



AGENCY NOTES

- MSD**
1. DOWNSIDE SANITARY SEWER CAPACITY TO BE VERIFIED; DOWNSIDE IMPROVEMENTS MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. SEWAGE WILL BE TREATED AT THE MORRIS FOREMAN WWTG.
 2. ON SITE DETENTION TO PROVIDE POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100- YEAR STORMS OR THE CAPACITY OF THE DOWNSIDE, WHICHEVER IS MORE RESTRICTIVE.
 3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
 4. FLOOD APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION APPROVAL.
 5. FLOODPLAIN COMPENSATION TO BE PROVIDED ON SITE UP TO LOCAL REGULATORY FLOODPLAIN ELEVATION.
 6. LOWEST FINISHED FLOOR AND MACHINERY ELEVATION TO BE AT OR ABOVE 531.5.
 7. FEMA FLOODPLAIN ELEVATION IS 525.6 AND LOCAL REGULATORY IS 529.5.
 8. IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
 9. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 10. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.

STANDARD MSD SWPPP NOTES

1. 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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2. 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.
3. 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.
4. 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 NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
5. 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, POOL, SWALE OR CATCH BASIN.

SWPPP PHASING

1. INSTALL SILT FENCE ALONG VEGETATION TO BE PRESERVED AND/OR AT THE LOWEST DISTURBED PORTION OF SITE PARALLEL WITH CONTOURS.
2. PROTECT ANY EXISTING STORM STRUCTURES IN VICINITY WITH STONE BAG INLET PROTECTION.

APCD

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

HEALTH DEPARTMENT

1. ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

PDS

1. DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
2. PRELIMINARY KARST SURVEY WAS CONDUCTED BY A. BRYCE FULLER, PE ON 12/04/17 AND THERE WAS EVIDENCE OF THE FOLLOWING KARST FEATURES: SINKHOLE AND SURFACE DRAINAGE FLOWING INTO GROUND. SINKHOLE COLLAPSE FEATURES, EPHEMERAL LAKES, CAVE ENTRANCES, OR PASSAGES, SPRINGS, OR SINKING STREAM SINK POINTS WERE NOT ENCOUNTERED. A SMALL CLOSED DEPRESSION DOES EXIST AS INDICATED ON PLAN, AND LIKELY IT ASSOCIATED WITH THE SURFACE DRAINAGE FLOWING INTO GROUND. ALL SUSPECTED KARST FEATURES LAY OUTSIDE OF DEVELOPMENT AREA. HOWEVER, BECAUSE THE KENTUCKY GEOLOGICAL MAP INFORMATION SERVICE IDENTIFIES THE AREA AS HIGH RISK FOR KARST GEOLOGY, A DETAILED KARST SURVEY BY THE PROJECT GEOTECHNICAL ENGINEER IS RECOMMENDED AND ANTICIPATED TO DETERMINE CONSTRUCTION LIMITATIONS.
3. OUTER 50' OF STREAM BUFFER (FURTHER FROM THE STREAM TOP OF BANK) MAY CONTAIN 10' WIDE MULTI-USE TRAIL.

MPW

1. CONSTRUCTION PLANS, BOND AND PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: *[Signature]*
 DATE: 1/10/18
 LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
 Condition of Approval:
RECEIVED
 JAN 08 2018
 DESIGN SERVICES

LINE	BEARING	DISTANCE
L1	S05°40'35"W	18.26'

- LEGEND**
- SIGN
 - BOLLARD
 - CATCH BASIN
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - ELEC. JUNCTION BOX
 - ELEC. TRANSFORMER
 - CLEANOUT
 - SAN. SEWER MANHOLE
 - ELEC. METER

- GAS METER
- TELE. PEDESTAL
- LIGHT POLE
- VACANT
- MAILBOX
- AIR CONDITIONING UNIT
- STORM SEWER
- SANITARY SEWER
- DRAINAGE ARROW
- SILT FENCE
- STORM STRUCTURE
- STORM PIPE
- SANITARY SEWER
- FLOODPLAIN

APPROVED:
 LOUISVILLE METRO PLANNING COMMISSION
 DATE: 1/27/2018
 BY: *[Signature]*

SITE DATA

LAND USE
 SITE ADDRESS: 202 OXMOOR LANE 40222
 TAX BLOCK & LOT: T.B. 89S T.L. TR5
 EXISTING ZONING DISTRICT: R-4, C-1
 EXISTING FORM DISTRICT: CAMPUS
 EXISTING USE: VACANT
 PROPOSED USE: MULTI-FAMILY
 EXISTING PARCEL AREA: 16.42 ACRES
 DEED BOOK & PAGE: D.B. 10972, PG. 198

