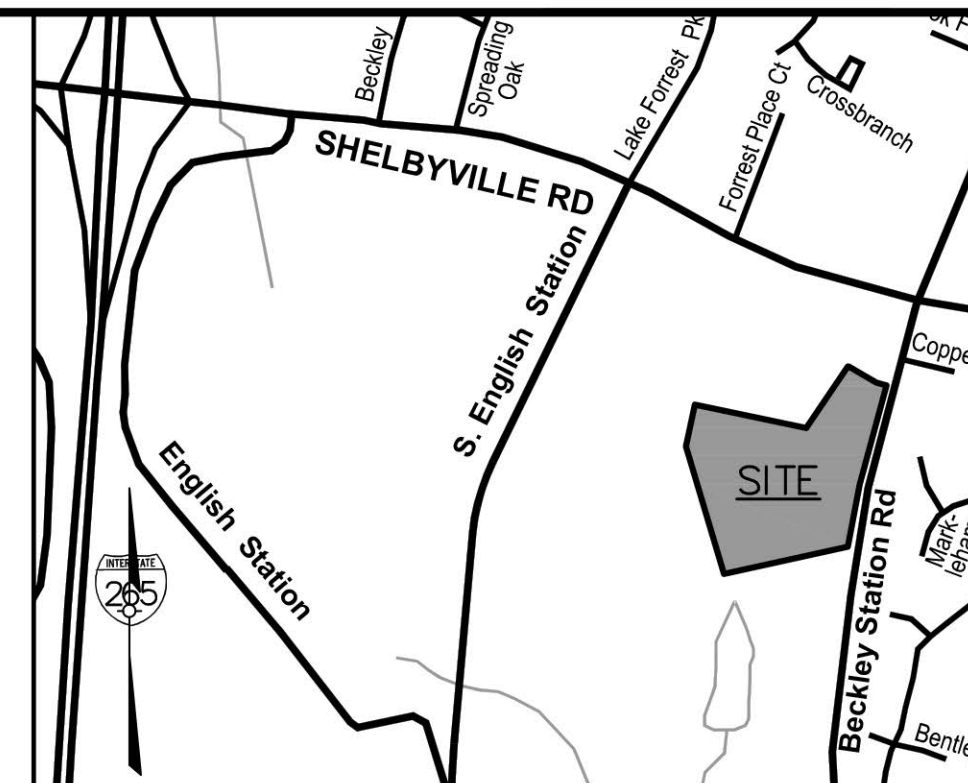


R-5A/N
CR Development Inc
321 E Main Street
Campbellsville, KY 42718
D.B. 11743, PG. 0929



REVISIONS	
NO.	DESCRIPTION
1	PER AGENCY REVIEW COMMENTS
2	PER AGENCY REVIEW COMMENTS
3	PER AGENCY REVIEW COMMENTS
4	PER AGENCY REVIEW COMMENTS
5	ROAD WEENING NOTE
6	REMOVED CURB CUT/ADDED DUMPSTERS

PROJECT DATA

TOTAL SITE AREA	= 17.30± Ac. (753,785 SF)
R/W DEDICATION AREA	= 0.02± Ac. (954 SF)
NET SITE AREA	= 17.28± Ac. (752,831 SF)
EXISTING ZONING	= R-5A
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
NO. OF UNITS	= 120 UNITS
(5) 24 UNIT BUILDINGS	= 84 UNITS
(3) 28 UNIT BUILDINGS	= 204 UNITS
TOTAL NO. OF UNITS	= 288 UNITS
BUILDING HEIGHT	= 3 STORY (35' MAX. ALLOWED)
BUILDING FOOTPRINT	= 10,585 SF
BUILDING AREA	= 254,040 SF
F.A.R.	= 0.34 (0.5 MAX. ALLOWED)
NET DENSITY	= 11.81 DU/AC. (12.01 DU/AC. MAX. ALLOWED)
GROSS DENSITY	= 11.79 DU/AC. (12.01 DU/AC. MAX. ALLOWED)
OPEN SPACE REQUIRED	= 112,925 SF
OPEN SPACE PROVIDED	= 376,060 SF
RECREATIONAL OPEN SPACE REQUIRED	= 56,463 SF (50% OF REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED	= 60,000 SF

PARKING REQUIRED

MULTI-FAMILY RESIDENTIAL	= MIN.	MAX.
1 SP/UNIT MIN.	= 204 SP	
2 SP/UNIT MAX.	= 408 SP	
CLUBHOUSE	= PARKING TO BE DETERMINED BY DIRECTOR	
TOTAL PARKING REQUIRED	= 204 SP	408 SP
TOTAL PARKING PROVIDED	= 369 SPACES	
	(16 HC SP INCLUDED)	

TOTAL VEHICULAR USE AREA	= 147,465 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 11,060 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 23,483 SF
EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 248,315 SF

GENERAL NOTES:

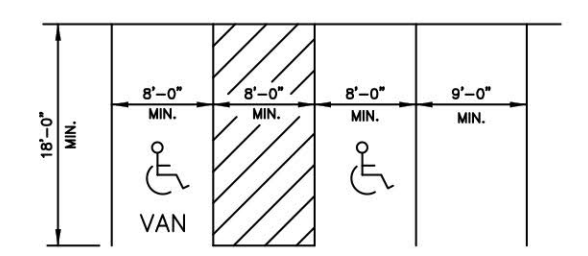
- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
- Street trees to be provided in all adjacent rights-of-way per Land Development Code section 10.2.8. Final location and type to be shown on the approved landscape plan.
- No Karst features were observed on site during a site visit on November 18, 2021, by Derek Triplett, R.L.A.
- Proposed retaining wall shall ensure consistent & compliant building height along the southeast side of building #1 facing S Beckley Station Road.
- South Beckley Station road shall be widened at the intersection of Shelbyville Rd to extend the north bound right turn lane to the subject site's frontage.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0050 F dated February 26, 2021.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be provided in the existing detention basin. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive. Basin capacity to be verified prior to MSD construction plan approval. Modifications may be required. Refer to the WM #10495 for the original detention basin analysis. Existing detention basin easement proposed to be released shall be evaluated at the construction plan phase. Site layout may need to be modified as a result of this evaluation.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- 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.
- Sanitary Sewer service will be provided by Lateral Extension, subject to fee's and any applicable charges.
- All retail shops must have individual connections per MSD's fats, oil and grease policy.
- MSD drainage bond required prior to construction plan approval.
- If site has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.
- Dam breach analysis for the existing pond located on 300 Shelby Station Drive required prior to MSD Construction Plan approval. If determined to be a high hazard dam, no structures will be permitted within the inundation zone. Modification of the proposed layout may be required as a result of the study.

DETENTION BASIN CALCULATIONS

$X = \Delta CRA / 12$
 $AC = 0.48 - 0.23 = 0.25$
 $A = 17.3 \text{ ACRES}$
 $R = 2.9 \text{ INCHES}$
 $X = (0.25)(17.3)(2.9) / 12 = 1.05 \text{ AC.} \cdot \text{FT.}$
REQUIRED X = 45,740 CU.FT.
PROVIDED BASIN = 14,000 SQ.FT. @ 3.5 FT. DEPTH
= 49,000 CU.FT. > 45,740 CU.FT.



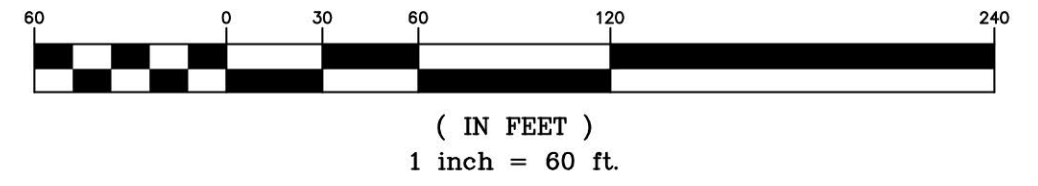
SLOPES TABLE

MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
20.00%	>	
30.00%	>	

TREE CANOPY CALCULATION

TOTAL SITE AREA	= 753,785 SF
EXISTING TREE CANOPY	= 565,802 SF (75% SITE)
EXISTING TREE CANOPY TO BE PRESERVED	= 135,841 SF (18% SITE)
TOTAL TREE CANOPY TO BE PROVIDED	= 263,825 SF (35% SITE)

GRAPHIC SCALE



LEGEND

- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE
- ▨ = PROPOSED TREE PRESERVATION AREA
- = EXISTING TREE LINE
- = LIMITS OF DISTURBANCE

BY: [Signature]
DATE: 11/29/21
PER AGENCY REVIEW COMMENTS

NO. 1
DATE: 11/29/21
DESCRIPTION: PER AGENCY REVIEW COMMENTS

PROJECT DATA
FILE NAME: 21140-DDDP
DATE: 10/4/21
SCALE: AS SHOWN
CHECKED BY: DT
DRAWN BY: JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTURE
507 WASHINGTON AVENUE SUITE 101 LOUISVILLE, KENTUCKY 40202
PHONE: 502.261.4624 FAX: 502.261.4624

GARRETT DEVELOPER
400 SHELBY STATION DRIVE
SUNSHINE INDUSTRIES
901 LILLY CREEK ROAD, SUITE 101
LOUISVILLE, KY 40243

JOB NO. 21140
SHEET 1 OF 1

OWNER: OAKLAWN DEVELOPMENT PROPERTIES
22 ST. CLAIR AVE E STE. 1200
TORONTO, ON. M4T 2S3
COUNCIL DISTRICT - 20
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN
MUNICIPALITY - LOUISVILLE

ENGINEER'S SEAL
SURVEYOR'S SEAL

CASE #21-DDDP-0110
WATER/SUB# 12376/21 1198