

**MSD NOTES**

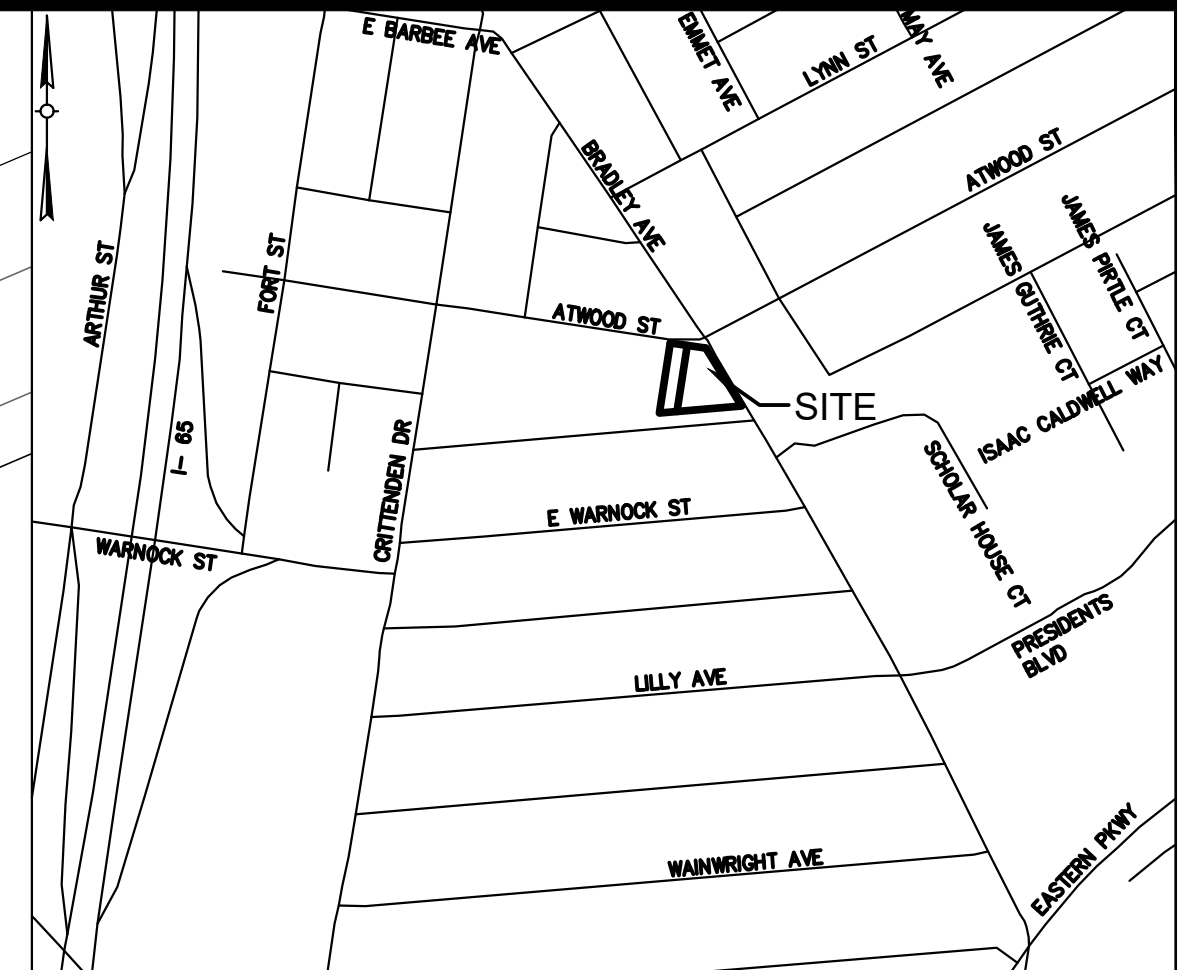
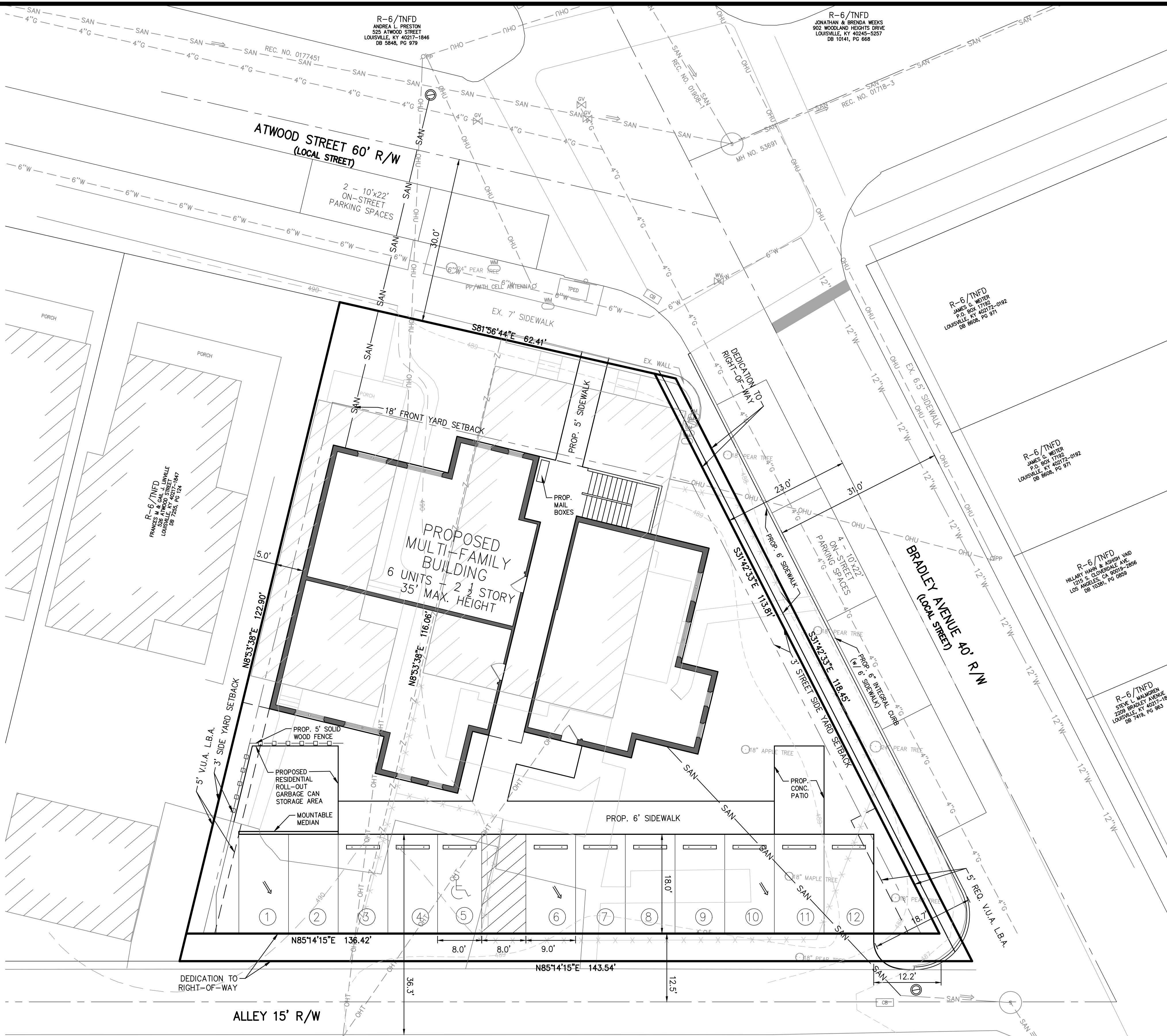
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL 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 FENCE.
- SITE SUBJECT TO MSD REGIONAL FACILITY FEES.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SANITARY SEWERS TO BE PROVIDED BY PSC AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
- CAPACITY OF THE EXISTING CATCHBASINS LOCATED ON BRADLEY AVENUE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

