

VARIANCE REQUEST

VARIANCE REQUESTED FROM CHAPTER 5, PART 3, SECTION 5.3.1.C.2 - TABLE 5.3.1 OF THE LAND DEVELOPMENT CODE TO INCREASE THE MAXIMUM BUILDING HEIGHT AN ADDITIONAL THREE (3) FEET FOR A TOTAL PERMITTED HEIGHT OF 38'-FEET.

SIDEWALK FEE-IN-LIEU REQUEST

SIDEWALK FEE-IN-LIEU REQUESTED PER THE LAND DEVELOPMENT CODE TO NOT CONSTRUCT THE ENTIRE SIDEWALK ALONG DIXIE HIGHWAY AND TO NOT CONSTRUCT A PORTION OF THE SIDEWALK ALONG E. ORELL ROAD AS NOTED ON THIS PLAN.

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.

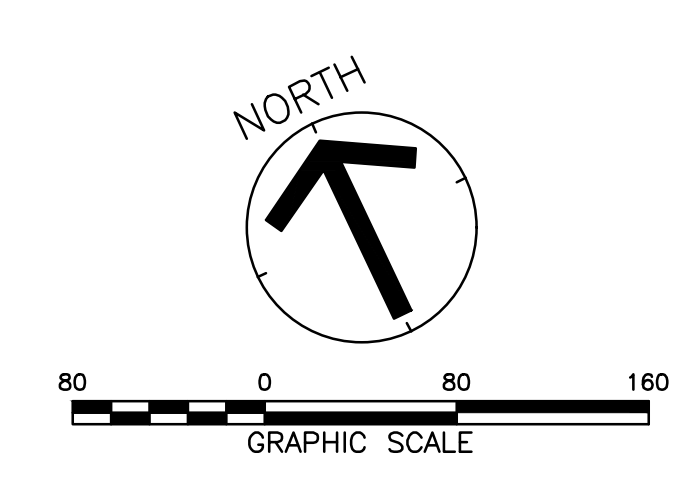
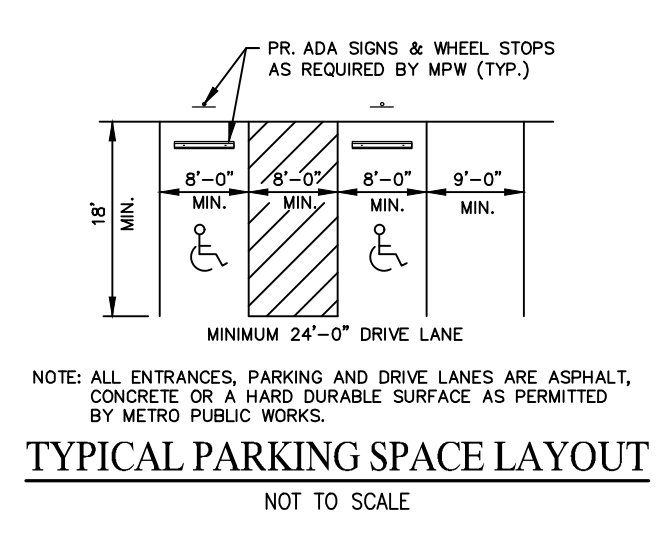
Revision	Date	Description	Detailled by
2	1/8/2024	AGENCY REVIEW COMMENTS (2ND REVIEW)	JDC
1	12/11/2023	AGENCY REVIEW COMMENTS (1ST REVIEW)	JDC



Kentucky 811
The New Look For Digging Safely in Kentucky
Call 811 Before You Dig

BENCHMARK
ELEVATIONS ARE BASED ON NAVD 1988 DATUM AND WERE DERIVED FROM LOUIC BENCHMARKS.

CONTROL MONUMENT DRG-1 (2020)
445.5 ELEVATION
FROM THE INTERSECTION OF HWY 1934 (GREENBELT HWY) AND STATE ROAD 1230 (LOWER RIVER ROAD) GO SOUTH 0.8 MILES TO THE ENTRANCE OF THE DEXER R. GUTHRIE WTR. TUNN LEFT INTO ENTRANCE ROAD 170-FT PAST THE GATE. STATION IS ON THE LEFT



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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE 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 LOADED 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.

