

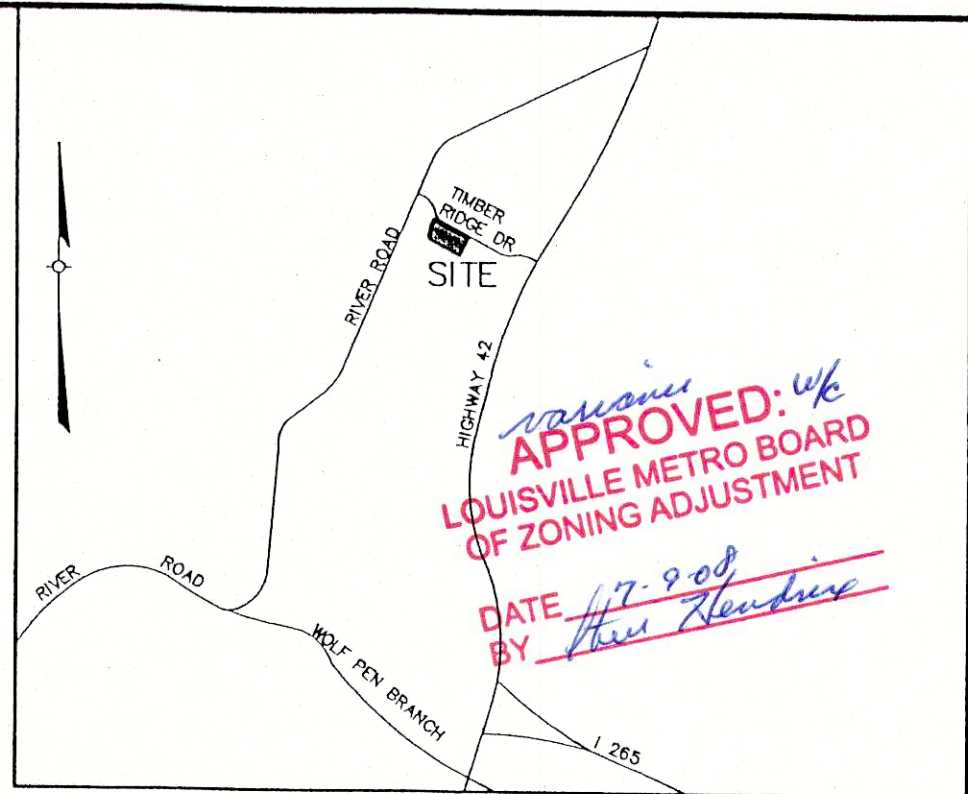
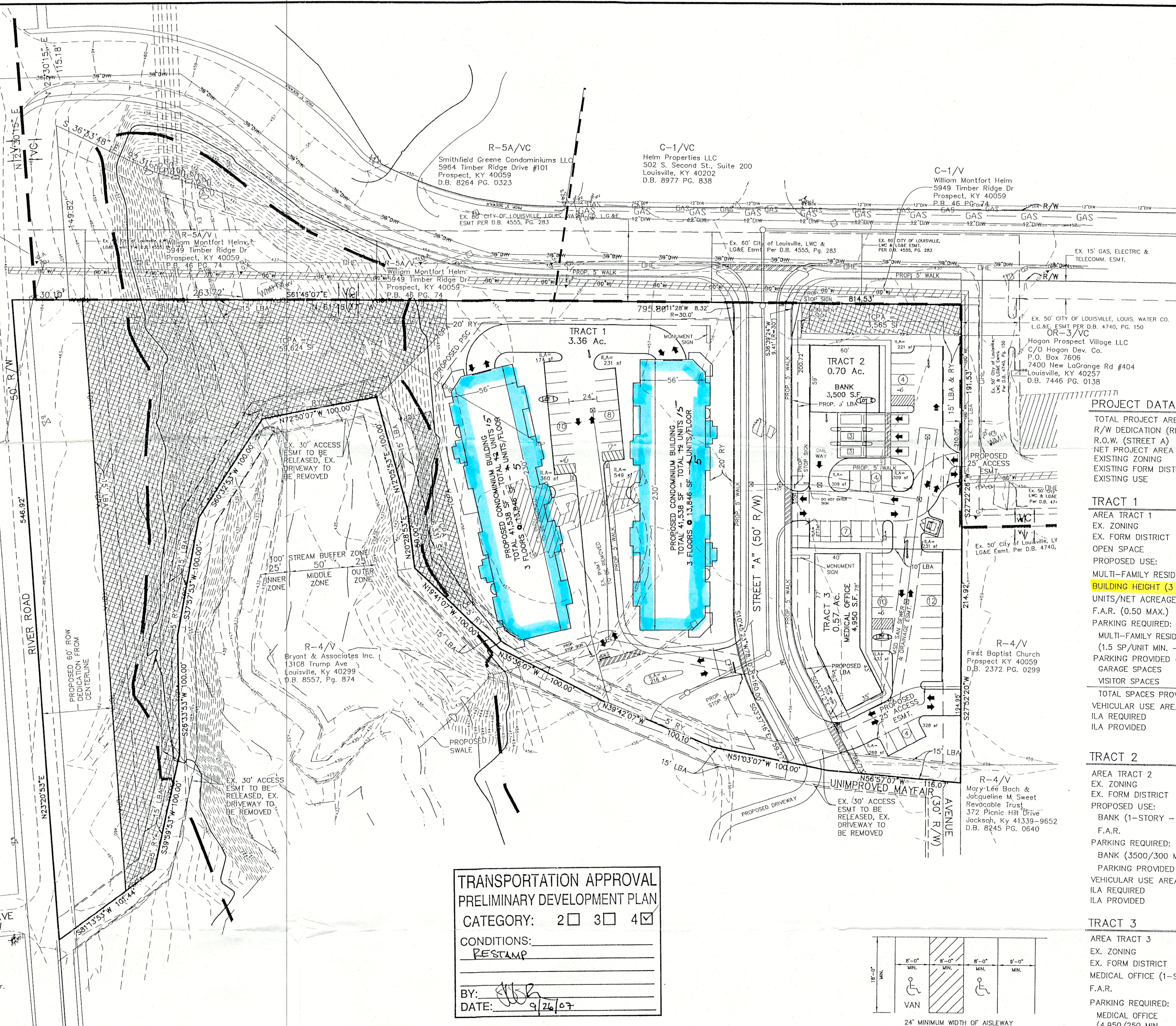
PRELIMINARY APPROVAL
Conditions of Approval:
Development Review
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

