

OWNERS

DARRELL METCALFE
188 S. DORSEY WAY
LOUISVILLE, KY. 40233

JOHN & HOLLY BARTLETT
1603 ALPHA AVE.
LOUISVILLE, KY. 40233

EDWARD & MARY ALLGEIER
EDWARD L. ALLGEIER TRUST B
MARY ROSE ALLGEIER TRUST B
709 WINDING OAKS TRAIL
LOUISVILLE, KY. 40233

MANUEL TAPIA
2617 HEDGEPATH TRAIL
LOUISVILLE, KY. 40245

DEVELOPER
CONTINENTAL PROPERTIES COMPANY, INC.
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53501

SITE DATA:

FORM DISTRICT	R4
PROPOSED ZONING	R6
EXISTING LAND USE	SINGLE FAMILY/VACANT
PROPOSED LAND USE	MULTI-FAMILY
GROSS LAND AREA	14.27± AC.
(N.I.C. AREA OF ROAD CLOSURE)	
NET LAND AREA	14.17± AC.
NO. OF DWELLING UNITS	244
BUILDING HEIGHT (MAX. ALLOWED 35')	35'
DENSITY (MAX. ALLOWED 17.42)	17.10 D.U./AC.
GROSS BUILDING AREA	270,372
(INCLUDES GARAGES)	
FLOOR AREA RATIO (MAX 0.75)	0.43
OPEN SPACE REQUIRED	62,160 S.F. (10%)
OPEN SPACE PROVIDED	137,867± S.F.
REC. OPEN SPACE REQUIRED	31,080 S.F. (5%)
REC. OPEN SPACE PROVIDED	33,841± S.F.
PARKING REQUIRED	366-732 SPACES
MIN. 1 SPACES/DU PER CHAPTER 4.1	366 SPACES
MAX. 3 SPACES/DU	732 SPACES
PARKING PROVIDED	436 SPACES
58 GARAGE SP.	
378 SURFACE SP.	
(INCLUDES 14 HDOP. SP.)	
PARKING AREA RATIO	1.79 SP./UNIT

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPE LINE OF THE TREE CANOPY AND SIDEWALKS. MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE MIDDLETOWN FIRE DISTRICT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRES OR PARKWAYS ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6.3 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES, FENCES AND ENTRANCES SHALL BE REMOVED.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES ON 5/24/17 AND POTENTIAL KARST TOPOGRAPHY WAS FOUND. THE POTENTIAL KARST FEATURE OBSERVED WAS LOCATED WITHIN A DEPRESSION AREA. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUSPECT PROPERTY. LOGIC MAPPING DEPICTED A WATER FEATURE/POND TOWARD THE NORTHWEST CORNER OF THE SITE. NO STANDING WATER AND NO VISUAL INDICATIONS OF A PRIOR POND WERE OBSERVED. IT IS RECOMMENDED THAT CONCURRENT WITH DETAILED CONSTRUCTION DESIGN A GEOTECHNICAL ENGINEER ASSESS THE SITE AND PROVIDE ANY RECOMMENDATIONS APPLICABLE FOR DEVELOPMENT OF THE SITE AS NOTED ON THE APPROVED DEVELOPMENT PLAN.
- CITY OF LYNDON APPROVAL REQUIRED.
- DEVELOPER SHALL DOCUMENT HYDROLOGIC RESOURCES FROM THE EXISTING BUILDINGS LOCATED ON 1509, D.B. & 1607 ALPHA AVENUE PRIOR TO DEMOLITION. THERE WILL BE A 30 DAY HOLD ON ISSUANCE OF THE WRECKING PERMIT FOR STRUCTURES OVER 65 YEARS OLD & ELIGIBLE FOR NATIONAL REGISTER.
- A WETLANDS DELINEATION SHALL BE COMPLETED PRIOR TO CONSTRUCTION PLAN APPROVAL FOR THE AREA IDENTIFIED PER LOGIC MAPPING AS POTENTIAL WETLANDS.
- SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 D, RESPECTIVELY OF THE LDC.

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE SIDEWALK SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTS TO ALTER DRAINAGE ON A RIGHT OF WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
- DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE TO KYTC SPECIFICATIONS.
- PORTION OF ALPHA AVENUE RIGHT-OF-WAY TO BE CLOSED AND PAVEMENT SHALL BE REMOVED AFTER ROAD CLOSURE.

