

GENERAL NOTES

1. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
2. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA (FEMA MAPS 21111C0006E & 21111C0007E, DECEMBER 5, 2006)
3. 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.
4. 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.
5. 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.
6. MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
7. CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
9. 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.
10. 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.
11. SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
12. 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 RESERVED 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.
13. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
14. 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.
15. 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.
16. FLOODPLAIN COMPENSATION TO BE ON SITE AT A RATIO OF 1:1.
17. SITE IS SUBJECT TO REGIONAL FACILITY FEES.
18. KDOV APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
19. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

EPSC 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 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 SEEDDED 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 SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

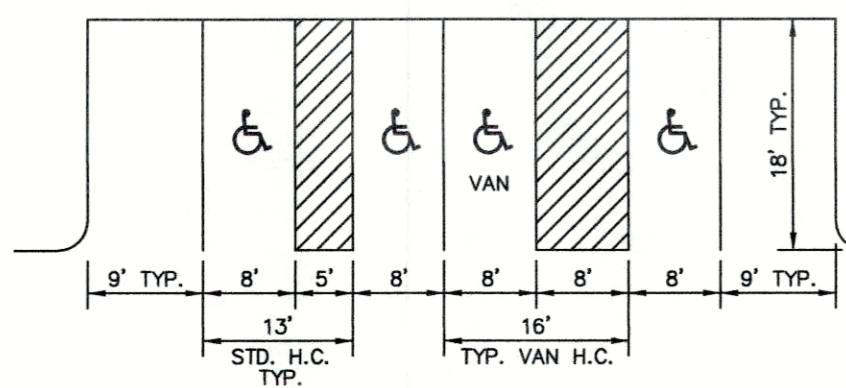
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

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

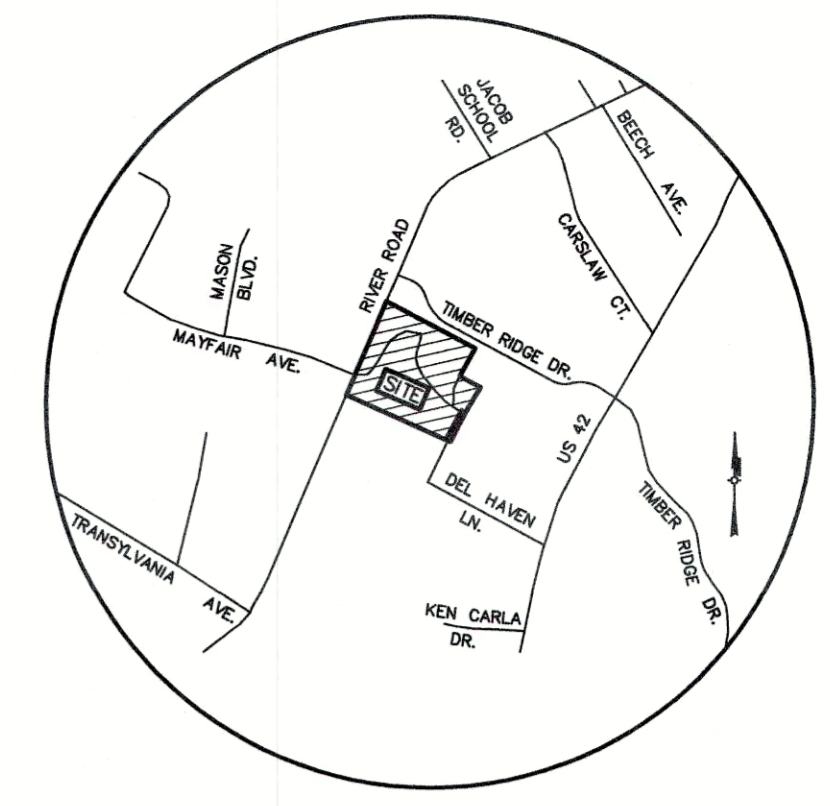
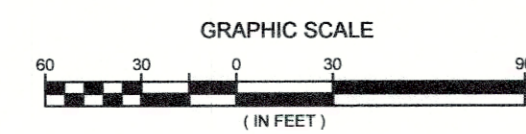
- INSTALL SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
- BEGIN DEMOLITION.
- INSTALL TEMPORARY SEDIMENT BASIN.
- BEGIN SITEWORK GRADING AND SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- COMPLETE SITE WORK.
- REMOVE SILT BASIN.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.



TYPICAL PARKING SPACES
NO SCALE

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



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*
MAX. 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%)
TOPA:	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 (0.85 ACS)
PROPOSED IMPERVIOUS AREA:	171,505 SF (3.94 ACS)
DIFFERENCE:	134,614 SF (3.09 ACS)

ADDITIONAL REQUESTS

1. WAIVER FROM LDC 10.2.4.B TO ALLOW A LANDSCAPE BUFFER AND EASEMENT TO OVERLAP BY MORE THAN 50%.

UTILITY NOTE

- 1) ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5444) 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.
- 2) 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.

RECEIVED

AUG 11 2017

DESIGN SERVICES

SUB# 1083
CASE # 16Z0E1056
RELATED CASE #S
09-027-06, 10-13-90,
V-11084, RP-10924,
MP-9107

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
LOUISVILLE, KENTUCKY 40202
THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KY 40202
(502) 584-6271

NO.	REVISION	DATE	DESCRIPTION
1	PRE-APPLICATION AGENCY COMMENTS	09/29/16	
2	FINAL FILING AGENCY COMMENTS	11/09/16	
3	C-1 REVISED FROM REZONING AREA	12/07/16	
4	NEW BUILDING DESIGN	08/19/17	
5	ADDED WPA	08/10/17	

DETAILED DEVELOPMENT PLAN
PROJECT TITLE: PROSPECT COVE SENIOR RESIDENCES
PROJECT DEVELOPER: PROSPECT DEVELOPMENT, LLC
6500 FOREST COVE LN. & 7301 RIVER RD.
LOUISVILLE, KY 40059
TAX BLOCK 036, LOTS 45, 46, & 565
D.B. 9093, PG 886
JOB NO. 2996-DDP
SCALE: 1"=60'
DATE: 08/22/16
DRAWING NO: DDP
SHEET 1 OF 1