OWNER
HERMAN G. GOHL
11801 E. ORELL ROAD
LOUISVILLE, KY 40272-4832

SITE DATA
11801 E. ORELL ROAD
LOUISVILLE, KY 40272
D.B. 12500, PG. 823
TAX BLOCK 1052, LOT 8

TRACT 1 (R-5A MULTI-FAMILY)

PR. SITE AREA 31.297 ACRES
PR. TRACT 1 (R-5A AREA) 28,505 ACRES
PR. TRACT 2 (R-5 AREA) 2,792 ACRES
FORM DISTRICT NEIGHBORHOOD
EX. ZONING/USE R-4
EX. USE RESIDENTIAL

TRACT 2 (R-5 SINGLE-FAMILY)

PR. SITE AREA 2,792 ACRES
PR. ZONING R-5A
PR. USE MULTI-FAMILY
PR. NUMBER OF UNITS 312 UNITS
MAX. DENSITY 42.01 D.U./AC
PR. DENSITY 42.01 D.U./AC
MAX. BUILDING HEIGHT 35'
PR. BUILDING HEIGHT 38' (VARIANCE REQUESTED)
GROSS FLOOR AREA 441,600 SF
GROSS FLOOR AREA 441,600 SF

PARKING DATA

TOTAL MULTI-FAMILY UNITS 312 SPACES
MINIMUM PARKING REQUIRED (1 SPACE/UNIT) 312 SPACES
MAXIMUM PARKING PERMITTED (2 SPACES/UNIT) 624 SPACES
PARKING PROVIDED (AC. 15 ADA SPACES) 455 SPACES

LANDSCAPE DATA

VEHICLE USE AREA 475,840 SF
I.L.A. REQUIRED (7.0%) 43,180 SF
I.L.A. PROVIDED 43,180 SF

OPEN SPACE DATA:

SITE AREA 1,241,675 SF (28,505 Ac.)
OPEN SPACE REQUIRED 186,251 SF (15%)
OPEN SPACE PROVIDED 300,000 SF (31%)
NOTE: 83,126 SF OF RECREATIONAL OPEN SPACE INCLUDED AT CLUBHOUSE AND GREEN SPACE AREAS WITH PLAYGROUND & PLAY FIELDS.

TRACT 2 - YARD REQUIREMENTS

MIN. FRONT YARD 15' (SEE NOTES 1 & 2 BELOW)
STREET SIDE YARD 15' (SEE NOTES 1 & 2 BELOW)
SIDE YARD 5'
REAR YARD 25'
MAX. BUILDING HEIGHT 35'
NOTES:
1) 25' MIN. FRONT OR STREET SIDE YARD SETBACK
2) 15' SUPPLEMENTAL FRONT OR STREET SIDE YARD SETBACK REQUIRED ALONG ARTERIAL AND COLLECTOR LEVEL STREETS.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA (TRACTS 1 & 2) 1,363,297 SF (31,297 Ac.)
EXISTING TREE CANOPY AREA 145,631 SF (11%)
TOTAL TREE CANOPY REQUIRED 477,154 SF (35%)
EXISTING TREE CANOPY TO BE PRESERVED NONE
TOTAL TREE CANOPY TO BE PRESERVED/PLANTED 477,154 SF (35%)
* TREE CANOPY PRESERVED WILL BE DETERMINE AT CONSTRUCTION STAGE BASED ON FINAL SITE DISTURBANCE.

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 PLEASURE RIDGE PARK FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ABUTTING 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/PREMITTED BY APPROPRIATE AGENCIES.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, 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.
- STREET TREES WILL BE PROVIDED AS REQUIRED BY CODE.
- SINGLE FAMILY HOMES IN THE SUBDIVISION SHALL FACE FLOWERVILLE LANE.