BUILDING DATA - PROPOSED

MAX. BUILDING HEIGHT: CLUBHOUSE 59' (Setback 183')
 APARTMENT BUILDING MAX. 48' (Setback 26.3')
 PROPOSED FOOTPRINT: 115,161 SF
 PROPOSED GROSS FLOOR AREA: 357,521 SF
 FLOOR TO AREA RATIO: 0.50
 UNITS: 301
 DENSITY: 18.33 UNITS/ACRE
 OPEN SPACE: 71,490 SF (10%)

PARKING CALCULATIONS

MINIMUM REQUIRED: 452 SPACES
 1 SPACE/1.5 UNITS
 MAXIMUM PERMITTED: 903 SPACES
 1 SPACE/3 UNITS
 PROPOSED PARKING: 498 SPACES IN PARKING DECK
 38 SURFACE SPACES
 TOTAL 536 SPACES
 11 HC OF WHICH 4 ARE VAN (VAN SPACES ARE IN PARKING DECK)
 BIKE PARKING TO BE PROVIDED ON SITE.

TREE CANOPY CALCULATIONS

SITE AREA: 714,903 S.F
 TREE CANOPY CATEGORY: CLASS C
 EXISTING TREE COVERAGE: 85,078 SF (11.9%)
 PRESERVED TREE CANOPY: 62,668 SF (8.8%)
 TOTAL TREE CANOPY REQUIRED: 85,788 SF (12%)
 90 3" TYPE A TREES OR 120 2" TYPE A TREES
 TOTAL TREE CANOPY PROVIDED: MIN. 85,788 SF (12%)

LA VUA CALCULATIONS

PROPOSED VUA: 37,027
 REQUIRED ILA: 2,777 SF (7.5%)
 ILA PROVIDED: 2,777 SF (7.5%)
 ILA TREES: 1/4000 SF VUA + 25%
 12 TREES

EPSC DATA

EXISTING IMPERVIOUS: 0 S.F.
 PROPOSED IMPERVIOUS: 266,710 SF
 SENSITIVE FEATURES: STREAM, PROTECTED WATERWAY, FLOODPLAIN
 HYDROLOGIC SOIL GROUP: B
 SOIL TYPE: CRIDER SILT LOAM, NOLIN SILT LOAM, URBAN LAND

DETENTION CALCULATION

CRA/12 AC @ 0.275
 EXISTING C: 100% @ 0.23; PROPOSED C: 38% @ 0.95, 62% @ 0.23 = 0.505
 0.275 x 2.8 x 16.41 / 12 = 1.05 AC/FT REQUIRED
 0' DEPTH, STORAGE PROVIDED IS 1.19 AC/FT
 RUNOFF MITIGATION TO BE PROVIDED IN THE FORM OF ADDITIONAL FLOODPLAIN STORAGE VOLUME DUE TO PROXIMITY OF DEVELOPMENT TO BEARGRASS CREEK

SETBACKS

FRONT: 37,027
 STREET SIDE: 2,777 SF (7.5%)
 SIDE: 2,777 SF (7.5%)
 REAR: 12 TREES
 C-1: NONE, R-4: 30'
 C-1: NONE, R-4: 30'
 C-1: NONE, R-4: 6'
 C-1: 15', R-4: 35'

SIGNAGE

PERMITTED/PROPOSED HEIGHT: 6'
 PERMITTED/PROPOSED AREA: 40 SF

WATER REQUESTED

10.2.4 TO NOT REQUIRED LANDSCAPE BUFFER BETWEEN THE ZONING LINE

Seals

Engineering Planning

202 Oxmoor Lane
 Louisville, Kentucky 40222

WMB Oxmoor Properties Holding LLC
 200 S. 5th Street 500 N
 Louisville, Kentucky 40202

REV #	DATE	DESCRIPTION
1	12/04/2017	AGENCY REVISIONS
2	12/19/2017	AGENCY REVISIONS
3	01/09/2018	AGENCY COMMENTS, REVISED LAYOUT

RD DD Plan

Job No: 17315.000

Date: November 13, 2017

Scale: 1" = 60'

Drawn By: A. Bartley

Checked By: A. Bartley

Drawing Title: 202 Oxmoor Lane

Revised Detailed District Development Plan

Drawing No: WM #1172
 PROJECT # 9-15-02 17DEVPLAN1215

1 of 1

17DEVPLAN1215 - Detailed District Development Plan Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Codes and Regulations Construction Permits and Transportation Planning Review and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
5. Prior to any site disturbance permit being issued and prior to any clearing, grading or issuance of a site disturbance permit, a site inspection shall be conducted by PDS staff to ensure proper placement of required tree protection fencing in accordance with the approved Tree Preservation Plan.
6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
8. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
9. The materials and design of proposed structures shall be substantially the same as depicted in the renderings as presented at the January 17, 2018 DRC meeting.