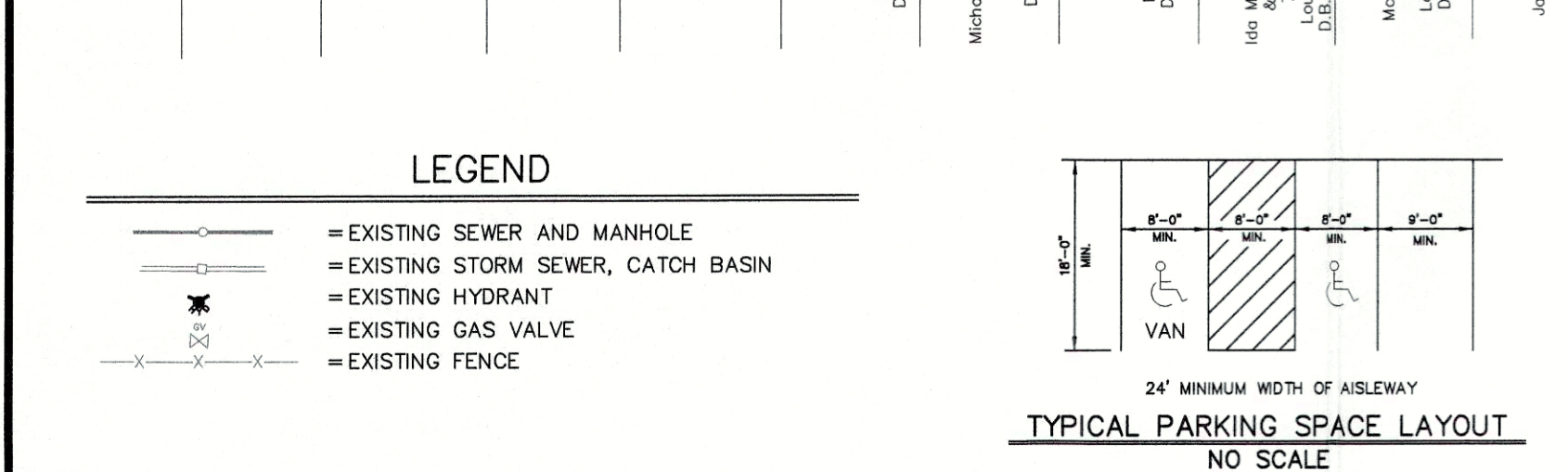
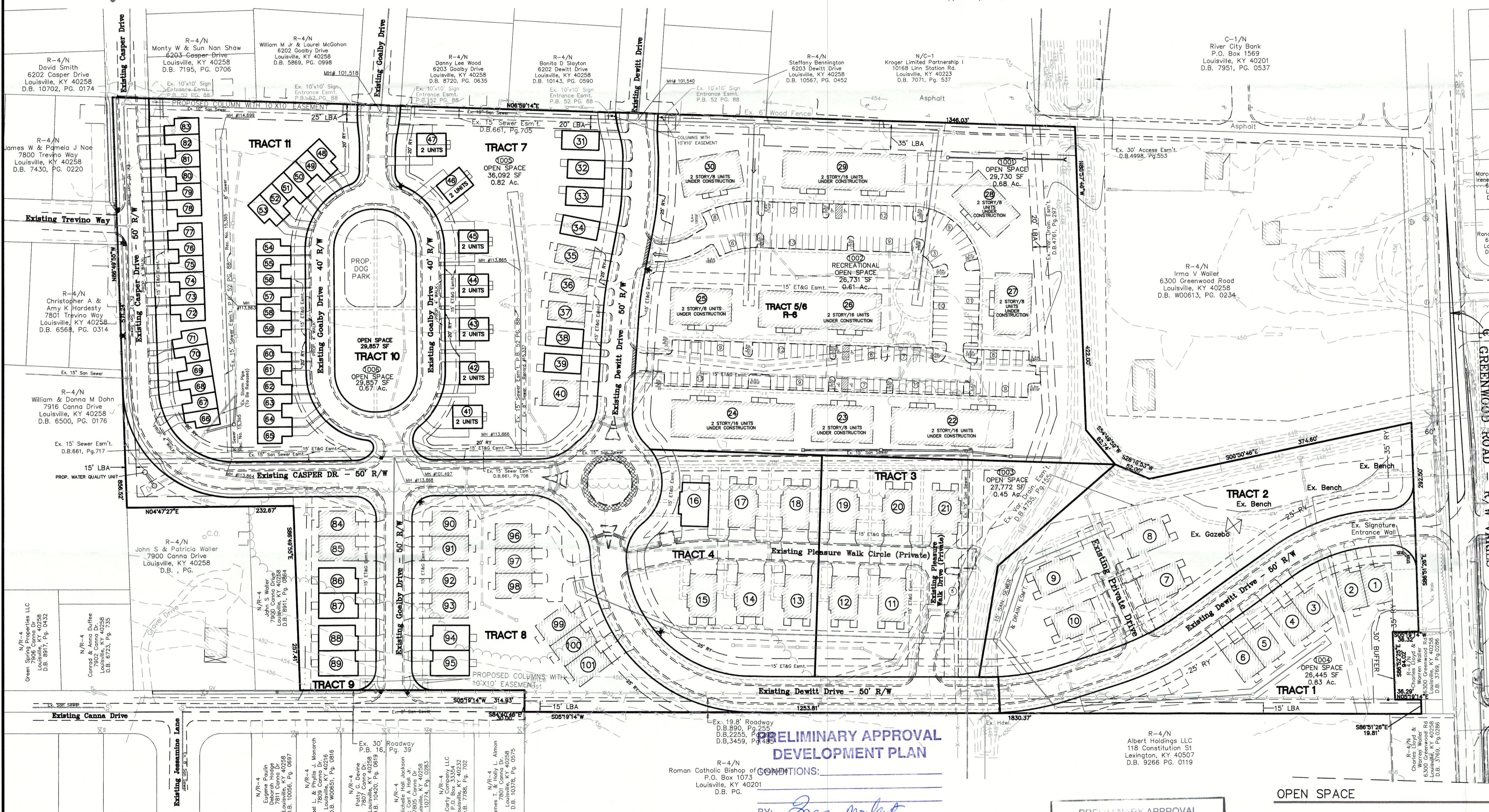