R-4/V
City Of Louisville Water Company
D.B. 4165 PG. 0190

R-4/V
Buckley Irrevocable Trust
7314 Upper River Road
Prospect, KY 40059
D.B. 8904, Pg. 376

R-4/V
Eastwood Construction & Development LLC
7202 Beechland Beach Rd
Prospect, KY 40059
D.B. 8419 PG. 0646

R-4/V
Jerry Dean Adams & Duncan Lee Stokes Jr.
7214 Upper River Rd.
Prospect, KY 40059
D.B. 6143 PG. 0267



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 211100010 D dated February 2, 1994.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
- All dumpsters and service structures are to be screened per Code.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
- All lighting on the site shall not glare in the eyes of driver's.
- No signs will be permitted within the right of way.

MSD NOTES:

- Drainage pattern depicted by arrows (==>) is for conceptual purposes. 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.
- Sanitary sewer service will be provided by L.E. and subject to applicable fees. MSD sanitary sewer capacity will be reserved.
- The site will connect to the Timberlake Treatment Plant.
- Wheeling and Sciotoville Silt Loom Soil Types.
- Downstream improvements are required including upgrades to existing pump station.
- The site is subject to MSD Regional Facilities Stormwater Fee.

METRO WORKS NOTES:

- The developer shall contribute \$40,000 towards Metro Works planned road and multi-use trail improvements along River Road. Payment of contribution shall be made prior to construction approval by Metro Public Works.
- Construction plans, bond and permits are required by Metro Works prior to construction approval.
- R.O.W. dedication by deed or minor plat must be recorded prior to construction approval by Metro Works, or shall be recorded as part of the required record plat.
- Verge areas within the public R.O.W. to be provided per Metro Works.
- Compatible utility lines (electric, phone, cable) shall be placed in common trench unless otherwise required by appropriate agencies.
- Street Trees shall be planted in a manner that does not affect public safety and maintains proper sight distance. Final location will be determined during construction approval process.
- All street name signs and pavement markings shall conform with the manual on uniform traffic control devices (MUTCD) requirements and be installed prior to construction of the first building on the street and shall be placed at the time of the bond release.
- The minimum grade of all streets shall be 1% and maximum grade shall be 10%.
- All pavement widths, radii, sidewalk locations and offsets shall be in accordance with Metro Works standards and approved at the time of construction.
- Curbs & gutter shall be provided along all public streets within the development. Sidewalks shall be provided along all streets where required. Additional comments may be made following review of traffic data.
- Handicap accessible sidewalk and ramps will be constructed.
- A portion of Mayfair Avenue may be closed upon dedication and construction of Street "A".

