

STORM WATER DRAINAGE OUTLET

GENERAL NOTES:

- 1. (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- 2. 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.
- 5. 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.
- 6. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- 7. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- 8. ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- 9. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- 10. 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.
- 11. MITIGATION MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 12. THE APPLICANT SHALL PROVIDE AN EVALUATION OF THE SEWERSHED UPSTREAM OF THIS PROPERTY. SEWER ALIGNMENT AND EASEMENT LOCATIONS MAY BE MODIFIED FROM LOCATIONS DEPICTED ON THIS CONCEPTUAL PLAN AND SHALL BE PLACED AND SIZED TO ADEQUATELY SERVE THE WATERSHED. MSD AND THE APPLICANT SHALL EXECUTE AN AGREEMENT CONSISTENT WITH MSD'S EXCESS COST POLICY PRIOR TO
- FEE'S AND ANY APPLICABLE CHARGES.
- BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AN D100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 16. 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
- 17. NO RISE CERTIFICATE REQUIRED AT THE POINT OF DISCHARGE FOR THE FEMA FLOODPLAIN MODEL WILL BE REQUIRED PRIOR TO MSD
- 18. ACOE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN
- 19. THE INTERIOR ACCESS DRIVE WILL NEED TO BE NAMED IN ACCORDANCE OWNER/DEVELOPER SHOULD CONTACT OUR OFFICE WITH PROPOSED
- 20. PENDING APPROVAL OF THIS ZONING CHANGE, THE OWNER/DEVELOPER SHOULD CONTACT LOUISVILLE EMERGENCY SERVICES TO DEVELOP AN
- 21. ALL PROPOSED STREET NAMES AND ADDRESSES WILL NEED TO BE REVIEWED AND APPROVED BY THE ANCHORAGE MIDDLETOWN FIRE

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 NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0006E



EXISTING TREE CANOPY: 99,107 S.F. (73%) COVERAGE SITE AREA: 3.11 AC (135,586 S.F.)

EXISTING TREES PRESERVED (OF EXISTING TREE CANOPY AREA): 55,800 S.F. (56%)

47,455 S.F. (35%)

54,992 S.F.

EFFRON ZVI 6703 MAYFAIR AVE

D.B. 11136, PG. 134

F.D.: VILLAGE

FRANCES B

6705 MAYFAIR AVE D.B. 8375, PG. 388 Z: R4

F.D.: VILLAGE

3' SETBACK-

SCHARDEIN DAVID

& SANDRA

6707 MAYFAIR AVE

D.B. 7835, PG. 783

F.D.: VILLAGE

PROPOSED COVERED PARKING

ILA 315 S.F.

RIVER / RD (MINOR ARTERIAL) 414.71

PROPOSED 2 STORY

20-PLEX

13,752 S.F. FOOTPRINT

. . . F

75' PARKWAY SETBACK

\$20'42'35"W

3' SETBACK

TREES SHOWN TO BE PRESERVED: 17 TYPE A 12" to >24" @ 1800 S.F. = 30,600 S.F. 12 TYPE A 24"+ @ 2100 S.F. = 25,200 S.F.

* TOTAL EXISTING TREES PRESERVED: = 55,800 S.F. (41%) TOTAL REQUIRED TREE CANOPY:

PROPOSED TREE PLANTINGS: 54,992 S.F. (40.5%)

43 ~ TYPE A DECID. TREE (1.75" CAL.) @ 1200 S.F = 51,600 S.F 6 ~ CANADIAN HEMLOCK (6' HT) @ 424 S.F. = 2,544 S.F. 8 ~ AMERICAN HOLLY (6' HT) @ 106 S.F. = 848 S.F

TOTAL TREE CANOPY TO BE PROVIDED: 110,792 (82%)

* EXISTING TREES SHOWN ARE TO BE PRESERVED. TREES THAT ARE INCLUDED WITHIN THE TREELINE BUT NOT IDENTIFIED ARE TO BE REMOVED

RELIMINARY APPROVAL DEVELOPMENT PLAN

ILA

526 S.F.

PUBL

CONSTRUCTION APPROVAL.

13. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

14. SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION SUBJECT TO

15. ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL

MANAGEMENT PRACTICES.

CONSTRUCTION PLAN APPROVAL.

APPROVAL. HYDRIC SOIL IS PRESENT ONSITE. WITH THE LAND DEVELOPMENT CODE STREET NAMING REGULATIONS. THE STREET NAMES FOR REVIEW AND RESERVATION.

ADDRESSING SCHEME FOR THIS LOCATION. THIS SHOULD BE DONE WELL IN ADVANCE OF ANY REQUESTS FOR PERMITS.

DEPARTMENT PRIOR TO FINALIZATION.