**GENERAL NOTES**

- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY.
- ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- BUILDING DESIGN WILL FOLLOW CHAPTER 5.5 AND 5.6 OF THE L.D.C.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL NEW OR EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- A DEED OF CONSOLIDATION SHALL BE RECORDED PRIOR TO FINAL APPROVAL.
- PLANS MUST BE SUBMITTED TO HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.
- STREET TREES REQUIRED ALONG ALL RIGHT-OF-WAYS OTHER THAN ALLEY.

**LEGEND**

- X X X X --- EXISTING FENCE
- OHU --- EX. OVERHEAD UTILITIES
- 4"G --- EX. GAS LINE
- OHT --- EX. TELEPHONE LINE
- 6"W --- EX. WATER LINE
- BOLLARD
- EX. PUBLIC SERVICE CONNECTION
- POWER POLE
- EX. TELEPHONE BOX
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY CLEAN OUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS METER
- DRAINAGE FLOW
- EX. SIGN
- EX. CATCH BASIN
- PROPOSED FENCE
- SAN --- EXISTING SANITARY SEWER
- S50 --- EXISTING CONTOUR LINE
- SAN --- PROP. SAN. SEWER



**LOCATION MAP**  
NOT TO SCALE

**SITE DATA**

GROSS SITE AREA	0.26 ACRES
NET SITE AREA	(11,412.65 SQ.FT.) 0.238 ACRES
EXISTING ZONING	R-6
EXISTING FORM DISTRICT	TNFD
EXISTING USE	MULTI-FAMILY
EX. GROSS FLOOR AREA	5,313 SQ.FT.
PROPOSED ZONING	R-7
PROPOSED USE	MULTI-FAMILY
NUMBER OF UNITS	6
EX. BUILDING FOOTPRINT	2,983 SQ.FT.
PROP. BUILDING FOOTPRINT	3,689 SQ.FT.
PROP. GROSS FLOOR AREA	7,920 SQ.FT.
DENSITY	25.2 D.U./AC.
FLOOR AREA RATIO	0.76

**PARKING REQUIREMENT**

MINIMUM PARKING REQUIRED	N/A in TNFD
MAXIMUM PARKING ALLOWED	12 SPACES
EXISTING PARKING	4 SPACES
PROP. PARKING PROVIDED	12 SPACES

(INC. 1 ACCESSIBLE SPACE)

**SETBACKS**

FRONT YARD	18'
STREET SIDE YARD	3'
SIDE YARD	3'
REAR YARD	3'

**LANDSCAPE REQUIREMENTS**

EX. VEHICLE USE AREA	1,101 SQ.FT.
NEW VEHICLE USE AREA	2,607 SQ.FT.
2.5% L.L.A. REQUIREMENT	65 SQ.FT.

**L.L.A. TREES REQUIRED**

L.L.A. TREES REQUIRED	1
L.L.A. TREES PROVIDED	1

**TREE CANOPY CALCULATIONS**

NET SITE AREA	10,364 S.F.
TRADITIONAL NEIGHBORHOOD FORM DISTRICT	
TREE CANOPY REQUIRED	N/A

**IMPERVIOUS AREA (SITE)**

NET SITE AREA	0.238 ACRES
AREA OF DISTURBANCE	0.238 ACRES
EXISTING IMPERVIOUS SURFACE	0.13 ACRES (50%)
PROPOSED IMPERVIOUS SURFACE	0.18 ACRES (69.2%)
INCREASE IN IMPERVIOUS SURFACE	0.05 ACRES

**WAIVERS AND VARIANCES REQUESTED**

- REQUEST A VARIANCE OF CHAPTER 5.4.1.D.2 OF L.D.C. TO OMIT THE REQUIRED PRIVATE YARD AREA.
- REQUEST A WAIVER OF CHAPTER 10.2.12 OF L.D.C. TO OMIT THE REQUIRED V.U.A. INTERIOR LANDSCAPE AREA.
- REQUEST WAIVER OF CHAPTER 10.2.10 TO ALLOW 3' MAXIMUM ENCROACHMENT OF PARKING INTO THE REQUIRED 5' V.U.A. L.B.A. ALONG FRONTAGE OF BRADLEY AVENUE.

