing Zoning





Proposed Development

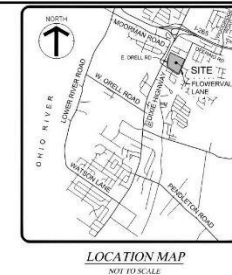


Flowerdale Lane



E. Orell Road





DETENTION CALCULATIONS

X = Δ CRA/12
 Δ C = 0.70 - 0.30 = 0.40
A = 1,363,297 S.F. (31,297 Ac.)
R = 2.8 INCHES
X = (0.40)/(1,363,297)(2.8)/12 = 127,241 CUBIC-F
REQUIRED X = 127,241 CU.FT.
BASIN AREA = 42,420 S.F.
TOTAL = 127,260 S.F. \approx APPROX. 3 FT. DEPTH
127,260 CU.FT. \approx 127,241 CU.FT.

PRE-APPLICATION
FINAL/DETAILED DISTRICT DEVELOPMENT PLAN
FOR
ORELL ROAD APARTMENTS
11801 E ORELL ROAD
LOUISVILLE, KY 40272

JOB NO:	23050
HORIZ. SCALE:	1"=80'
VERT SCALE:	N/A
DESIGNED BY:	JDC
DETAILED BY:	JDC
CHECKED BY:	SWH
DATE:	AUGUST 25, 2023

SHEET

C00

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 EPSC PLAN SHALL BE APPROVED BY THE DISTRICT ENGINEER. EROSION CONTROL MEASUREMENTS AND EROSION SWEEP BUMPS SHALL BE INSTALLED PER THE PLAN AND MSO STANDARDS.
- 2) ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION DURING WETTER WEATHERS. SOIL TRACKED DURING THE WASHING SHALL BE REMOVED IMMEDIATELY.
- 3) SOIL STOCKPILES MUST BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF LIME WHEN CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL BE HAS TEMPORARILY CEASED ON A PERMANENT SITE.
- 4) EROSION CONTROL MEASURES SHALL BE MAINTAINED AND MONITORED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- 5) SEDIMENT LAGOON GRASS SHALL BE MAINTAINED DURING THE TRENCHING, BORING, OR OTHER CONSTRUCTION ACTIVITIES. SEDIMENT LAGOON GRASS SHALL BE MAINTAINED PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.



Revision	Date	Description	Drawn by
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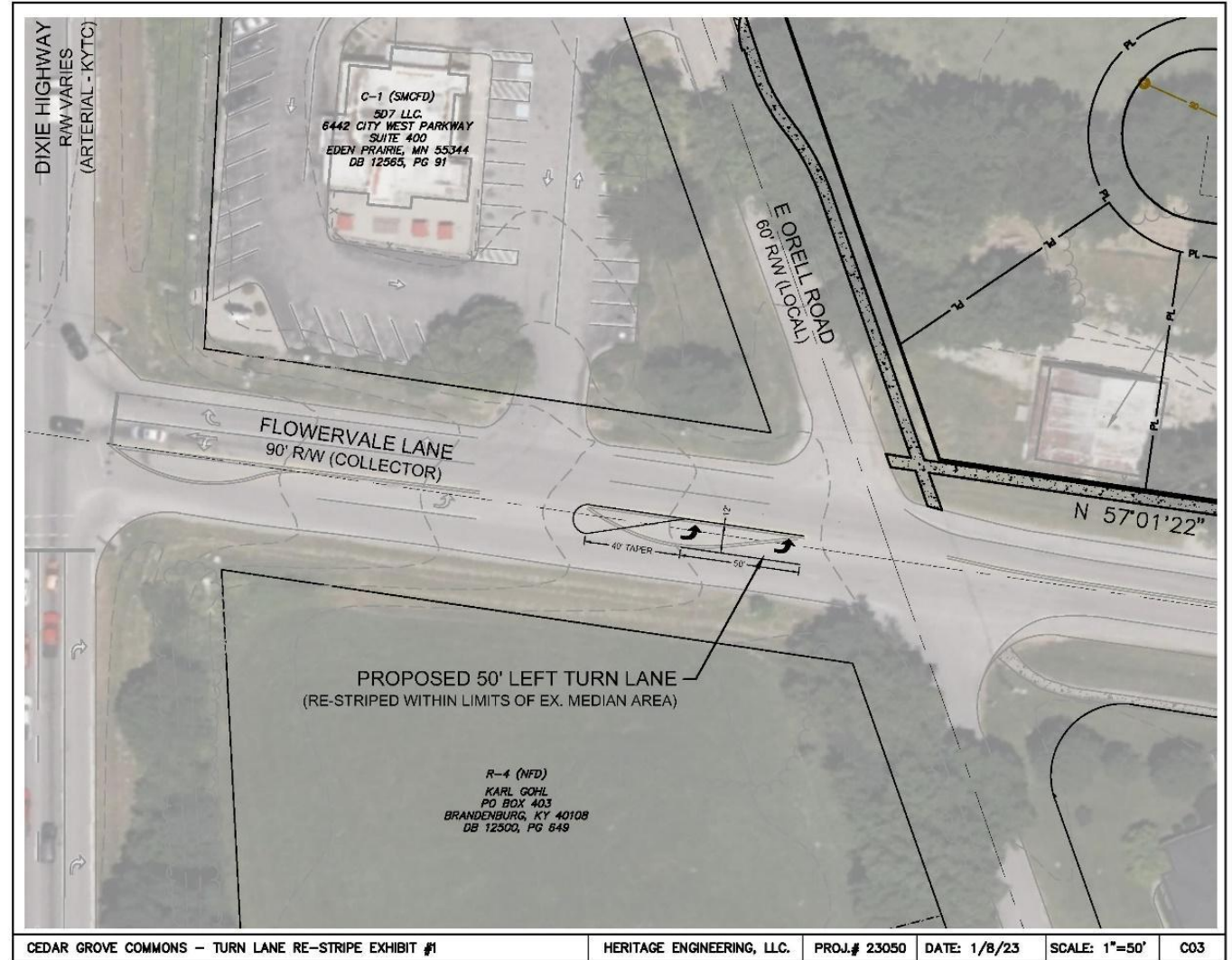
JOB NO. 23000	
HORIZ. SCALE 1"=80'	
VERT. SCALE N/A	
DESIGNED BY: JJC	
DETAILED BY: JJC	
CHECKED BY: SWH	
DATE: AUGUST 25, 2023	
SHEET	
C03	

Site Data

- Maximum Allowed Density: 12.01 DU/Ac
- **Proposed Density: 10.95 DU/Ac**
- Required Buffer (Residential to 3-Story Bldg): 50 Feet
- **Proposed Buffer: 180 Feet Minimum**
- Open Space Required: 186,251 SF
- **Open Space Proposed: 380,000 SF**

Proposed Turn Lanes

Additional Turn Lane Improvements



180' SETBACK PROVIDED

470' SETBACK PROVIDED

360' SETBACK PROVIDED