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.
- ALL ROADWAY AND ENTRANCE IMPROVEMENTS 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.
- ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- CONSTRUCTION PLANS, BOND, AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY L.E. FOR MULTI-FAMILY AND BY PSC CONNECTION FOR SINGLE FAMILY AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEXER R. 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.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211110021F & 211110012F, DATED 2/26/21).
- 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 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE STREAM, WHICHEVER IS MORE RESTRICTIVE.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- IMPERVIOUS AREA CALCULATIONS:
PRE 13,149 SF
POST 362,585 SF
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL & GREASE POLICY.

DETENTION CALCULATIONS

$$X = \Delta C / R / I^2$$

$$\Delta C = 0.70 - 0.30 = 0.40$$

$$A = 1,363,297 \text{ S.F. } (31,297 \text{ Ac.})$$

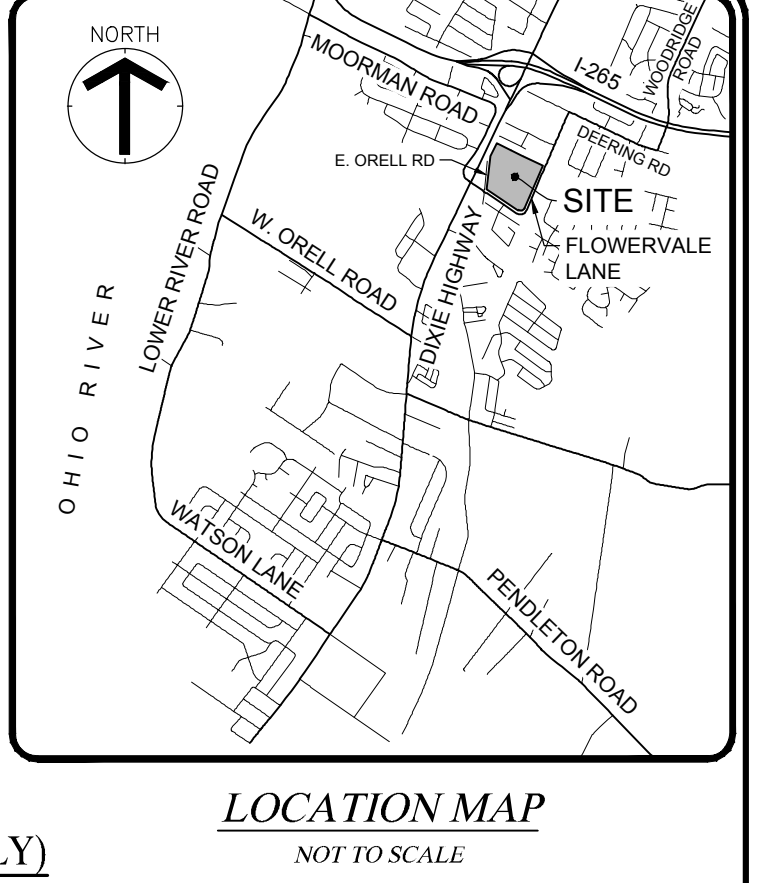
$$X = 2.8 \text{ INCHES}$$

$$X = (0.40 \times 1,363,297) / (2.8 \times 12) = 127,241 \text{ CUBIC- FEET}$$

$$\text{REQUIRED } X = 127,241 \text{ CU.FT.}$$

$$\text{BASIN AREA} = 42,420 \text{ S.F. @ APPROX. 3 FT. DEPTH}$$

$$= 127,260 \text{ CU.FT.} > 127,241 \text{ CU.FT.}$$



HERITAGE ENGINEERING, LLC

ENGINEER:

642 South 4th Street
Suite 100
Louisville, KY 40202
(502) 562-1412
(502) 562-1413 Fax

AMARIAN
People. Neighborhoods. Community.

1801 PAYNE STREET
LOUISVILLE, KY 40206
PHONE: (502) 297-8130
www.themariamgroup.com

**ALTERNATE
PRELIMINARY SUBDIVISION PLAN AND
GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN
FOR
CEDAR GROVE COMMONS
11801 E ORELL ROAD
LOUISVILLE, KY 40272**

PROJECT:

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

C03.1

CASE# 23-ZONE-0144 WM# 12648