VARIANCE REQUEST

- A VARIANCE IS REQUESTED OF 4.4.3 OF THE LDC TO ALLOW A FENCE GREATER THAN 4' IN HEIGHT TO BE LOCATED IN THE MORAT AVENUE STREET SIDE YARD AND HURSTBOURNE PARKWAY & ALPHA AVENUE FRONT YARD.

WAIVER REQUEST

- A WAIVER OF 10.3.5 OF THE LDC IS REQUESTED TO ALLOW A REDUCTION OF THE HURSTBOURNE PARKWAY, PARKWAY BUFFER, AS SHOWN, DUE TO THE EXTRA WIDTH OF THE RIGHT-OF-WAY AND THE ELEVATED ROADWAY.
- A WAIVER OF 6.2.6 OF THE LDC IS REQUESTED TO OMIT THE SIDEWALK ON THE SITES HURSTBOURNE PARKWAY FRONTAGE, ON MORAT AVE. EAST OF THE PROPOSED ENTRANCE AND ON ALPHA AVE. NORTH OF THE PROPOSED DEVELOPMENT ENTRANCE.

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PLANNING & DESIGN SERVICES

STORMWATER POLLUTION PREVENTION PLAN NOTE:

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD 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.

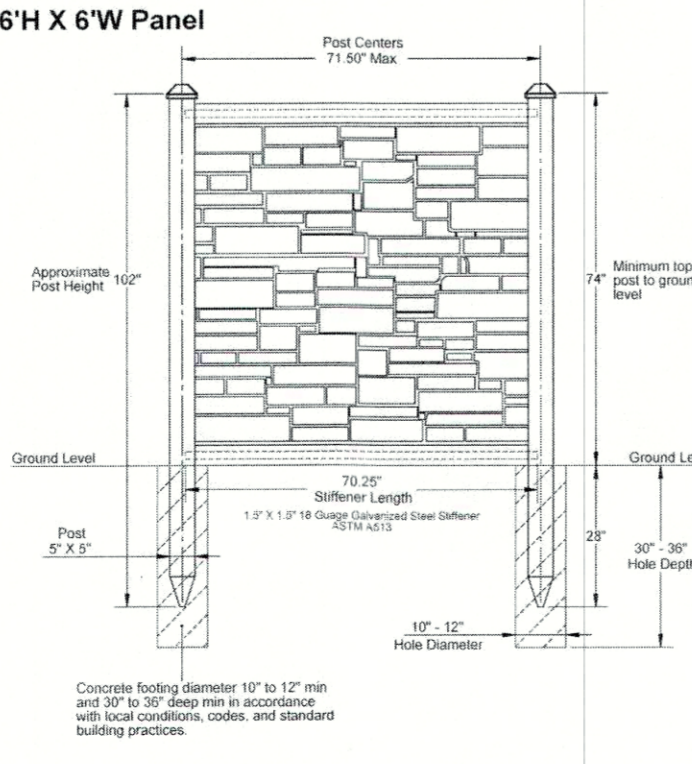
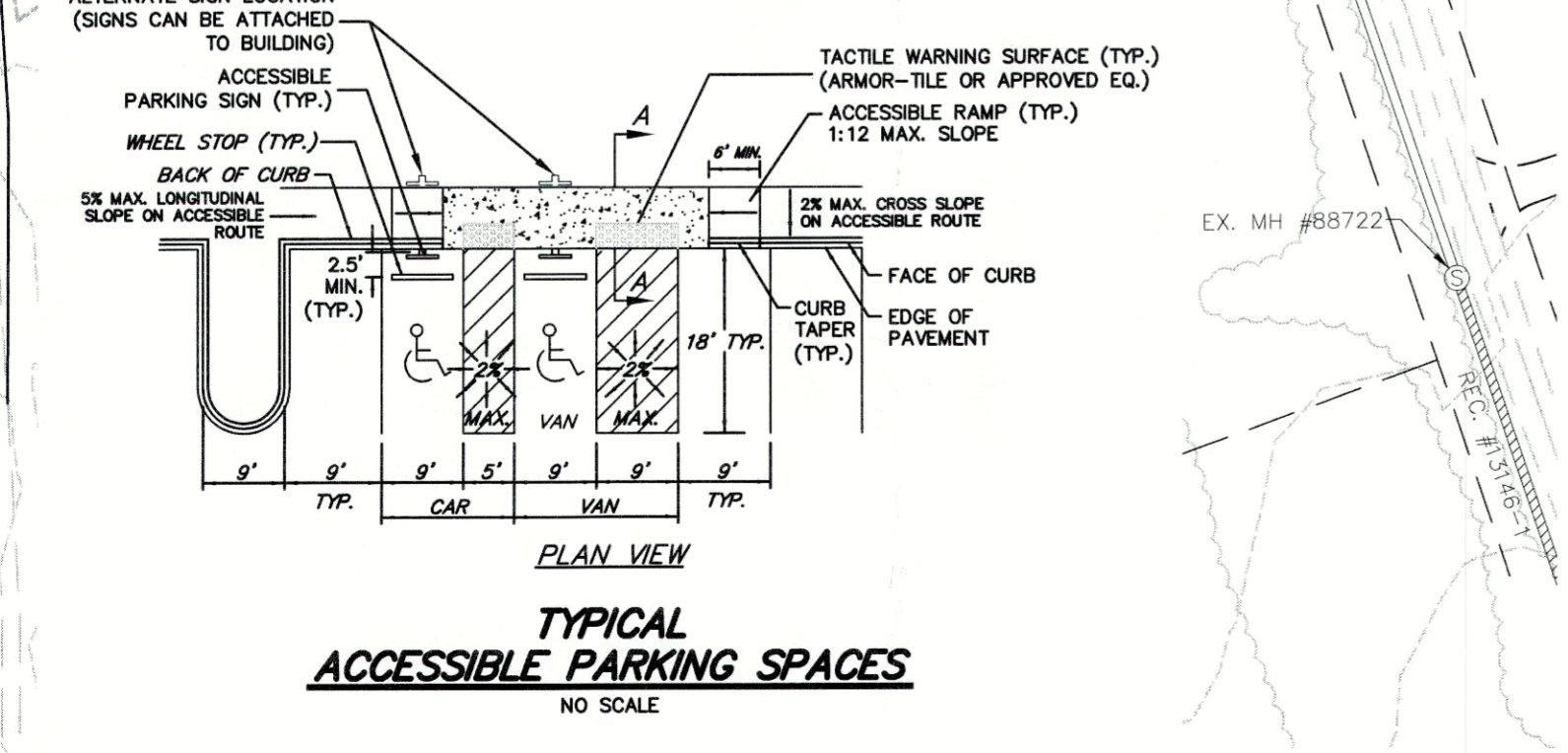
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

