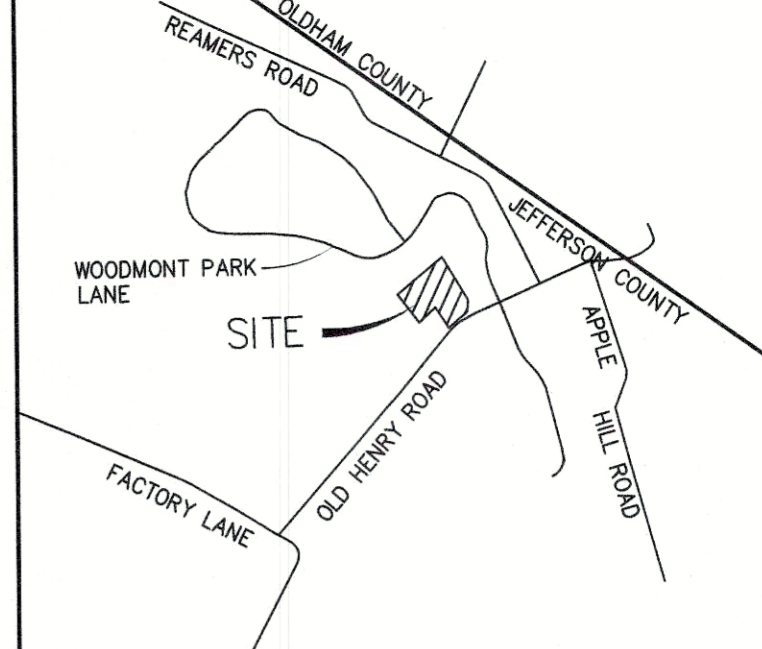


GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OLDHAM COUNTY ENVIRONMENTAL AUTHORITY.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. 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.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ALL SIGHT LIGHTING SHOULD BE DIRECTED DOWN AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND DRIVERS EYES.
- ON-SITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2-, 10-, 25-, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- 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 INFORMATION PROVIDED BY C.R.P. & ASSOCIATES AND TOPOGRAPHIC INFORMATION TAKEN FROM MSD LOC.
- SITE SUBJECT TO MSD DRAINAGE BOND PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 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 MANAGEMENT PRACTICES.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- ALL OPEN SPACE AREAS SHALL BE VARIABLE SANITARY SEWER & DRAINAGE EASEMENTS.
- ALL ON-SITE SIGNAGE WILL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- KENTUCKY TRANSPORTATION CABINET REVIEW REQUIRED.
- LOCAL REGULATORY FLOODPLAIN TO BE DEVELOPED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. ANY FILL REQUIRED IN THE LOCAL REGULATORY FLOODPLAIN SHALL BE COMPENSATED ON SITE AT 1.5 TO 1.
- ON ALL LOTS WITH THRU DRAINAGE, AN EASEMENT WILL BE REQUIRED PRIOR TO MSD GRANTING RECORD PLAT APPROVAL.
- ALL OPEN SPACE LOTS TO BE VARIABLE SEWER & DRAINAGE EASEMENTS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- AN ACCESS EASEMENT WILL BE PROVIDED TO THE FORESTER TRACT CONNECTING TO MEADOWS POINTE DRIVE.
- NOTHING SHALL BE PLACED IN, ON, OVER OR UNDER THE MSD SANITARY SEWER AND DRAINAGE EASEMENT WHICH WILL OBSTRUCT OR INTERFERE WITH THE PURPOSES OF SAID EASEMENT. THIS INCLUDES BUT IS NOT LIMITED TO AC/HVAC UNITS, PLAYGROUND SETS, PATIO STRUCTURES, FENCES, DECKS, ACCESSORY STRUCTURES, RETAINING WALLS, FOOTINGS FOR RETAINING WALLS AND LANDSCAPING. ADDITIONAL ITEMS MAY APPLY EVEN IF NOT LISTED ABOVE.



LOCATION MAP
NOT TO SCALE

SITE DATA

SITE AREA	5.69 ACRES (247,646.29 SQ.FT.)
EXISTING ZONING	PRD
EXISTING FORM DISTRICT	NFD
EXISTING USE	VACANT
PROPOSED ZONING	PRD
PROPOSED USE	RESIDENTIAL
ATTACHED SINGLE FAMILY - 2,280	50 FT./UNIT
NO. OF UNITS	31
DENSITY	5.45 D.U./AC.
FLOOR AREA RATIO	0.285
MAXIMUM HEIGHT OF STRUCTURES	35'
MINIMUM LOT SIZE	3,380 SQ.FT.
MINIMUM LOT WIDTH	40'
REQUIRED FRONT YARD SETBACK	15'
REQUIRED SIDE YARD SETBACK	0'
REQUIRED REAR YARD SETBACK	25'
PROPOSED FRONT YARD SETBACK	10'-15'
PROPOSED SIDE YARD SETBACK	0'
PROPOSED REAR YARD SETBACK	16.5'-39'
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED	31
1 SP/UNIT	
MAXIMUM PARKING REQUIRED	62 SPACES
2 SP/UNIT	
PARKING PROVIDED	62 SPACES
GARAGE SPACES (2/UNIT)	62 SPACES

