

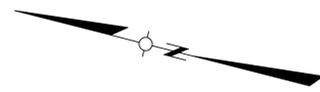
TREE CANOPY CALCULATIONS (TCCA)

EXISTING TREE CANOPY: 113,210 SF (99.3%) COVERAGE
 SITE AREA: 2.61 AC (113,988 SF)
 EXISTING TREES PRESERVED: 23,529 SF (20.6%)*
 REQUIRED NEW TREE CANOPY: 16,367 SF (14.4%)*
 REQUIRED TOTAL TREE CANOPY: 39,896 SF (35%)
 TOTAL TREE CANOPY TO BE PROVIDED: 39,896 (35%)

* EXISTING TREES SHOWN WITHIN TREE CANOPY AREA TO BE PRESERVED ARE AT LEAST 6" DIAMETER. ADDITIONAL PLANTINGS WILL BE PROVIDED AND DESCRIBED ON THE LANDSCAPE AND TREE PRESERVATION PLAN.

MSD NOTES:

- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES
- 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.
- IN LIEU OF ONSITE DETENTION THE INCREASED RUNOFF VOLUME COMPENSATION SHALL BE PROVIDED ONSITE BELOW THE FLOODPLAIN ELEVATION AT A RATIO OF 2 TO 1. VOLUME TO BE CALCULATED BASED ON THE REGIONAL FACILITY FEE CALCULATION. SUBJECT TO KYTC APPROVAL.
- IT WILL BE PERMITTED IN THIS CASE TO CUT A MINIMAL SWATH OUT OF 25' BUFFER TO ALLOW A LOWER ELEVATION TO COME INTO YOUR SITE WITH AN APPROVED PLANTING PLAN TO IMPROVE THE SWATH WITH NATIVE MATERIAL. PLANTING PLAN TO BE EVALUATED AND APPROVED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1.
- KDOW APPROVAL REQUIRED AND AN MSD PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- THE LOW FLOW LINE OF THE COMPENSATION BASIN WILL STILL NEED TO MEET OR EXCEED DESIGN STANDARDS TO ENSURE IT WILL DRAIN DRY.
- EASEMENTS FOR "THRU" DRAINAGE WILL BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL.



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 SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT OF WAY.
- THERE SHOULD 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.
- A KARST SURVEY WAS CONDUCTED BY GEOTILL ENGINEERING, INC. IN DECEMBER 2020 AND OBSERVED NO KARST FEATURES.

FLOODPLAIN COMPENSATION

AREA OF FILL IN THE LOCAL REGULATORY FLOODPLAIN = 1,525 CY*

COMPENSATION REQUIRED AT 1.5:1 = 2,290 CY

INCREASED RUNOFF COMPENSATION

INCREASE RUNOFF = 0.152 AC-FT

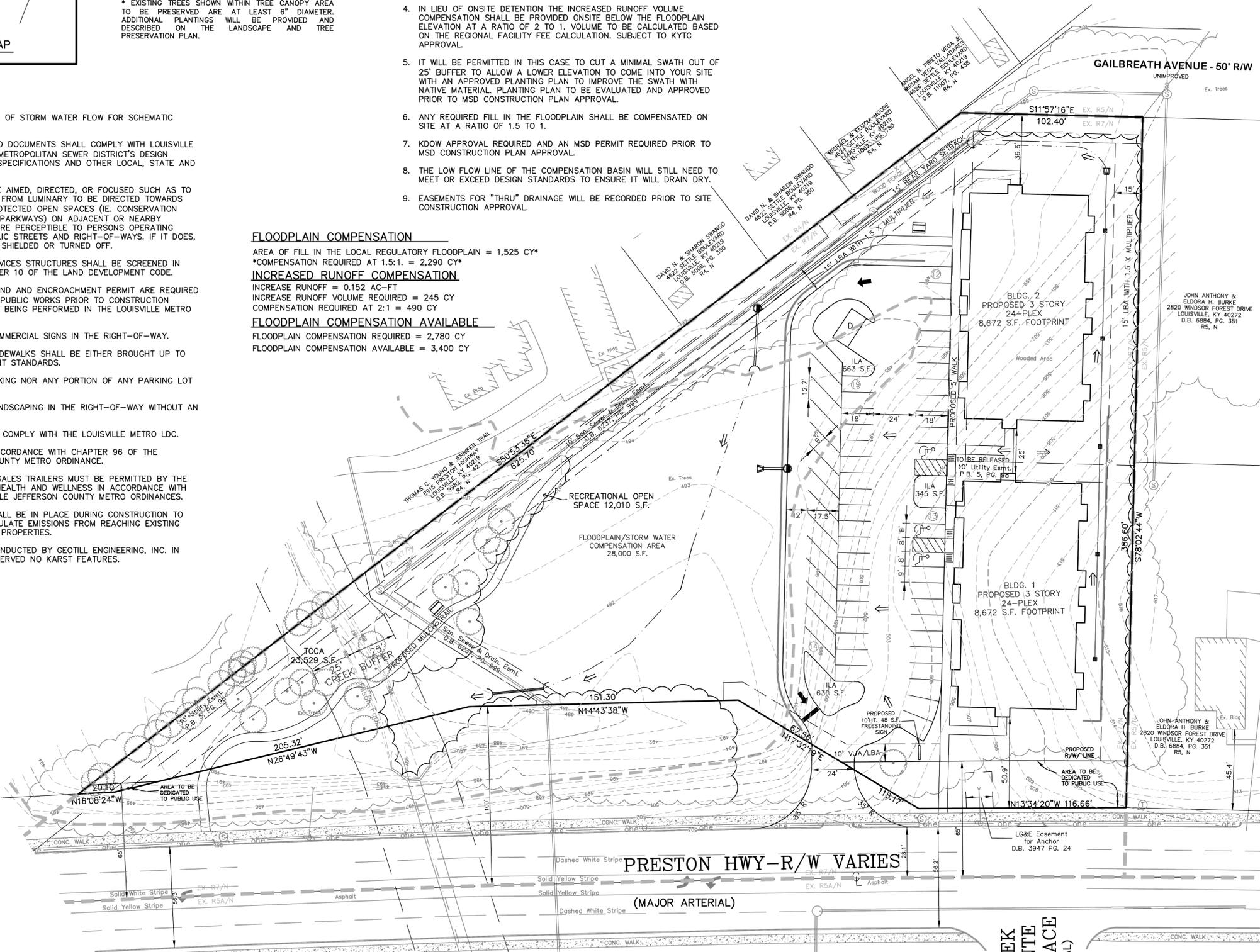
INCREASE RUNOFF VOLUME REQUIRED = 245 CY

