

PROJECT DATA

TOTAL SITE AREA	= 13.1 Ac. (570,636 SF)
AREA ZONED R-4	= 1.2 Ac. (51,781 SF)
AREA ZONED R-6	= 11.9 Ac. (518,855 SF)
EXISTING ZONING	= R-4 & R-6
FORM DISTRICT	= VILLAGE OUTLYING
EXISTING USE	= SINGLE-FAMILY RESIDENTIAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
TOTAL NO. OF UNITS	= 164 UNITS
BUILDING HEIGHT	= 2 STORY 29' (35' MAX. ALLOWED)
	= 3 STORY 35' (35' MAX. ALLOWED)
BUILDING FOOTPRINT	= 99,357 SF FOOTPRINT
BUILDING AREA	= 231,529 SF
R-6 F.A.R. (BASED ON 11.9 AC)	= 0.45 (0.75 R-6 MAX. ALLOWED)
TOTAL F.A.R. (BASED ON 13.1 AC)	= 0.41 (0.5 R-4/0.75 R-6 MAX. ALLOWED)
GROSS DENSITY (BASED ON 13.1 AC)	= 12.52 DU/AC. (R-6 17.42 DU/AC. MAX. ALLOWED)
R-6 DENSITY (BASED ON 11.9 AC)	= 13.78 DU/AC. (R-6 17.42 DU/AC. MAX. ALLOWED)
PARKING REQUIRED:	
1.5 SP PER UNIT MIN.	= 246 SP
3 SP PER UNIT MAX.	= 492 SP
CLUBHOUSE (4,850 SF):	
4,850/350 SF MIN.	= 14 SP
4,850/200 SF MAX.	= 25 SP
TOTAL PARKING REQUIRED	= 260 SP
TOTAL PARKING PROVIDED	= 308 (10 HC SPACES INCLUDED)
TOTAL VEHICULAR USE AREA	= 118,739 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 8,905 SF (VUA x 7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 9,337 SF
OPEN SPACE (BASED ON GROSS SITE AREA):	
OPEN SPACE (15% REQUIRED)	= (15%) 85,595 SF
TOTAL OPEN SPACE PROVIDED	= (35%) 197,290 SF (INCLUDES RECREATIONAL O.S.)
RECREATIONAL OPEN SPACE (50% REQUIRED)	= 42,798 SF (50% OF 85,595 REQUIRED O.S.)
TOTAL RECREATIONAL OPEN SPACE PROVIDED	= (51%) 43,800 SF
EXISTING IMPERVIOUS AREA	= 25,960 SF
PROPOSED IMPERVIOUS AREA	= 223,246 SF

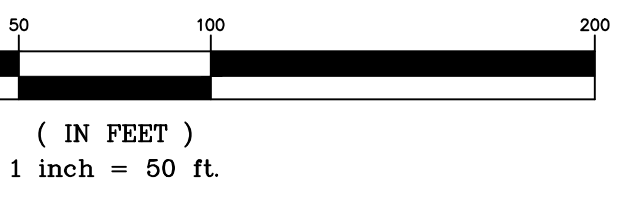
GENERAL NOTES:

- 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 U.S. HWY 42 right-of-way prior to Metro Public Works construction plan approval.
- No increase in drainage run off to state roadways.
- 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.
- The subject sites shall be consolidated by Deed or Minor Plat prior to a building permit being issued.
- All signs to be in compliance with Chapter 8 of the Louisville-Jefferson County Land Development Code.
- A Korst survey was performed on 8-16-19 by Derek Renschler, RLA and no korst features were present.
- Permanent protection, preservation and maintenance of the proposed open space shall be provided by legal instrument approved by the Louisville Metro Planning Commission's legal counsel.

