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 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.
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 PROVIDED ON SITE AT A RATIO OF 1.5:1.
17. KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
18. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
19. IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
20. ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 & 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
21. STREET TREES ARE REQUIRED ALONG RIVER ROAD.

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 BMPs 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 SEEDED 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

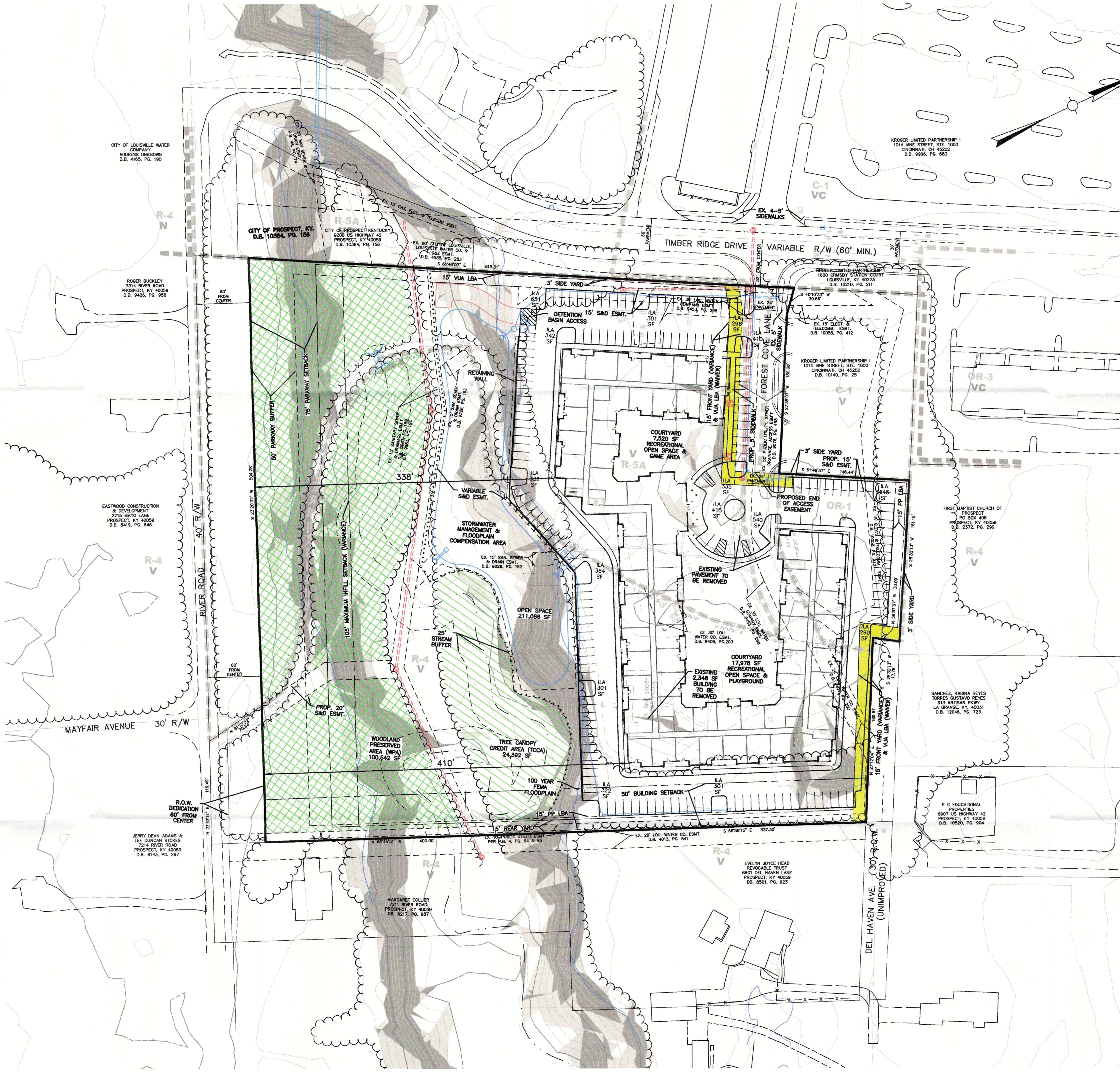
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