COMPENSATION REQUIRED AT 2:1 = 490 CY

FLOODPLAIN COMPENSATION AVAILABLE

FLOODPLAIN COMPENSATION REQUIRED = 2,780 CY

FLOODPLAIN COMPENSATION AVAILABLE = 3,400 CY



PROJECT SUMMARY

EXISTING ZONING	R7
FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
SITE ACREAGE	2.67 AC.
NET ACREAGE	2.61 AC.
PROPOSED NEW BUILDING S.F.	52,032 S.F.
PROPOSED BUILDING FOOTPRINT	17,344 S.F.
VUA	21,663 S.F.
ILA REQUIRED (7.5%)	1,625 S.F.
ILA PROVIDED	1,638 S.F.
F.A.R.	0.45
DWELLING UNITS/ ACRE	18.39
OPEN SPACE REQUIRED	11,399 S.F. (10%)
OPEN SPACE PROVIDED	12,010 S.F. (10.5%)

PARKING SUMMARY

REQUIRED	
MULTI-FAMILY (48 UNITS)	48 SPACES
MIN.	96 SPACES
MAX. (2 SPACES/UNIT)	96 SPACES
TOTAL REQUIRED	48 SPACES
PARKING PROVIDED	
STANDARD SPACES	55 SPACES
HANDICAP SPACES	3 SPACES
TOTAL PROVIDED	58 SPACES

LEGEND

- = EX. UTILITY POLE
- = EX. CONTOUR
- = EX. FIRE HYDRANT
- = EX. OVERHEAD ELECTRIC
- = EX. SIGN
- = EX. LIGHT
- = EX. SURVEYED TREE (6"-24" CAL.)
- = TO BE REMOVED
- = PARKING COUNT
- = PROPOSED TREELINE
- = PROPOSED 6' SCREENING FENCE
- = PROPOSED DUMPSTER
- = PROPOSED STORMWATER DRAINAGE
- = PROPOSED FLOOD COMPENSATION AREA
- = PROPOSED RETAINING WALL
- = PROPOSED PICNIC TABLE
- = PROPOSED GROUND DRAIN
- = PROPOSED DRAINAGE FLOW

CASE # 21-CAT3-0003
DEVELOPMENT PLAN
 8925 PRESTON HIGHWAY
 LOUISVILLE, KY 40219

OWNER:
 THE MONTGOMERY CO
 3204 ALDEN DELL,
 LOUISVILLE, KY 40207
 D.B. 4164 Pg. 575
 TAX BLOCK: 0792 LOT: 0001

DEVELOPER:
 FORM G HOLDINGS INC.
 830 EASTERN BLVD
 CLARKSVILLE, IN 47129

FLOOD NOTE

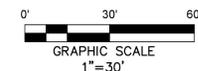
FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0111E

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 0 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 41,230 S.F.
 INCREASE IN IMPERVIOUS SURFACE = 41,230 S.F.

PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, C=(0.50-0.25)=0.25
 SITE AREA = 2.61 ACRES
 INCREASED RUNOFF = [(0.25x2.8/12)x2.61AC = 0.152 AC-FT



DATE: 1/11/21
 DRAWN BY: G.C.Z.
 CHECKED BY: J.M.M.
 SCALE: 1"=30' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

AGENCY CMNTS 2/8/21
AGENCY CMNTS 2/15/21
AGENCY CMNTS 2/22/21
AGENCY CMNTS 2/26/21