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.
- Sanitary sewer service will be provided by lateral extension subject to fees and applicable charges. KYTC approval and possible offsite easements required. A Downstream Facilities Capacity request has been approved by MSD by letter dated February 25th, 2019.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0003 E dated December 5, 2006.
- 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. Post-developed peak flows will be limited to 50% of the pre-developed peak flows for 2,10,25, and to the capacity of the downstream system, whichever is more restrictive.
- The final design of this project must meet all MSA water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt.
- A downstream sanitary capacity facility request has been approved by MSD by a letter dated August 26th, 2019.
- ACOE approval required prior to MSD construction plan approval.
- MSD drainage bond required prior to construction plan approval.
- Final alignment of sanitary sewer main extension in KTC ROW to be approved by KTC prior to issuance of Notice to Proceed.

GRAPHIC SCALE



LEGEND

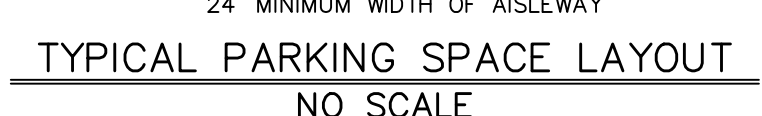
	EX. UTILITY POLE		= WETLAND AREA TO BE FILLED
	EX. GUY ANCHOR		= WETLAND AREA TO REMAIN
	EX. FIRE HYDRANT		= PROPOSED DITCH
	EX. WATER VALVE		= PROPOSED STORM
	EX. 16" WATER LINE		= PROPOSED SEWER AND MANHOLE
	EX. OVERHEAD ELECTRIC LINES		= PROPOSED TCCA
	EX. FENCE		24" MINIMUM WIDTH OF AISLEWAY
	EX. STREAM		= PROPOSED LIMITS OF DISTURBANCE
	PROPOSED FENCE		
	EX. SLOPE GREATER THAN 20% AND LESS THAN 30%		

DETENTION BASIN CALCULATIONS

$X = \Delta \text{CRA}/12$
 $\Delta C = 0.85 - 0.25 = 0.60$
 $A = 7.02 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.60)(7.02)(2.8)/12 = 0.98 \text{ AC.-FT.} \times 1.5 = 1.47 \text{ AC FT}$
 REQUIRED $X = 42,689 \text{ CU.FT.} \times 1.5 = 64,034 \text{ CU.FT.}$
 PROVIDED $\text{BASIN} = 19,950 \text{ SQ.FT.}$
 TOTAL = 19,950 SQ.FT. @ APPROX. 3.25 FT. DEPTH
 = 64,838 CU.FT. > 64,034 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA (CLASS D)	= 570,636 SF
EXISTING TREE CANOPY AREA	= 298,479 SF (52% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 8% (48,331 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 18% (102,714 SF)
TOTAL TREE CANOPY TO BE PROVIDED	= 18% (102,714 SF)



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8-16-19	AGENCY COMMENTS	ARRH
2	10-7-19	LAYOUT REVISIONS	ARRH
3	10/14/19	LAYOUT REVISIONS	JH
4	11-25-19	AGENCY COMMENTS	ARRH
5	9-25-20	REVISED SEWER	JH
6	10-20-20	OFF-SITE SEWER LINE UPDATED	JH

PROJECT DATA

FILE NAME: 17222 - CAT-3 PLAN.dwg
 DATE: 7/22/19
 SCALE: AS SHOWN
 CHECKED BY: ARRH
 DRAWN BY: ARRH

PROFESSIONAL'S SEAL

LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS
 509 WARBURN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
 FAX: 502.266.9799 PHONE: 502.266.9794
 WEBSITE: WWW.LDD&D.COM

VERIDIAN AT PROSPECT'S EDGE

CATEGORY 3 PLAN
 JOB NO. 17222
 SHEET 1 OF 1

OWNER/DEVELOPER
 LDG LAND HOLDINGS, LLC
 1469 4TH STREET, SUITE 1
 LOUISVILLE, KY 40208

SITE ADDRESS:
 10500 & 10600 US HIGHWAY 42
 PROSPECT, KY 40059
 TAX BLOCK 0003, LOT 0070
 D.B. 11282, PG. 845
 D.B. 11282, PG. 850
 MUNICIPALITY - LOUISVILLE
 COUNCIL DISTRICT - 16
 FIRE PROTECTION DISTRICT - HARRODS CREEK

CASE: 19-CAT3-0014
 WM#12021