PROJECT DATA

TOTAL PROJECT AREA	= 5.82± Ac.
R/W DEDICATION (RIVER ROAD)	= 0.72± Ac.
R.O.W. (STREET A)	= 0.47± Ac.
NET PROJECT AREA	= 4.63± Ac.
EXISTING ZONING	= R-5A, C-N & OR-1
EXISTING FORM DISTRICT	= VILLAGE
EXISTING USE	= RESIDENCE

TRACT 1

AREA TRACT 1	= 3.36± Ac.
EX. ZONING	= R-5A
EX. FORM DISTRICT	= VILLAGE
OPEN SPACE	= 1.9± Ac.

PROPOSED USE:	MULTI-FAMILY RESIDENTIAL (30 UNITS)	= 83,100 SF
BUILDING HEIGHT (3 STORIES)	= 35 MAX. 39' Variable	
UNITS/NET ACREAGE	= 6.2 U/A 8.9	
F.A.R. (0.50 MAX.)	= 0.5	
PARKING REQUIRED:	MIN. MAX.	
MULTI-FAMILY RESIDENTIAL (1.5 SP/UNIT MIN. - 3 SP/UNIT MAX.)	= 45 72 90	
PARKING PROVIDED (2 HC)	= 44	
GARAGE SPACES	= 18	
TOTAL SPACES PROVIDED	= 62	
VEHICULAR USE AREA	= 17,839 SF	
ILA REQUIRED	= 1,338 SF	
ILA PROVIDED	= 1,427 SF	

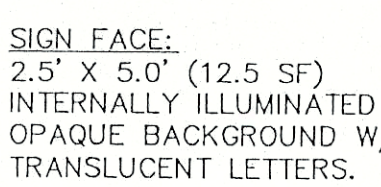
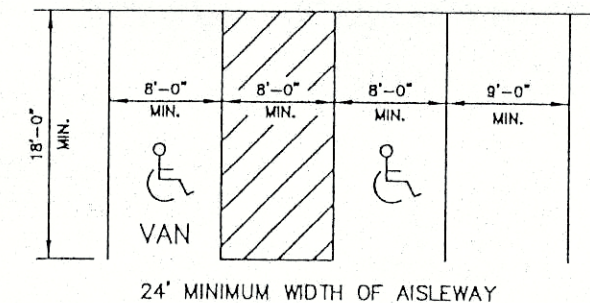
TRACT 2

AREA TRACT 2	=	0.70± Ac.
EX. ZONING	=	C-N
EX. FORM DISTRICT	=	VILLAGE
PROPOSED USE:		
BANK (1-STORY - 25' MAX.)	=	3,500 SF
F.A.R.	=	0.11
PARKING REQUIRED:		
BANK (3500/300 MIN. 3500/200 MAX.)	=	<u>MIN.</u> <u>MAX.</u> 12 18
PARKING PROVIDED (1 HC)	=	15
VEHICULAR USE AREA	=	13,933 SF
ILA REQUIRED	=	1,045 SF
ILA PROVIDED	=	1,551 SF

TRACT 3

AREA TRACT 3	=	0.57±	Ac.
EX. ZONING	=	OR-1	
EX. FORM DISTRICT	=	VILLAGE	
MEDICAL OFFICE (1-STORY - 25' MAX.)	=	4,950	SF
F.A.R.	=	0.20	
PARKING REQUIRED:			
		<u>MIN.</u>	<u>MAX.</u>
MEDICAL OFFICE (4,950/250 MIN. - 4,950/150 MAX.)	=	20	33
PARKING PROVIDED (2 HC)	=	26	
VEHICULAR USE AREA	=	9,529	SF
ILA REQUIRED	=	715	SF
ILA PROVIDED	=	1030	SF

TRANSPORTATION APPROVAL
PRELIMINARY DEVELOPMENT PLAN
CATEGORY: 2 ☐ 3 ☐ 4 ☒
CONDITIONS:
RESTAMP
BY: [Signature]
DATE: 9/26/07



FREESTANDING MONUMENT SIGNS

(TRACTS 1, 2 & 3)
NOT TO SCALE
DIMENSIONS AND MATERIALS ARE APPROXIMATE & SUBJECT TO REFINEMENT @ CONSTRUCTION DESIGN PHASE.
4 FT. HT. X 6 FT. WIDTH = 24 SF
ALL SIGNS SHALL BE LOCATED OUTSIDE THE REQUIRED SITE TRIANGLE.

