

**SITE SUMMARY**

OWNER: KENTUCKY DISTRICT COUNCIL OF ASSEMBLIES OF GOD, INC  
 PARCEL ID: 24-24.01-00-4  
 EXISTING ZONING DISTRICT: R-2  
 PROPOSED ZONING DISTRICT: R-4  
 FIRE PROTECTION DISTRICT: SOUTH OLDHAM FIRE  
 EXISTING USE: UNUSED, ABANDONED SFR  
 PROPOSED BUILDING: APARTMENTS  
 PROPOSED PERVIOUS AREA: 33,552 SF  
 SITE AREA: 263,410 SF / 6.047 AC  
 FLOOR AREA RATIO: 0.13 PROPOSED  
 0.5 ALLOWED  
 HEIGHT ALLOWED: 45 FEET  
 PROPOSED BUILDING HEIGHT: 40 FEET

**DRAINAGE SUMMARY**

SITE AREA: 263,410 SF / 6.047 AC  
 HYDROLOGIC SOIL GROUP: Hegerstown Silt Loam, Beasley Silt Loam  
 EXISTING IMPERVIOUS AREA: 0.0 SF  
 EXISTING PERVIOUS AREA: 263,410 SF  
 PROPOSED IMPERVIOUS PARKING AREA: 61,225 SF  
 PROPOSED IMPERVIOUS BUILDING AREA: 35,040 SF  
 PROPOSED IMPERVIOUS SIDEWALK AREA: 7,740 SF  
 PROPOSED OPEN SPACE: 104,005 SF  
 TOTAL IMPERVIOUS AREA: 159,405 SF  
 IMPERVIOUS AREA NET INCREASE: 104,005 SF

STORMWATER MANAGEMENT WILL BE DESIGNED TO FULLY CAPTURE AND CONTROL RUNOFF GENERATED BY THE PROPOSED IMPROVEMENTS. ALL STORMWATER RUNOFF FROM BUILDING ROOF AREAS, PARKING LOTS, DRIVE AISLES, AND OTHER PAVED OR IMPERVIOUS SURFACES WILL BE COLLECTED AND CONVEYED THROUGH AN UNDERGROUND STORM DRAINAGE SYSTEM.

THE UNDERGROUND STORM PIPING NETWORK WILL BE INTENTIONALLY OVERSIZED TO PROVIDE ON-SITE DETENTION VOLUME WITHIN THE CLOSED SYSTEM. THIS APPROACH ALLOWS STORMWATER TO BE TEMPORARILY STORED WITHIN THE UNDERGROUND INFRASTRUCTURE, REDUCING PEAK DISCHARGE RATES AND MINIMIZING THE NEED FOR SURFACE DETENTION BASINS OR PONDS.

DISCHARGE FROM THE STORM DRAINAGE SYSTEM WILL BE CONTROLLED THROUGH APPROPRIATELY SIZED OUTLET STRUCTURES SO THAT POST-DEVELOPMENT RUNOFF RATES DO NOT EXCEED PRE-DEVELOPMENT CONDITIONS. THE SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH APPLICABLE OLDHAM COUNTY REGULATIONS, KENTUCKY STANDARDS, AND ACCEPTED ENGINEERING PRACTICES TO ENSURE NO ADVERSE DOWNSTREAM IMPACTS.

THIS STORMWATER MANAGEMENT STRATEGY IS INTENDED TO EFFICIENTLY MANAGE BOTH THE QUANTITY OF STORMWATER RUNOFF WHILE PRESERVING USABLE SITE AREA AND MAINTAINING THE OVERALL CHARACTER AND FUNCTIONALITY OF THE DEVELOPMENT.

**GENERAL NOTES**

1. ALL PAVEMENT MARKINGS / SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. FREESTANDING BUSINESS SIGNS SHALL CONFORM TO THE REQUIREMENTS OF DIVISION 290 OF THE O.C. COMPREHENSIVE ZONING ORDINANCE.
3. SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND ROADWAYS. ALL SITE LIGHTING SHALL NOT EXCEED ONE FOOTCANDLE AT THE PROPERTY LINE.
4. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
5. SURVEY INFORMATION PROVIDED BY OTHERS. THE ACCURACY OF THIS INFORMATION HAS NOT BEEN VERIFIED BY THE ARCHITECT.