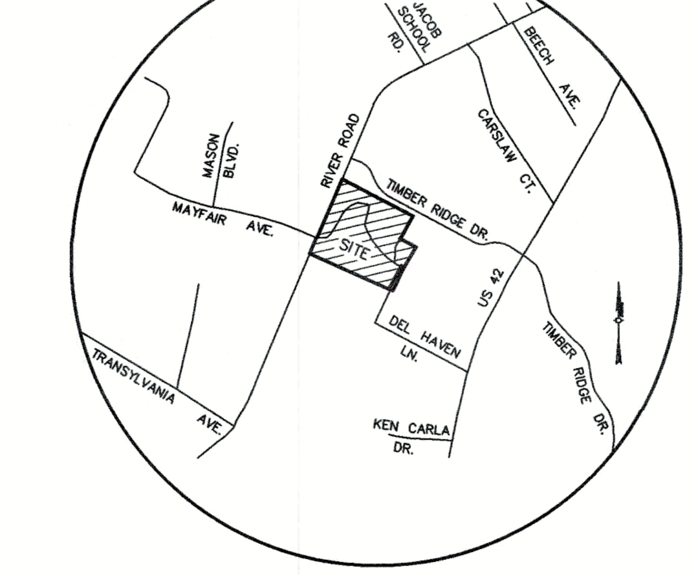
WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.

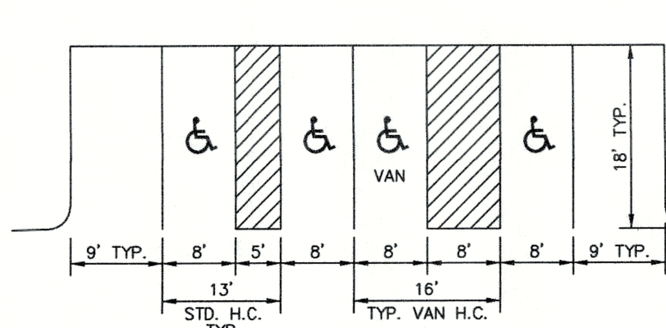
EPSC CONCEPT PLAN

- 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.





LOCATION MAP
NO SCALE



TYPICAL PARKING SPACES
NO SCALE

LEGEND

- EX. STORM SEWER
- PROP. STORM SEWER
- EX. SANITARY SEWER
- EX. VEGETATION
- EX. FENCE
- EX. FIRE HYDRANT
- EX. PROPERTY LINE TO BE REMOVED
- EX. GAS LINE
- EX. OVERHEAD UTILITY LINE
- EX. UTILITY POLE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. ZONING BOUNDARY
- EX. FORM DISTRICT BOUNDARY
- TREE CANOPY CREDIT AREA
- WOODLAND PRESERVED AREA
- EXISTING INTERMITTENT STREAM
- EXISTING PSC
- DEFERRED PSC
- LIMITS OF DISTURBANCE
- EX. WATER LINE
- 20-30 % SLOPES
- 30% + SLOPES

GRAPHIC SCALE 60 30 0 30 90 (IN FEET)

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:	MULTI-FAMILY RESIDENTIAL
GROSS SITE AREA:	9.76 AC (425,328 SF)
AREA IN ROW:	0.13 ACS (5,725 SF)
NET AREA:	9.63 AC (419,603 SF)
DWELLING UNITS:	178 UNITS
GROSS DENSITY:	18.23 DU/AC
NET DENSITY:	18.48 DU/AC
BUILDING FOOTPRINT:	65,500 SF
TOTAL BUILDING AREA:	196,500 SF
PROPOSED BUILDING HEIGHT:	45'
FAR:	0.47