- MSD NOTES:**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. 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.
 - EROSION AND 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.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110032E). THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - THE DETENTION BASIN OUTLET IS PROPOSED TO TIE INTO AN EXISTING 36" STORM SEWER IN THE PINEHURST GREEN CONDO DEVELOPMENT. THE EXISTING DITCH AND HEADWALL WILL BE REPLACED WITH A PIPE AND JUNCTION BOX/YARD DRAIN. THE DOWNSTREAM SYSTEM WILL NEED TO BE EVALUATED FOR CAPACITY PRIOR TO CONSTRUCTION DRAWING APPROVAL.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
 - ACOE WETLANDS JURISDICTIONAL DETERMINATION REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.



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MSA

DEVELOPER
CONTINENTAL PROPERTIES COMPANY, INC.
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53501

DETAILED DISTRICT DEVELOPMENT PLAN
MORAT AVENUE APARTMENTS
1402, 1501, 1509, 1603, 1605, 1607 & 1701 ALPHA AVENUE
& 1515 MORAT AVENUE, LOUISVILLE, KENTUCKY 40223
TAX BLOCK 307, LOTS 1, 2, 3, 20,
22, 23, 24, 25, 30, 31 & 32
D.B. 6082 PG. 248, D.B. 10352 PG. 365, D.B. 9938 PG. 518,
D.B. 8212 PG. 170, D.B. 6101 PG. 662

Vertical Scale: N/A
Horizontal Scale: 1"=60'
Date: 5/26/17
Job Number: 3440
Sheet 1 of 1

17 ZONE 1020