**LEGEND**

EMH	EX. ELECTRIC MANHOLE
SMH	EX. SANITARY MANHOLE
EP	EX. EDGE OF PAVEMENT
HP	EX. HANDPUMP
MB	EX. MAIL BOX
CRST	EX. CRUSHED STONE
LP	EX. LIGHT POLE
GW	EX. GUY WIRE
GM	EX. GAS METER
AC	EX. AIR CONDITIONER UNIT
WM	EX. WATER METER
UT	EX. UTILITY POLE
CP	EX. CATV PEDESTAL
SM	EX. STORM MANHOLE
CONC	EX. CONCRETE
TR	EX. TREE LINE
WF	EX. WIRE FENCE
BF	EX. BOARD FENCE
CO	EX. CONTOURS (1' INTERVAL)
T.B.R.	EX. TO BE REMOVED
UP	EX. UTILITY POLE
EB	EX. ELECTRIC BOX
TYP	TYPICAL
EX. TREE WITH SIZE	
EX. STORM LINE	
EX. UNDERGROUND TELEPHONE	
EX. OVERHEAD ELECTRIC	
EX. UNDERGROUND FIBER OPTIC	
EX. WATER	
EX. PROPERTY LINE (REMOVED)	
EX. FLOW ARROWS	
PROPOSED DRAINAGE FLOW ARROWS	
PROPOSED STORM SEWER	
PROPOSED SANITARY SEWER	
PROPOSED MANHOLE	
TRAFFIC DIRECTIONAL ARROW	
PROPERTY SERVICE CONNECTION	

**UTILITY NOTE**

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AVAILABLE PLANS AND INFORMATION OBTAINED IN THE FIELD. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. INDIVIDUAL SERVICE LINES ARE NOT SHOWN.

**UTILITY PROTECTION NOTE**

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY UTILITY PROTECTION CENTER 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

**EROSION PREVENTION & SEDIMENT CONTROL**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPCS PLAN MUST BE REVIEWED AND APPROVED THE AUTHORITY HAVING JURISDICTION. EPCS BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE REQUIRED 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 AS REQUIRED BY ORDINANCE.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE 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 DAYS AFTER THE ACTIVITY HAS CEASED.

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

**PARKING SUMMARY**

PROPOSED BUILDING USE: APARTMENTS  
 PARKING REQUIREMENTS (MINIMUM): 126  
 PARKING REQUIREMENTS (MAXIMUM): 180  
 TOTAL PARKING PROVIDED: 147 + 5 HC SPACES

**DESIGN NOTES**

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH - DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. NO INCREASED SHEET FLOW VOLUME ONTO ADJACENT PROPERTIES TO BE PERMITTED. DRAINAGE SHALL BE DIRECTED TO ON-SITE DRAINAGE SYSTEM.
3. INCREASE OF - SF OF IMPERVIOUS AREA.
4. TOTAL DISTURBANCE AREA IS - AC. (- SF)
5. NO INCREASE IN RUNOFF TO KYTC RIGHT OF WAY TO BE PERMITTED. SANITARY SERVICE WILL BE PROVIDED BY AN EXISTING PROPERTY SERVICE CONNECTION, SUBJECT TO ANY FEES AND ANY APPLICABLE CHARGES.
6. THE FINAL DESIGN OF THIS PROJECT WILL COMPLY WITH THE WATER QUALITY STANDARDS OF OLDHAM COUNTY. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF BEST MANAGEMENT PRACTICES.
7. THE SUBJECT PROPERTY IS NOT IN A FEMA RECOGNIZED FLOOD PLAN.
8. SOIL TYPES ARE LISTED AS HYDROLOGIC GROUP "B" AND GROUP "C".

**LANDSCAPE SUMMARY**

IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE.

VEHICULAR USE AREA (VUA) = 61,141 SF

ILA REQUIRED = 3,057 SF

ILA PROPOSED = 3,107 SF

	LANDSCAPE BUFFERS			
	N	S	E	W

REQUIRED - 15' 5' 0' 0'

PROVIDED - 15' 5' 0' 0'

**DEVELOPMENT NOTES:**

NO EXISTING BUILDINGS OR STRUCTURES.

SITE AREA: 263,410 SF / 6.047 AC

BUILDING AREA: 11,184 X 3 = 33,552 SF

PAVEMENT: 61,141 SF

PROPOSED DEVELOPMENT:

LOT AREA: 6,047 ACRES

PROPOSED ZONING: R-4

MINIMUM LOT WIDTH: 248 FEET

MAXIMUM DENSITY ALLOWED: 16 UNITS/ACRE = 96 UNITS

PROPOSED DENSITY: 85 UNITS

REQUIRED COMMON OPEN SPACE: 21,250 SF

PROPOSED COMMON OPEN SPACE:

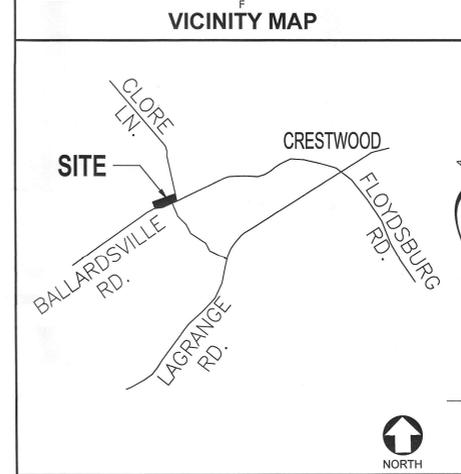
FIRST YEAR BUILD OUT: 75 UNITS

TOTAL, FINAL BUILD OUT: 85 UNITS TOTAL

PROPOSED DEVELOPMENT: 3 APARTMENT BUILDINGS

3 STORY CONSTRUCTION

MAX BUILDING HEIGHT: 45 FEET



**ENCOMPASS**  
 DESIGN • CONSTRUCT  
 DEVELOP

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 (fax) 502.992.5101

113 East Main Street  
 La Grange, KY 40031

DEVELOPMENT PLAN

DEVELOPMENT PLAN

STONEBRIDGE APARTMENTS  
 7405 WEST HWY 22  
 CRESTWOOD, KY 40014

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JOB NO. 11663-536

DB: GMH/JSG

CB: ----

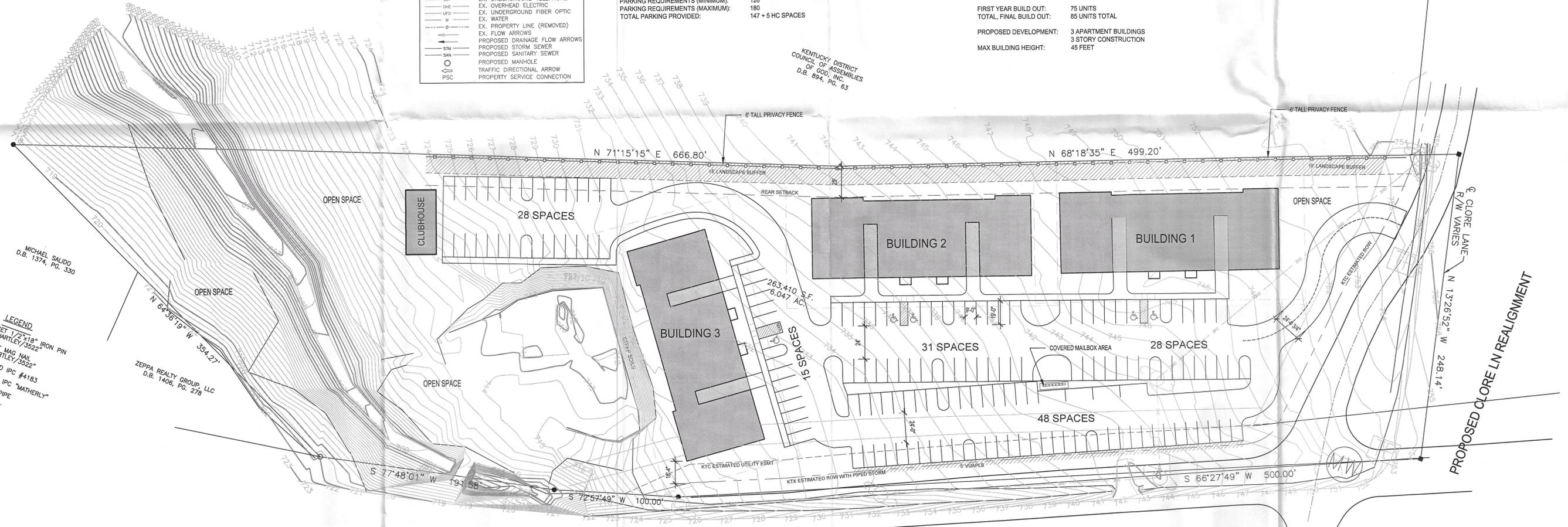
DATE: 1/20/2026

STATUS: ZONING CHANGE

SHEET NO:

**DP1**

REVISED



LEGEND  
 SET 1/27/18" IRON PIN  
 WATLEY/3522"  
 MAG NAIL  
 TITLEY/3522"  
 IPC #4183  
 IPC "MATHERLY"  
 PIPE

BALLARDSVILLE RD.  
 W. HWY 22  
 R/W VARIES  
 (SOURCE UNKNOWN)