DIMENSIONAL STANDARDS

MIN. LOT SIZE:	6,000 SF
MIN. LOT WIDTH:	25'
MIN. FRONT/STREE SIDE YARD:	15'
MIN. SIDE YARD:	3'
MIN. REAR YARD:	15'
MAX. BUILDING HEIGHT:	45' + 10'/5' ADD. SETBACK

PARKING CALCULATIONS

MIN. PARKING REQUIRED: (1 SPACES/DWELLING UNIT)	178 SPACES
MAX. PARKING ALLOWED: (2 SPACES/DWELLING UNIT)	356 SPACES
PARKING PROVIDED: (INCLUDING 6 H.C. SPACES)	178 SPACES

TREE CANOPY REQUIREMENTS

SITE AREA: 419,603 SF
EXISTING TREE CANOPY: 209,802 SF (50% SITE)
REQ. CANOPY TO BE PRESERVED: 41,960 SF (20% EX. CANOPY)
EX. TREE CANOPY TO REMAIN: 124,934 SF (59.5% EX. CANOPY)
TOTAL REQUIRED TREE CANOPY: 146,861 SF (35% SITE)
TREE CANOPY PROVIDED: 269,976 SF (64% SITE)
(WPA - 100,542 X 2 = 205,646 + 10% = 221,192 SF)
(TCCA - 24,392 X 2 = 48,784 SF)
REQUIRED NEW TREE CANOPY 0 SF (0%)

ILA CALCULATIONS

VEHICLE USE AREA	76,338 SF
REQUIRED ILA (7.5%)	5,725 SF
ILA PROVIDED	5,865 SF

OPEN SPACE CALCULATIONS

SITE AREA	418,779 SF
REQUIRED OPEN SPACE (15% PER LDC 511.2)	62,817 SF
OPEN SPACE PROVIDED	236,584 SF

IMPERVIOUS AREA CALCULATIONS

SITE AREA:	418,779 SF (9.61 ACS)
EXISTING IMPERVIOUS AREA:	36,891 SF (0.85 ACS)
PROPOSED IMPERVIOUS AREA:	160,054 SF (3.67 ACS)
DIFFERENCE:	+123,163 SF (2.83 ACS)

ADDITIONAL REQUESTS

1) VARIANCE TO ENCROACH INTO THE REQUIRED 15' FRONT SETBACK ALONG FOREST COVE LANE AND DEL HAVEN AVENUE.
2) VARIANCE TO EXCEED THE MAXIMUM INFILL SETBACK ALONG RIVER ROAD BY 305'.
3) WAIVER OF VUA LBA AND ALL PLANTING AROUND FOREST COVE LANE AND DEL HAVEN AVENUE.
4) WAIVER OF SIDEWALKS ALONG DEL HAVEN AVENUE AND RIVER ROAD.

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. 1-800-382-5544) 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 04 2022
PLANNING & DESIGN SERVICES

SUB# 1083
CASE # 22-ZONE-0002
RELATED CASE #S
21-ZONEPA-0145,
16ZONE1056, 09-027-06,
10-13-90, V-11084,
RP-10924, MP-9107

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

NO.	REVISION	DATE
1	REVISED PER AGENCY COMMENTS	12/28/21
2	REVISED PER AGENCY COMMENTS	3/14/22
3	REVISED PER AGENCY COMMENTS	3/25/22

SHEET TITLE: DETAILED DEVELOPMENT PLAN

PROJECT TITLE: PROSPECT COVE MULTI-FAMILY
6500 FOREST COVE LN. & 7301 RIVER RD.
LOUISVILLE, KY 40059
TAX BLOCK 206, LOTS 46, 48, & 5/85
D.B. 9093, PG. 856

OWNER
PROSPECT DEVELOPMENT, LLC
107 EMMETT AVENUE
BOWLING GREEN, KY 42101

DEVELOPER
LDG MULTIFAMILY, LLC
1469 S. 4TH STREET
LOUISVILLE, KY 40208

JOB NO.	2996
SCALE:	1"=60'
DATE:	10/21/21
DRAWING NO:	DDP

SHEET 1 OF 1

22-ZONE-0002