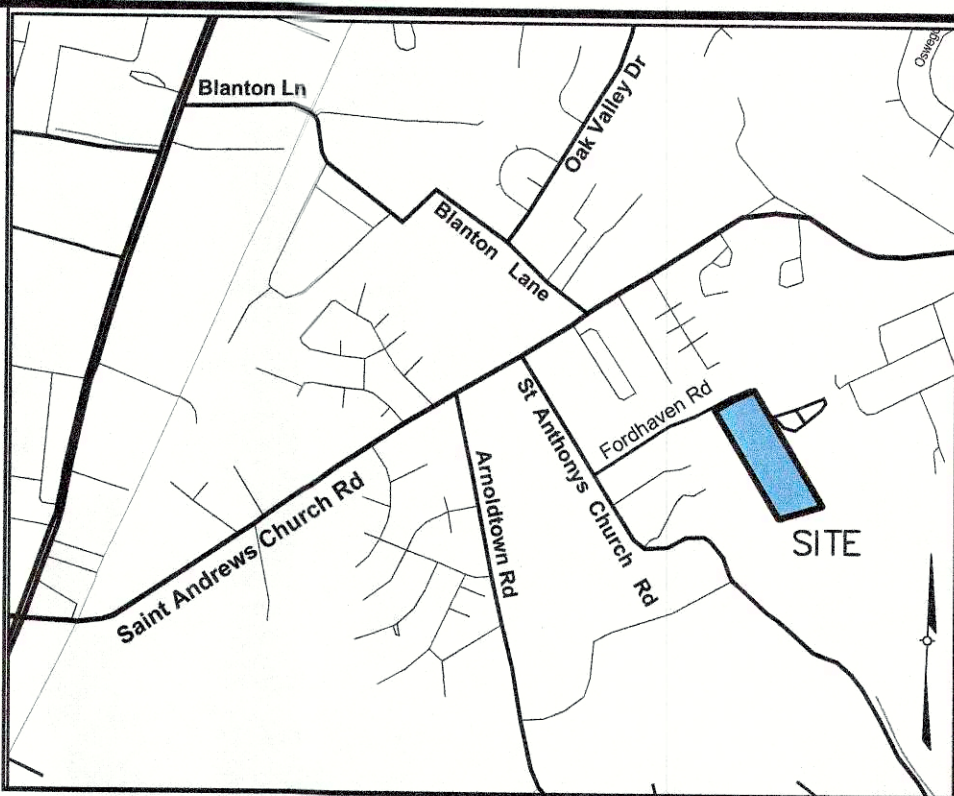


GENERAL NOTES:

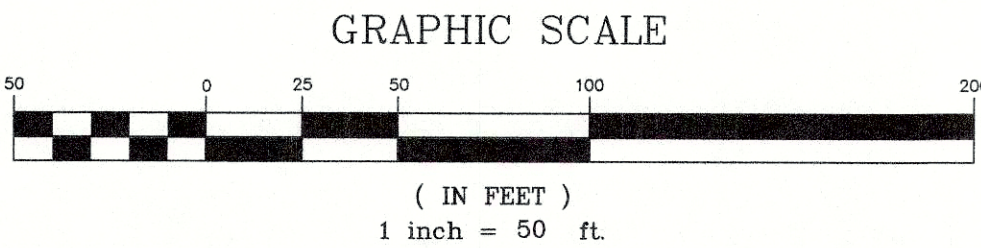
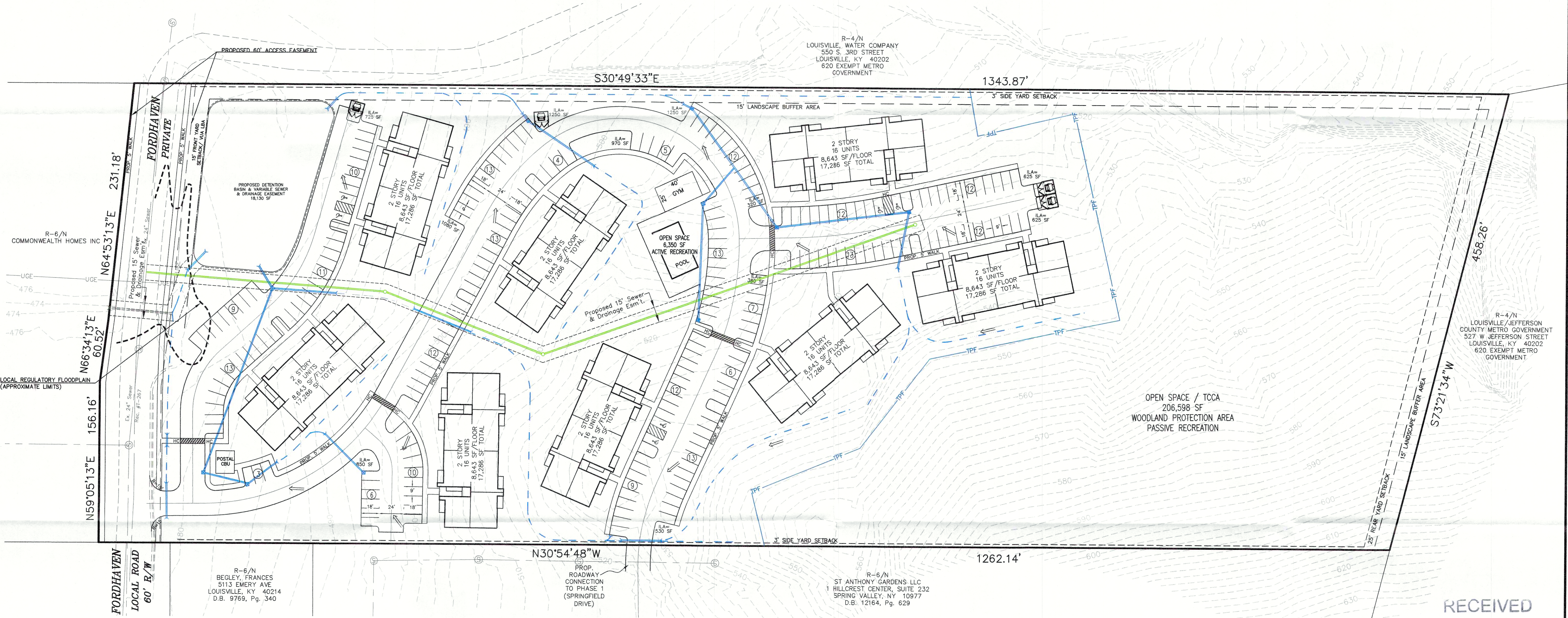
1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. There shall be no commercial signs in the Right of Way.
4. There shall be no landscaping in the Right of Way without an encroachment permit.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. KTC permit will be required prior to construction plan approval.

MSD NOTES:

1. Sanitary sewer service will be provided by LE and subject to applicable fees.
2. A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0089/0090 F dated February 26, 2021.
3. Drainage pattern depicted by arrows (→) is for conceptual purposes. 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. Onsite detention will be provided. Postdeveloped peak flows will be limited to predeveloped peak flows for the 2, 10, 25 and to 50% of the 100-year storms or to the capacity of the downstream system, whichever is more restrictive. Downstream capacity to be verified to Big Run Creek.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. A Downstream Facilities Capacity Request will be submitted to MSD.
7. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
8. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
9. MSD drainage bond required prior to construction plan approval.



LOCATION MAP
NOT TO SCALE



LEGEND

- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. 16" WATER LINE
- EX. OVERHEAD ELECTRIC LINES
- EX. FENCE
- EX. STREAM
- PROPOSED FENCE
- PROPOSED STORM
- PROPOSED SEWER AND MANHOLE
- PROPOSED LIMITS OF DISTURBANCE / TREE CANOPY TO REMAIN

PROJECT DATA

TOTAL SITE AREA = 13.37± Ac. (582,327 SF)
EXISTING ZONING = R-6
FORM DISTRICT = NEIGHBORHOOD
EXISTING USE = UNDEVELOPED
PROPOSED USE = MULTI-FAMILY RESIDENTIAL
TOTAL NO. OF UNITS = 128 UNITS
BUILDING HEIGHT = 2 STORY (35' MAX. ALLOWED)
BUILDING AREA = 70,144 SF
F.A.R. = 0.28 (1.0 MAX. ALLOWED)
DENSITY = 9.57 DU/AC (17.42 MAX ALLOWED)
OPEN SPACE REQUIRED = 87,349 SF (15%)
OPEN SPACE PROVIDED = 206,598 SF

PARKING REQUIRED
APARTMENTS (144 UNITS)
1 SP/UNIT MIN.
2 SP/UNIT MAX.

