

**GENERAL NOTES**

- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAPS 21111C0006E & 21111C0007E, DECEMBER 5, 2006)
- SANITARY SEWERS ARE AVAILABLE BY CONNECTION. SANITARY SEWER PATTERN DEPICTED IS FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- DRAINAGE / STORM WATER DETENTION: 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.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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.
- THE DEVELOPMENT LIES IN THE HARRODS CREEK FIRE DISTRICT. CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE HARRODS CREEK FIRE DISTRICT. A STATEMENT ON THE ADEQUACY OF ACCESS TO THE PROPERTIES SHALL BE OBTAINED FROM THE FIRE DISTRICT.
- SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- THE SIDEWALK FEE-IN-LIEU OPTION IS BEING APPLIED FOR THE SIDEWALK ALONG RIVER ROAD. THE FEE WILL BE PAID TO LOUISVILLE METRO PUBLIC WORKS AND WILL BE USED FOR CONSTRUCTION OF SIDEWALKS OR MULTI-USE PATHS ALONG RIVER ROAD. THE FEE-IN-LIEU AMOUNT WILL BE CALCULATED PER THE APPROVED CONSTRUCTION PLANS AND MUST BE PAID PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- 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 MGMT. PRACTICES.
- FLOODPLAIN COMPENSATION TO BE ON SITE AT A RATIO OF 1:1.
- SITE IS SUBJECT TO REGIONAL FACILITY FEES.
- KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

**EPSC NOTES**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

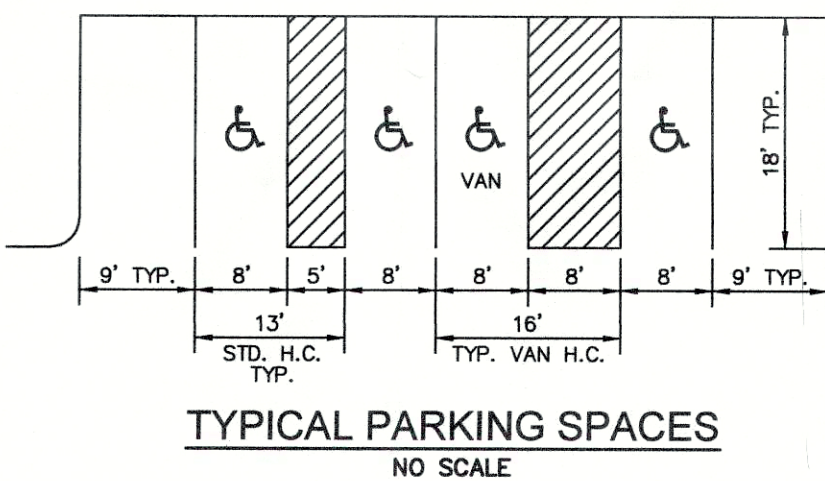
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.

**EPSC CONCEPT PLAN**

- INSTALL SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
- BEGIN DEMOLITION.
- INSTALL TEMPORARY SEDIMENT BASIN.
- BEGIN SITEWORK GRADING AND SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- COMPLETE SITE WORK.
- REMOVE SILT BASIN.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.



**TYPICAL PARKING SPACES**  
NO SCALE

**PRELIMINARY APPROVAL**  
Condition of Approval: \_\_\_\_\_  
  
Development Review: \_\_\_\_\_ Date: \_\_\_\_\_  
LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

**LEGEND**

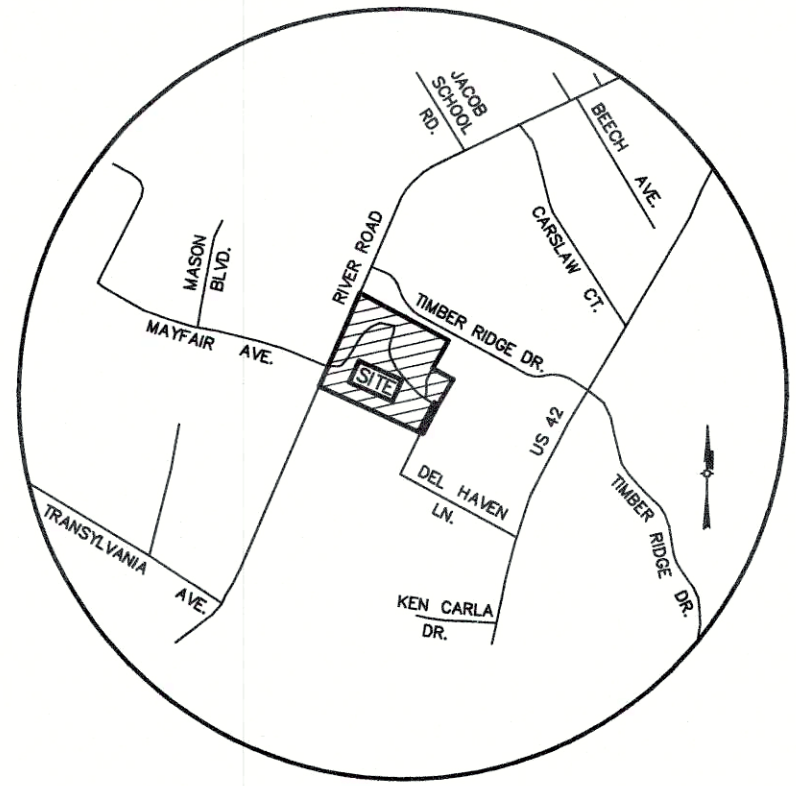
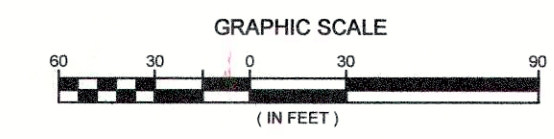
- EX. STORM SEWER
- PROP. STORM SEWER
- EX. SANITARY SEWER
- DRAINAGE FLOW ARROWS
- EX. VEGETATION
- EX. FENCE
- EX. FIRE HYDRANT
- EX. PROPERTY LINE TO BE REMOVED
- EX. GAS LINE
- EX. OVERHEAD UTILITY LINE
- EX. UTILITY POLE
- EX. WATER LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. ZONING BOUNDARY
- EX. FORM DISTRICT BOUNDARY
- TREE CANOPY PROTECTION AREA (TCPA)
- EXISTING INTERMITTENT STREAM
- 20-30% SLOPES
- > 30% SLOPES
- EXISTING PSC
- DEFERRED PSC
- AREA OF WAIVER
- LIMITS OF DISTURBANCE

