

TREE CANOPY CALCULATIONS (TCCA)

EXISTING TREE CANOPY: 99,107 S.F. (73%) COVERAGE
 SITE AREA: 3.11 AC (135,586 S.F.)
 EXISTING TREES PRESERVED (OF EXISTING TREE CANOPY AREA): 55,800 S.F. (56%)
 TREES SHOWN TO BE PRESERVED:
 17 TYPE A 12" to >24" @ 1800 S.F. = 30,600 S.F.
 12 TYPE A 24" @ 2100 S.F. = 25,200 S.F.
 * TOTAL EXISTING TREES PRESERVED = 55,800 S.F. (41%)
 TOTAL REQUIRED TREE CANOPY: 47,455 S.F. (35%)
 PROPOSED TREE PLANTINGS: 54,992 S.F. (40.5%)
 43 ~ TYPE A DECID. TREE (1.75" CAL.) @ 1200 S.F. = 51,600 S.F.
 6 ~ CANADIAN HEMLOCK (6" HT) @ 424 S.F. = 2,544 S.F.
 8 ~ AMERICAN HOLLY (6" HT) @ 106 S.F. = 848 S.F.
 TOTAL TREE CANOPY TO BE PROVIDED: 110,792 (82%)

* EXISTING TREES SHOWN ARE TO BE PRESERVED. TREES THAT ARE INCLUDED WITHIN THE TREELINE BUT NOT IDENTIFIED ARE TO BE REMOVED

GENERAL NOTES:

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINARY TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- 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.
- MITIGATION MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE APPLICANT SHALL PROVIDE AN EVALUATION OF THE SEWERSHED UPSTREAM OF THIS PROPERTY. SEWER ALIGNMENT AND EASEMENT LOCATIONS MAY BE MODIFIED FROM LOCATIONS DEPICTED ON THIS CONCEPTUAL PLAN AND SHALL BE PLACED AND SIZED TO ADEQUATELY SERVE THE WATERSHED. MSD AND THE APPLICANT SHALL EXECUTE AN AGREEMENT CONSISTENT WITH MSD'S EXCESS COST POLICY PRIOR TO CONSTRUCTION APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AN D100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 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.
- NO RISE CERTIFICATE REQUIRED AT THE POINT OF DISCHARGE FOR THE FEMA FLOODPLAIN MODEL WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ACOE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. HYDRIC SOIL IS PRESENT ONSITE.
- THE INTERIOR ACCESS DRIVE WILL NEED TO BE NAMED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE STREET NAMING REGULATIONS. THE OWNER/DEVELOPER SHOULD CONTACT OUR OFFICE WITH PROPOSED STREET NAMES FOR REVIEW AND RESERVATION.
- PENDING APPROVAL OF THIS ZONING CHANGE, THE OWNER/DEVELOPER SHOULD CONTACT LOUISVILLE EMERGENCY SERVICES TO DEVELOP AN ADDRESSING SCHEME FOR THIS LOCATION. THIS SHOULD BE DONE WELL IN ADVANCE OF ANY REQUESTS FOR PERMITS.
- ALL PROPOSED STREET NAMES AND ADDRESSES WILL NEED TO BE REVIEWED AND APPROVED BY THE ANCHORAGE MIDDLETOWN FIRE DEPARTMENT PRIOR TO FINALIZATION.
- PROPOSED STORMWATER AND SANITARY SEWER TO CONFIRM TO 10 STATE STANDARDS.