R-6/TNFD  
JAMES EDWARD POSEY  
529 WARNOCK STREET  
LOUISVILLE, KY 40202-1829  
DB 5721, PG 985

R-6/TNFD  
JOHN & WENDY SMITHSON  
1865 TRAVLIN WAY  
LOUISVILLE, KY 40205-2154  
DB 10907, PG 807

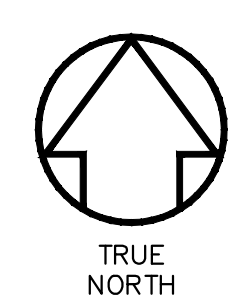
R-6/TNFD  
TAMAR SCHWARTZ  
3201 CHEROKEE ROAD  
LOUISVILLE, KY 40209-1707  
DB 8852, PG 704

R-6/TNFD  
KAREN LYNN STRAUSS  
5211 DANE ROAD  
LOUISVILLE, KY 40213-2817  
DB 10160, PG 785

R-6/TNFD  
RONALD E. BENSON  
13025 SETTLERS POINT TRAIL  
COVEN, KY 40209-2525  
DB 11716, PG 851

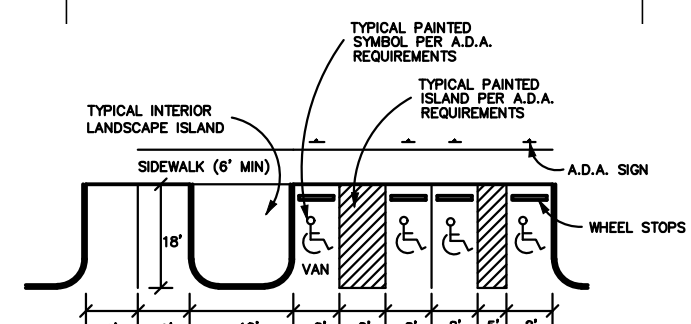
R-6/TNFD  
TAMAROX INVESTMENT GROUP, LLC  
288 OBERSON ROAD  
LOUISVILLE, KY 40205-1707  
DB 8804, PG 126

R-6/TNFD  
BALL HOLLOW LLC  
5810 ORION ROAD  
LOUISVILLE, KY 40222



**DETAILED DEVELOPMENT PLAN**

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
0 5' 10' 20'  
SCALE: 1" = 10'



**TYPICAL PARKING DETAIL**  
NO SCALE

**REVISIONS**

NO.	BY	DATE	DESCRIPTION
1	DHS	5-5-21	REVISIONS PER AGENCY COMMENTS
2	DHS	6-4-21	REVISIONS PER ADD'L AGENCY COMMENTS
3	DHS	8-23-21	REV. PER ADD'L METRO WORKS COMMENTS

**BTM Engineering, Inc.**  
Consulting Engineers, Landscape Architects, Planners, & Surveyors  
3001 S. Newburg Ave. Louisville, KY 40203  
(502) 456-8400  
www.btmeng.com

**FOR REVIEW ONLY**

DATE: \_\_\_\_\_  
BTM PROJECT NO.: 210044  
SITE INFORMATION:  
528 ATWOOD - 1B, 35H LOT 118  
D.B. 6080 PG. 777  
D.B. 7255 PG. 12

DEVELOPER:  
BALL HOLLOW LLC  
5810 ORION ROAD  
LOUISVILLE, KY 40222

**DETAILED DEVELOPMENT PLAN**  
**BRADLEY STATION**  
**528 & 530 ATWOOD STREET**  
**LOUISVILLE, KY 40217**

OWNER:  
530 ATWOOD STREET  
FRANCIS M. & JANCIE M. LINVILLE  
DENNIS W. & GAIL L. LINVILLE  
LOUISVILLE, KY 40217-1847

DRAWN BY: DHS  
CHECKED BY: JMA  
DATE: MARCH 18, 2021  
DRAWING: 210044 - DDP  
SCALE: 1" = 10'  
SHEET

**CASE # 21-ZONE-0060**  
**RELATED CASE # 21-ZONEPA-0030**  
**MSD WM #12272**

**1.00**

**NOT FOR CONSTRUCTION**