TOTAL PARKING REQUIRED = 128 SP 256 SP
TOTAL PARKING PROVIDED = 230 SPACES (1.8 PER DU) (6 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA = 85,465 SF
INTERIOR LANDSCAPE AREA REQUIRED = 6,409 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED = 8,605 SF (10.1%)
EXISTING IMPERVIOUS = 0 SF
PROPOSED IMPERVIOUS = 185,997 SF (34% INCREASE)

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 554,947 S.F.
TOTAL TREE CANOPY AREA = 80% (443,466 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED = 37% (206,598 S.F.)
PROPOSED TREE CANOPY REQUIRED = 35% (194,231 S.F.)

TOTAL TREE CANOPY TO BE PLANTED = 0% (0 S.F.)
TOTAL TREE CANOPY PROVIDED = 37% (207,619 S.F.)

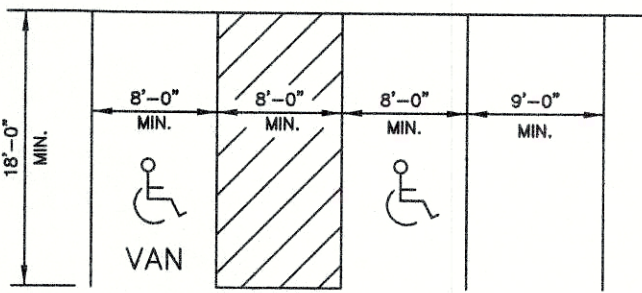
DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
EXISTING "C" = 0.23 TO BE REDUCED BY 50% $(0.23/2) = (0.115)$
 $\Delta C = 0.46 - 0.115 = 0.345$
 $A = 13.4 AC$
 $R = 2.8 INCHES$
 $X = (0.345)(13.4)(2.8)/12 = 1.08 AC.-FT$
REQUIRED $X = 47,045 CU.FT.$
PROVIDED BASIN = 18,130 SQ.FT.
TOTAL = 18,130 SQ.FT. @ APPROX. 2.7 FT. DEPTH
= 48,951 CU.FT. > 47,045 CU.FT.

SLOPES TABLE

MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
20.00%	>	
30.00%	>	

RECEIVED
OCT 06 2022
PLANNING &
DESIGN SERVICES



TYPICAL PARKING SPACE LAYOUT
NO SCALE

OWNER:
SOUTHWEST DEVELOPMENT GROUP LLC
3130 SAINT ANTHONY GARDENS DRIVE
LOUISVILLE, KENTUCKY 40214

SITE ADDRESS:
2900 FORDHAVEN ROAD
TAX BLOCK 1033, LOT 127
D.B. 7960, PG. 673

COUNCIL DISTRICT - 25
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK

CASE: 21-CAT3-0021

21 1233
WM# 7649

PROJECT DATA

FILE NAME: 21173 CAT3 PLAN
DATE: 10/2/2022
CHECKED BY: TB
SCALE: 1"=50
DRAWN BY: TB

LD&D

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
805 WESTERN BOULEVARD, SUITE 100
LOUISVILLE, KY 40202
TEL: 502-261-1234 FAX: 502-261-1234

CATEGORY 3 DEVELOPMENT PLAN
2900 FORDHAVEN ROAD

DEVELOPER

ST ANTHONY P2, LLC
1 HILLCREST CENTER DRIVE, SUITE 232
SPRING VALLEY, NY 10977

JOB NO. 21178

SHEET

1

OF 1

REVISIONS

DESCRIPTION

DATE

NO.

SURVEYOR'S SEAL

ENGINEER'S SEAL