**NOTICE**  
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

LOUISVILLE METRO  
**APPROVED DISTRICT DEVELOPMENT PLAN**  
DOCKET NO. 1420NE1054  
APPROVAL DATE 8/29/17  
EXPIRATION DATE \_\_\_\_\_  
SIGNATURE OF PLANNING COMMISSION  
PLANNING COMMISSION

**RECEIVED**  
AUG 11 2017  
DESIGN SERVICES

SUB# 1083  
CASE # 16ZONE1056  
RELATED CASE #S  
09-027-06, 10-13-90,  
V-11084, RP-10924,  
MP-9107



**LOCATION MAP**  
NO SCALE

**SITE DATA**

- EXISTING ZONING: C-1, R-5A, R-4, & OR-1  
PROPOSED ZONING: C-1 & R-7  
FORM DISTRICT: VILLAGE  
EXISTING USE: VACANT  
PROPOSED USE: SENIOR HOUSING  
GROSS SITE AREA: 9.61 AC  
DWELLING UNITS: 198 UNITS  
EMPLOYEES: 4 EMPLOYEES  
GROSS DENSITY: 20.6 DU/AC  
BUILDING FOOTPRINT: 61,150 SF  
TOTAL BUILDING AREA: 244,600 SF  
PROPOSED BUILDING HEIGHT: 45'  
FAR: 0.58

**DIMENSIONAL STANDARDS**

- MIN. LOT SIZE: 6,000 SF  
MIN. LOT WIDTH: 25'  
MIN. FRONT/STREET SIDE YARD: 15'  
MIN. SIDE YARD: 3'  
MIN. REAR YARD: 15'  
MAX. BUILDING HEIGHT: 45' + 10'/5' ADD. SETBACK

**PARKING CALCULATIONS**

- MIN. PARKING REQUIRED: 71 SPACES\*  
(0.5 SPACES/DWELLING UNIT + 1/2 EMPLOYEES)  
PROX. PARKING ALLOWED: 301 SPACES  
(1.5 SPACES/DWELLING UNIT + 1 EMPLOYEE)  
PARKING PROVIDED: 214 SPACES  
(INCLUDING 8 H.C. SPACES)

\*NOTE: REQUIRED PARKING CALCULATIONS REFLECT APPLICABLE REDUCTIONS FROM LDC CHAPTER 9 AS FOLLOWS:  
1. 10% - OVER 25% RESIDENTIAL USE.  
2. 20% - GREEN SITE DESIGN STANDARDS 4 & 8.

**TREE CANOPY REQUIREMENTS**

- SITE AREA: 418,779 SF  
EXISTING TREE CANOPY: 206,584 SF (49%)  
EXISTING TREE CANOPY TO REMAIN: 137,995 SF (33%)  
TOTAL: 24,022 SF  
WPA: 103,612 SF + 10% BONUS = 113,973 SF  
REQUIRED NEW TREE CANOPY: 0 SF (0%)

**ILA CALCULATIONS**

- VIA AREA: 86,878 SF  
REQUIRED ILA (7.5%): 6,516 SF  
PROPOSED ILA: 7,210 SF  
TREES REQUIRED: 22 TREES

**OPEN SPACE CALCULATIONS**

- SITE AREA: 418,779 SF  
REQUIRED OPEN SPACE (15% PER LDC 511.2): 62,817 SF  
OPEN SPACE PROVIDED: 212,069 SF

**IMPERVIOUS AREA CALCULATIONS**

- SITE AREA: 418,779 SF (9.61 ACS)  
EXISTING IMPERVIOUS AREA: 36,891 SF (8.85 ACS)  
PROPOSED IMPERVIOUS AREA: 171,905 SF (39.4 ACS)  
DIFFERENCE: 134,614 SF (3.09 ACS)

**ADDITIONAL REQUESTS**

- WAIVER FROM LDC 10.2.4.8 TO ALLOW A LANDSCAPE BUFFER AND EASEMENT TO OVERLAP BY MORE THAN 50%.

**UTILITY NOTE**

- ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 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 WATER LINES). 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.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

**DETAILED DEVELOPMENT PLAN**  
PROJECT TITLE: PROSPECT COVE SENIOR RESIDENCES  
PROJECT DEVELOPER: DANKER DEVELOPMENT, LLC  
LOUISVILLE, KY 40009  
BONLAND GREEN, KY 40101  
DESIGNED BY: J. WILSON & LINGO, INC.  
1148 S. 4TH STREET  
LOUISVILLE, KY 40202  
D.B. 0993, PG. 856

SHEET TITLE: DETAILED DEVELOPMENT PLAN  
JOB NO. 2996-DDP  
SCALE: 1"=60'  
DATE: 08/22/16  
DRAWING NO. **DDP**  
SHEET 1 OF 1

**SABAK, WILSON & LINGO, INC**  
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