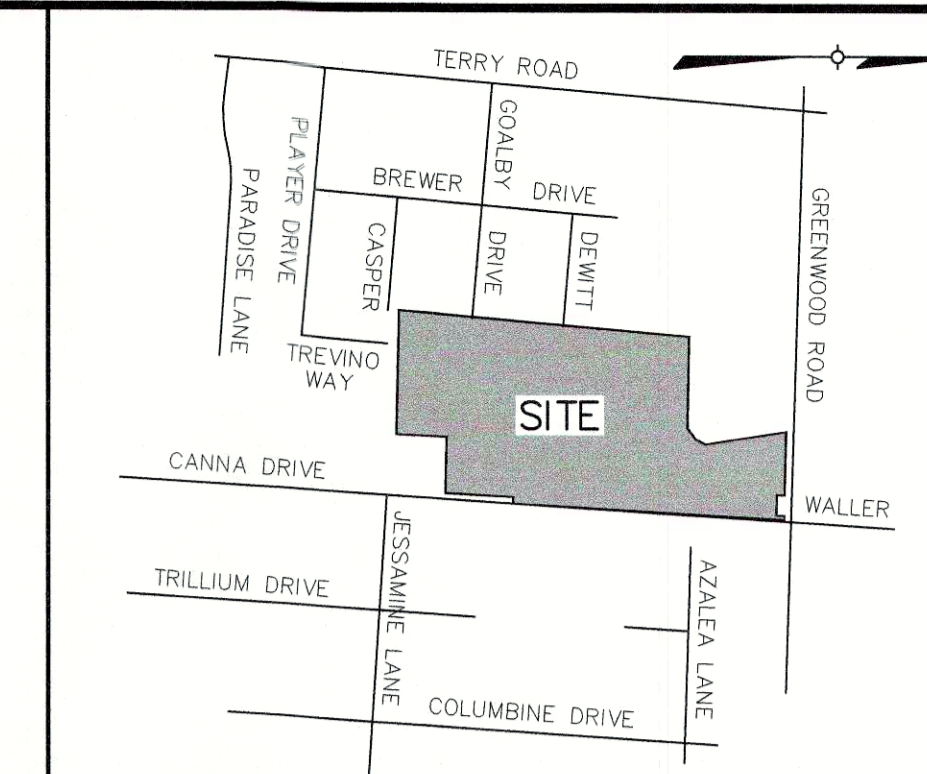