PRELIMINARY TREE CANOPY CALCULATIONS -TRACT 1

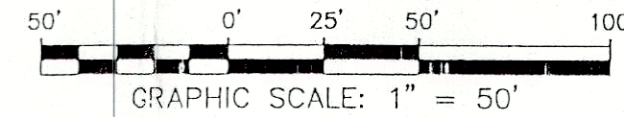
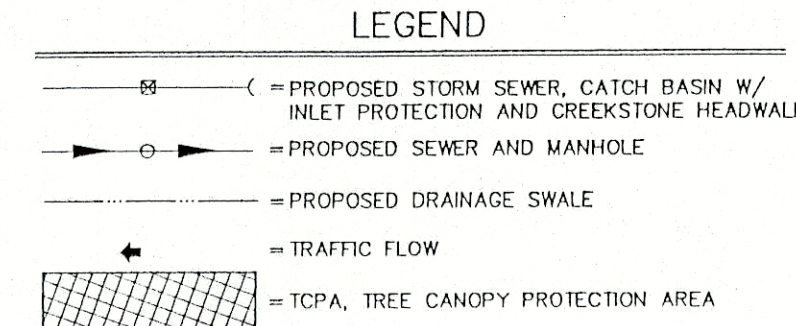
NET SITE AREA	= 166,210 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 15% (24,931 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 40% (66,767 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 5% (8,100 S.F.)
STREET TREES:	
9 - 1-3/4" CAL. TYPE-A (900 SF CREDIT EACH)	= 8,100 S.F.
TOTAL TREE CANOPY PROVIDED	= 45% (74,867 S.F.)

PRELIMINARY TREE CANOPY CALCULATIONS -TRACT 2

NET SITE AREA	= 30,581 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 15% (4,587 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 12% (3,565 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 29% (8,820 S.F.)
STREET TREES:	
5 - 1-3/4" CAL. TYPE-A (900 SF CREDIT EACH)	= 4,500 S.F.
V.U.A. TREES:	
6 - 1-3/4" CAL. TYPE-A (720 SF CREDIT EACH)	= 4,320 S.F.
TOTAL TREE CANOPY PROVIDED	= 40% (12,385 S.F.)

PRELIMINARY TREE CANOPY CALCULATIONS -TRACT 3

NET SITE AREA	= 24,453 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 15% (3,668 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 26% (6,480 S.F.)
STREET TREES:	
4 - 1-3/4" CAL. TYPE-A (900 SF CREDIT EACH)	= 3,600 S.F.
V.U.A. TREES:	
4 - 1-3/4" CAL. TYPE-A (720 SF CREDIT EACH)	= 2,880 S.F.
TOTAL TREE CANOPY TO BE PLANTED	= 26% (6,480 S.F.)



PROSPECT COVE
OWNER/DEVELOPER
PROSPECT DEVELOPMENT LLC
P.O. BOX 30129
BOWLING GREEN, KY 42102-5129
PHONE: 502-419-6233
D.B. 8843 PG. 428

DOCKET NO.
9-27-06V
10-22-06

MSD SUB # 1083

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5/12/08	Increase Tract 1 Unit Count + Increase Tract 1 Building Heights	Gr

PROJECT DATA

FILE NAME: 03031-RDOP-3-10-07.dwg
DATE: 9-10-07
SCALE: 1"=50'
DRAWN BY: PAB
CHECKED BY: AER

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LAND DESIGN & DEVELOPMENT, INC.
CONSULTING AND DESIGN SERVICES
LOUISVILLE, KENTUCKY 40212
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FAX: 502-419-6234

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SEP 10 2007
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MAY 12 2008
PLANNING & DESIGN SERVICES

JOB NO. 05083
SHEET 1 OF 1