VARIANCE / WAIVER GRANTED:

- APPROVED NOVEMBER 27, 2018 CASE# 18ZONE1033
- VARIANCE FROM CHAPTER 5.3.D.1.b.v TO ALLOW UNITS 16 THRU 27 TO ENCRoACH INTO THE REQUIRED 25' REAR YARD 12.5 FEET.
 - WAIVER OF CHAPTER 10.3.5.A.7 TO ALLOW THE DETENTION BASIN EASEMENT TO ENCRoACH MORE THAN 50% INTO THE PARKWAY BUFFER.

VARIANCE / WAIVER REQUESTS:

- MODIFIED VARIANCE FROM CHAPTER 5.3.D.1.b.v TO ALLOW UNITS 16 THRU 27 TO ENCRoACH INTO THE REQUIRED 25' REAR YARD 9 FEET.
- VARIANCE FROM CHAPTER 5.3.D.1.b.v TO ALLOW UNITS 28 TO 31 TO REDUCE THE REQUIRED 25' REAR YARD TO 19'
- VARIANCE FROM CHAPTER 5.3.D.1.b.ii TO REDUCE THE 15' FRONT YARD TO 11' FOR UNITS 7-31.
- WAIVER OF CHAPTER 7.3.30.E TO ALLOW A DRAINAGE EASEMENT TO OVERLAP MORE THAN 15% OF A REQUIRED REAR YARD OF UNITS 1-27..

GREENBAUM ASSOCIATES, INC.
CONSULTING ENGINEERS

August 14, 2018
Mr. Bill Rod
Luxon Homes, LLC
11610 Commonwealth Drive
Louisville, KY 40228

Re: Karst Survey
Meadows Pointe Apartments
14706 and 14714 Old Henry Road
Louisville, Kentucky
Project Number 18-6330

Dear Mr. Rod:

We performed a geotechnical investigation for the above referenced apartment complex. This site is underlain in part by Laurel Dolomite and in part by Walden Shale. Walden Shale is not subject to karst development and karst development is not commonly an issue in Laurel Dolomite.

During the course of our geotechnical investigation we walked the entire site and performed 7 borings, one that was core drilled five feet into rock. We found no evidence of karst related subsidence or a condition that would lead to subsidence. Rock is shallow across the site with the greatest depth to rock in the borings being 4.2 feet.

In conclusion, there is no evidence of karst development that would result in subsidence of future structures or pavement.

If you have any questions in regard to this matter, please call.

Sincerely,
GREENBAUM ASSOCIATES, INC.
Sandor R. Greenbaum
Sandor R. Greenbaum, P.E.
Principal Engineer

LEGEND

- RIGHT-OF-WAY
- PROPERTY BOUNDARY
- PROPOSED SUBDIVISION LOTS
- PROPOSED ACCESS EASEMENT
- ADJACENT PROPERTY
- PARKWAY BUFFER
- STREAM BUFFER
- SETBACK LINE
- OHU
- 8" G
- 8" SAN
- 12" W
- FM
- 670
- 671
- PROP. SANITARY SEWER
- PROP. RETAINING WALL
- PROP. STORM PIPE W/ STRUCT.
- BENCHMARK
- EXISTING WATER METER
- EXISTING UTILITY POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING SANITARY MANHOLE
- EXISTING POST
- DRAINAGE FLOW
- PROP. BENCH

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	247,646 S.F.
EX. TREE CANOPY ON SITE (BY AERIAL FOLIAGE LINES)	150,231 S.F. (60.7%)
EX. TREE CANOPY REQUIRED TO BE PRESERVED	49,529 S.F. (20%)
EX. TREE CANOPY TO BE PRESERVED* (BY GROUND CHECK)	155,760 S.F. (62.9%)
TYPE "A" TREES	127,200 S.F.
16 - 24" OR GREATER @ 2,100 S.F. EA.	33,600 S.F.
18 - 12"-24" @ 1,800 S.F. EA.	32,400 S.F.
20 - 6"-12" @ 1,500 S.F. EA.	30,000 S.F.
26 - 6" OR LESS @ 1,200 S.F. EA.	31,200 S.F.
TYPE "B" TREES	25,200 S.F.
35 - 1.5"-6" OR GREATER @ 720 S.F. EA.	25,200 S.F.
TYPE "C" TREES	3,360 S.F.
14 - 1.5"-6" OR GREATER @ 240 S.F. EA.	3,360 S.F.
TOTAL TREE CANOPY REQUIRED	99,059 S.F. (40%)
ADDITIONAL TREE CANOPY REQUIRED	0 S.F.
TOTAL TREES PROVIDED	12,240 S.F.
17 TYPE A TREES @ 720 SF EACH	12,240 S.F.
TOTAL TREE CANOPY PROVIDED (MIN.)	168,000 S.F. (67.8%)*