FLOOD NOTE

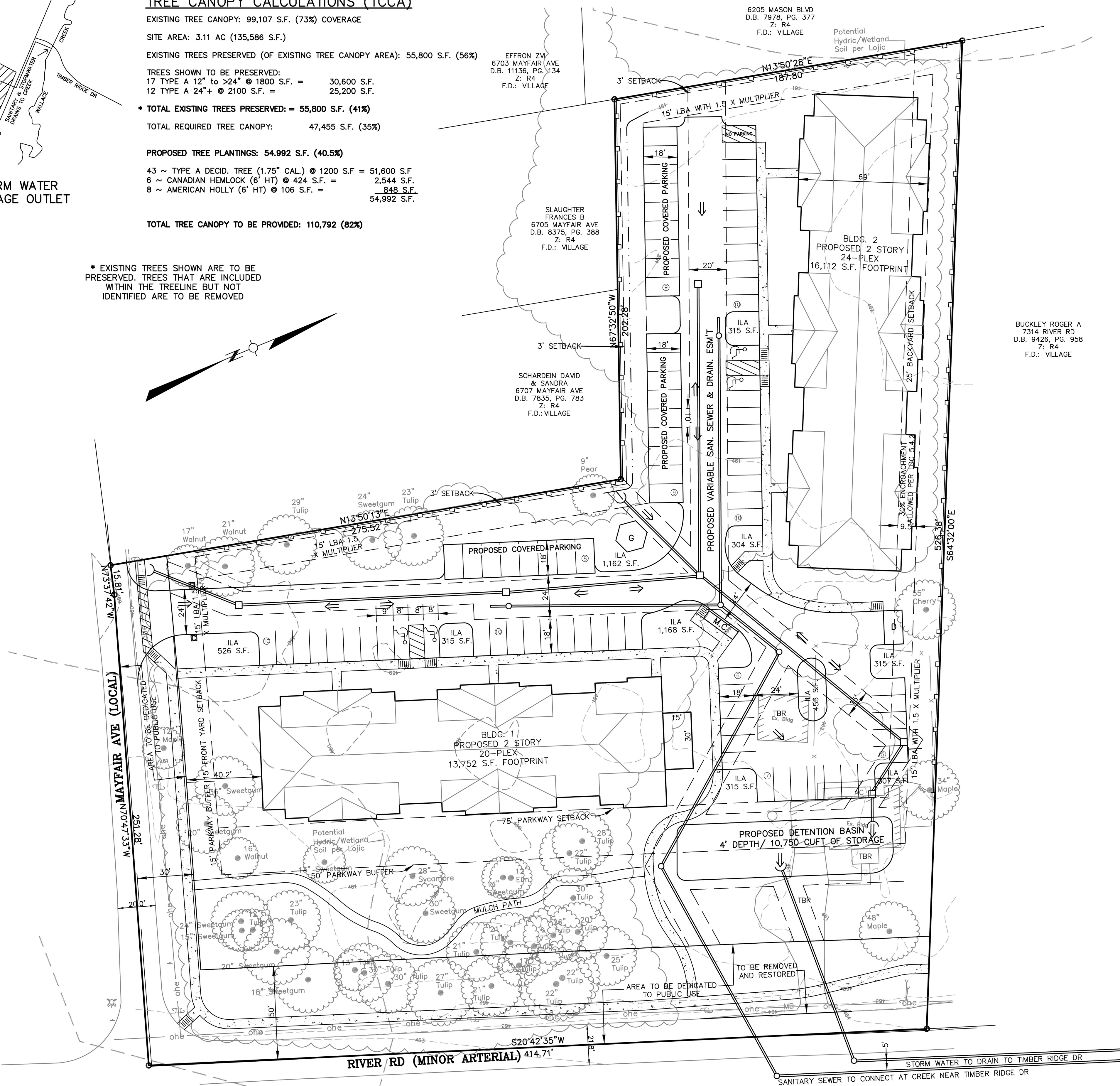
FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0006E

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 4,444 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 69,827 S.F.
 INCREASE IN IMPERVIOUS SURFACE = 65,383 S.F.
 TOTAL SITE DISTURBANCE = 2.8 AC.

PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, C=(0.61-0.25)=0.36
 SITE AREA = 3.11 ACRES
 INCREASED RUNOFF = (0.36x2.8/12)x3.11AC = 0.261 AC-FIT



PROJECT SUMMARY

EXISTING ZONING	R4
FORM DISTRICT	VILLAGE
PROPOSED ZONING	R6
EXISTING USE	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
SITE ACREAGE	3.74 AC. (163,124 S.F.)
NET ACREAGE	3.11 AC. (135,586 S.F.)
NET DWELLING UNITS/ ACRE	14.14
PROPOSED NEW BUILDING S.F.	60,178 S.F.
VUA	33,556 S.F.
ILA REQUIRED (7.5%)	2,516 S.F.
ILA PROVIDED	5,180 S.F.
F.A.R.	0.44
PROPOSED BLDG HEIGHT	30'
OPEN SPACE REQUIRED (15%)	20,338 S.F.
REC. OPEN SPACE REQ. (50%)	10,169 S.F.
REC. OPEN SPACE PROVIDED	23,311 S.F.

PARKING SUMMARY

REQUIRED		
MULTI-FAMILY (44 UNITS)		44 SPACES
MIN. (1 SPACES/UNIT)		88 SPACES
MAX. (2 SPACES/UNIT)		
TOTAL REQUIRED		44 SPACES
PARKING PROVIDED		
COVERED SPACES		26 SPACES
STANDARD SPACES		54 SPACES
HANDICAP SPACES		4 SPACES
TOTAL PROVIDED		84 SPACES

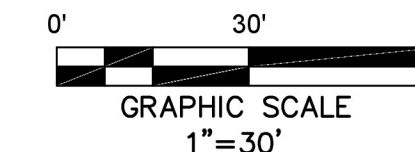
LEGEND

- = EX. UTILITY POLE
- = EX. CONTOUR
- = EX. FIRE HYDRANT
- = EX. OVERHEAD ELECTRIC
- = EX. SIGN
- = EXISTING CONCRETE
- = EXISTING LIGHT
- = TO BE REMOVED
- = PARKING COUNT
- = PROPOSED TREELINE
- = PROPOSED 6' SCREENING FENCE
- = PROPOSED DUMPSTER
- = PROPOSED STORMWATER DRAINAGE
- = PROPOSED SANITARY SEWER
- = PROPOSED GAZEBO
- = PROPOSED MAIL CENTER
- = PROPOSED ORNAMENTAL COLUMN

CASE# 21-ZONE-0003
 RELATED CASE# 20-ZONEPA-0085
DEVELOPMENT PLAN
 (FOR A REZONING REQUEST)
 THE LODGES OF PROSPECT
 CONDOMINIUMS
 7312 RIVER ROAD
 LOUISVILLE, KY 40059

OWNER:
 EASTWOOD CONSTRUCTION & DEVELOPMENT, LLC
 2715 MAYO LN.
 PROSPECT, KY 40059
 D.B. 8419 Pg. 646
 TAX BLOCK: 0205 LOT: 0013 SUBLT:0068

DEVELOPER:
 AGS DEVELOPMENT, LLC / SJ ANDERSON, LLC
 4175 WESTPORT RD #100 LOUISVILLE, KY 40207 /
 108 DAVENTRY LANE #200 LOUISVILLE, KY 40223



wm# 12199

Milestone design group
 108 Daventry Lane, Suite 500 Louisville, KY 40223
 502.527.7073 www.milestonedesign.org

THE LODGES OF PROSPECT CONDOMINIUMS

DATE: 9/17/2020
 DRAWN BY: G.C.Z.
 CHECKED BY: J.M.M.
 SCALE: 1"=30' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

11/9/2020	AGENCY CMNTS
3/8/2021	AGENCY CMNTS
4/1/2021	AGENCY CMNTS
4/12/2021	AGENCY CMNTS
5/3/2021	AGENCY CMNTS
7/1/2021	LDT CMNTS

DEVELOPMENT PLAN

JOB NUMBER 20013

1 OF 1