22. PROPOSED STORMWATER AND SANITARY SEWER TO CONFIRM TO 10 STATE STANDARDS.

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 4,444 S.F. POST-DEVELOPED IMPERVIOUS SURFACE = 69,827 S.F. INCREASE IN IMPERVIOUS SURFACE = 65,383 S.F. TOTAL SITE DISTURBANCE = 2.8 AC.

50' PARKWAY BUFFER

PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, C=(0.61-0.25)=0.36 SITE AREA = 3.11 ACRES

INCREASED RUNOFF = (0.36x2.8/12)x3.11AC = 0.261 AC-FT

AREA TO BE DEDICATED -TO PUBLIC USE

6205 MASON BLVD

D.B. 7978, PG. 377 Z: R4

F.D.: VILLAGE

WITH 1.5 X MULTIPLIER

ILA

304 S.F.

PROPOSED DETENTION BASIN

4' DEPTH/ 10,750 CUFT OF STORAGE

TO BE REMOVED AND RESTORED

Hydric/Wetland___

BLDG. 2

PROPOSED 2 STORY

24-PLEX 16,112 S.F. FOOTPRINT

315 S.F. 18

Maple

SANITARY SEWER TO CONNECT AT CREEK NEAR TIMBER RIDGE DR

STORM WATER TO DRAIN TO TIMBER RIDGE DR

GRAPHIC SCALE

1"=30'

PROJECT SUMMARY

EXISTING ZONING FORM DISTRICT PROPOSED ZONING EXISTING USE PROPOSED USE SITE ACREAGE NET ACREAGE

NET DWELLING UNITS / ACRE PROPOSED NEW BUILDING S.F. ILA REQUIRED (7.5%)

ILA PROVIDED F.A.R. PROPOSED BLDG HEIGHT

OPEN SPACE REQUIRED (15%) REC. OPEN SPACE PROVIDED

VILLAGE SINGLE FAMILY RESIDENTIAL MULTI-FAMILY RESIDENTIAL 3.74 AC. (163,124 S.F) 3.11 AC. (135,586 S.F) 14.14 60,178 S.F. 33,556 S.F

2,516 S.F. 5,180 S.F 0.44 20,338 S.F.

REC. OPEN SPACE REQ. (50%) 10,169 S.F. 23,311 S.F.

44 SPACES

88 SPACES

54 SPACES

84 SPACES

4 SPACES

PARKING SUMMARY

REQUIRED MULTI-FAMILY (44 UNITS) MIN. (1 SPACES/UNIT) MAX. (2 SPACES/UNIT)

STANDARD SPACES

HANDICAP SPACES

BUCKLEY ROGER A

7314 RIVER RD

D.B. 9426, PG. 958

F.D.: VILLAGE

TOTAL REQUIRED 44 SPACES PARKING PROVIDED COVERED SPACES 26 SPACES

TOTAL PROVIDED



LEGEND

= EX. UTILITY POLE = EX. CONTOUR

= EX. FIRE HYDRANT = EX. OVERHEAD ELECTRIC = EX. SIGN

= EXISTING CONCRETE = EXISTING LIGHT = TO BE REMOVED

= PARKING COUNT = PROPOSED TREELINE

= PROPOSED 6' SCREENING FENCE = PROPOSED DUMPSTER = PROPOSED STORMWATER DRAINAGE = PROPOSED SANITARY SEWER = PROPOSED GAZEBO

= PROPOSED MAIL CENTER = PROPOSED ORNAMENTAL COLUMN

CASE# 21-ZONE-0003 RELATED CASE# 20-ZONEPA-0085

DEVELOPMENT PLAN

(FOR A REZONING REQUEST) THE LODGES OF PROSPECT CONDIMINIUMS 7312 RIVER ROAD

LOUISVILLE, KY 40059 EASTWOOD CONSTRUCTION & DEVELOPMENT, LLC 2715 MAYO LN, PROSPECT, KY 40059 D.B. 8419 Pg. 646

TAX BLOCK: 0205 LOT: 0013 SUBLOT: 0068 DEVELOPER: AGS DEVELOPMENT, LLC / SJ ANDERSON, LLC 4175 WESTPORT RD #100 LOUISVILLE, KY 40207 /

108 DAVENTRY LANE #200 LOUISVILLE, KY 40223 wm# 12199

Ω S 0

DATE: 9/17/2020 DRAWN BY: G.C.Z.

CHECKED BY: J.M.M. **SCALE:** <u>1"=30'</u> (HORZ) SCALE: N/A (VERT)

REVISIONS 11/9/2020 AGENCY CMNT 3/8/2021 AGENCY CMNT

6 4/1/2021 AGENCY CMNTS 6 4/12/2021 AGENCY CMNT ↑ 5/3/2021 AGENCY CMNTS 7/1/2021 LDT CMNTS

RECEIVED

AUG 03 2021 PLANNING & DESIGN **SERVICES**

DEVELOPMENT PLAN

JOB NUMBER

21-ZONE-0003

20013