* AS SHOWN ON APPROVED TREE PRESERVATION PLAN DATED DEC. 4, 2019.
** MEETS REQUIREMENTS OF BINDING ELEMENT #21

IMPERVIOUS AREA (SITE)

AREA OF DISTURBANCE	4.55 ACRES
EXISTING IMPERVIOUS SURFACE	0.26 ACRES (4.6%)
PROPOSED IMPERVIOUS SURFACE	2.70 ACRES (47.4%)
NET INCREASE	2.44 ACRES (42.9%)

DETENTION CALCULATIONS

ExCm = $(0.26 \times 0.95) + (5.43 \times 0.22) = 0.25$

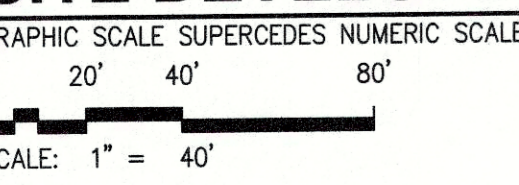
PostCm = $(2.70 \times 0.95) + (2.99 \times 0.22) = 0.57$

DETENTION CALCS
 $(0.57 - 0.25) \times (2.8/12) \times (5.69 \text{ Ac.}) = 0.425 \text{ AcF} \sim 18,513 \text{ CuF.}$

BENCHMARK

TBM 2 ELEVATION 660.64' (NAVD 1988),
RAILROAD SPIKE IN POWER POLE

SITE DEVELOPMENT PLAN



REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DMS	1-26-2022	JMA

BTM Engineering
Consulting Engineers, Landscape Architects, Planners & Surveyors
3001 Taylor Square Blvd., Suite 200
Louisville, KY 40202
(502) 459-8422 Fax (502) 459-8427
www.btmeng.com

DATE

SIGNATURE

DATE

FOR REVIEW ONLY

SIGNATURE

REVISED DISTRICT DEVELOPMENT PLAN
MEADOWS POINTE
14706 & 14714 OLD HENRY ROAD
LOUISVILLE, KY 40245

BTM PROJECT NO.: 180139
SITE INFORMATION:
DEED BOOK 1111, PAGE 305
TAX BLOCK 15, LOTS 30 & 14

OWNER / DEVELOPER:
MEADOWS POINTE, LLC
2803 LANG CREEK WAY
LOUISVILLE, KY 40245

TITLE:

DRAWN BY: JLC

CHECKED BY: JMA

DATE: SEPTEMBER 15, 2021

DRAWING: 180139-DDP 2021

SCALE: 1" = 40'

SHEET

DDP

OPEN SPACE REQUIREMENTS

LOT NO.	LOT AREA	DIFFERENCE FROM 6,000 SQ.FT.
1	9,036	0
2	4,765	1,235
3	4,852	1,148
4	4,815	1,185
5	4,280	1,720
6	7,553	0
7	5,443	557
8	4,280	1,720
9	4,815	1,185
10	4,815	1,185
11	4,280	1,720
12	4,815	1,185
13	4,815	1,185
14	4,280	1,720
15	4,280	1,720
16	4,071	1,929
17	3,803	2,197
18	3,803	2,197
19	3,803	2,197
20	3,803	2,197
21	3,380	2,620
22	3,380	2,620
23	4,673	1,327
24	3,500	2,500
25	3,803	2,197
26	3,803	2,197
27	3,380	2,620
28	4,774	1,226
29	3,948	2,052
30	3,948	2,052
31	3,510	2,490

REQUIRED OPEN SPACE (50% OF LOT AREAS LESS THAN 6,000 SQ.FT.)

OPEN SPACE PROVIDED 55,534 SQ.FT.

* 44,989 SQ.FT. OPEN SPACE THAT COMPLIES WITH LAND DEVELOPMENT CODE, CHAPTER 5.11.5.A AND 5.11.4.C IS PROVIDED AS A PRESERVATION AREA FOR NATURAL RESOURCE PROTECTION/PUBLIC HEALTH AND SAFETY PURPOSES.

CASE #21-DDP-0099
RELATED CASE #18ZONE1033
MSD WM #11778

NOT FOR CONSTRUCTION