TRACT MAP  
NOT TO SCALE



- ### GENERAL NOTES
- Parking areas and drive lanes to be a hard and durable surface. Curbs will be provided.
  - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0088 E dated December 5, 2006.
  - 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.
  - Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. 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.
  - Individual garbage container collection is proposed at curbside unless shown otherwise.
  - 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.
  - Boundary per P.B. 52 PG. 88.
  - Site shall be served by sanitary sewers by property service connections.
  - Storm drainage detention to be mitigated with a Regional Facility Fee.
  - If the site has thru drainage an easement plat will be required prior to MSD granting 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.
  - A request for sanitary sewer capacity will be submitted and approved by MSD.
  - There should be no increase in drainage runoff to the right-of-way. Calculations will be required for any runoff to the state right-of-way if any of the current drainage structures are altered or removed and/or any are to be added.
  - There should be no commercial signs on the right-of-way.
  - There should be no landscaping in the right-of-way without an encroachment permit.
  - Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
  - An encroachment permit and bond will be required for all work done in the right-of-way.
  - Verge areas within public right-of-way to be provided per Metro Public Works.
  - Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
  - A left turn lane has been provided along Greenwood Road at the Dewitt Dr. intersection in accordance with KDOT recommendations.
  - Proposed sidewalks shall be connected to existing sidewalks on stub streets where existing sidewalks exist.
  - 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.

- An encroachment permit and bond are required by Metro Public works for roadway repairs on all surrounding access roads to subdivision site due to damages caused by construction traffic activities.
- All street name signs shall conform to the manual on uniform traffic control devices (MUTCD) requirements and be installed prior to the construction of the first residence or building on the street and shall be in place at the time of the bond release.
- The minimum grade of all streets shall be 1%, maximum grade shall be 10%.
- The developer will be responsible for any utility relocation on the property.
- All cul-de-sacs and bubble pavement widths, radiuses, sidewalk locations and offset shall be in accordance with Metro Public Works standards and approval at the time of construction.
- Curbs and gutter shall be provided along all streets in the development. Sidewalks shall be provided along all streets where required by the development code.
- Final design of the existing roundabout was determined at construction approval stage as required by Public Works and Fire Dept.
- Principle structures on the same or adjacent lots constructed detached buildings shall maintain the following minimum separations per LDC Section 5.3.1.C.8.
  - Building wall has primary entrance or exit = 25 feet.
  - Building wall has secondary entrance or exit = 15 feet.
  - Building wall has no entrance or exit = 10 feet.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.



THE ONLY REVISIONS TO THE SITE LAYOUT IS ON TRACT 11. NO OTHER AREAS ARE TO BE REVISED.

### PROJECT DATA

TOTAL SITE AREA	= 27.9± Ac.
RIGHT OF WAY AREA	= 4.9± Ac.
NET AREA	= 23.0± DU/AC.
EXISTING ZONING	= R-5A (TRACTS 1-4, 7-11) R-6 (TRACT 5/6)
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= MULTI-FAMILY RESIDENTIAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
TOTAL # OF UNITS	= 233 UNITS
BUILDING AREA	= 253,000 SF
F.A.R. (TRACT 5/6)(R-6)	= 0.44 (0.75 - R-6 MAX. ALLOWED)
F.A.R. (TRACTS 1-4, 7-11)(R-5A)	= 0.18 (0.5 - R-5A MAX. ALLOWED)
NET DENSITY (TRACT 5/6)(R-6)	= 15.76± DU/AC. (17.42 DU/AC. - R-6 MAX. ALLOWED)
NET DENSITY (TRACTS 1-4, 7-11)(R-5A)	= 7.87± DU/AC. (12.01 DU/AC. - R-5A MAX. ALLOWED)
GROSS DENSITY	= 10.1± DU/AC.
PARKING	
PARKING REQ. (1.5/UNIT MIN.)	= 350 SPACES
PARKING REQ. (3.0/UNIT MAX.)	= 699 SPACES
PARKING PROVIDED	
GARAGE SPACES	= 154 SPACES
DRIVEWAY SPACES	= 154 SPACES
COMMON SPACES	= 179 SPACES (INCLUDING 6 H.C. SPACES)
TOTAL PARKING PROVIDED	= 487 SPACES
TOTAL VJA	= 131,453 SF
ILA REQUIRED (7.5%)	= 4,660 SF
ILA PROVIDED	= 6,590 SF

TYPE	BUILDING NUMBERS	TOTAL UNITS OF EACH TYPE	TOTAL GARAGE SPACES PROVIDED
1 UNIT DETACHED W/GARAGE	31-40	10 UNITS	11 GARAGE SPACES
1 UNIT ATTACHED	1-6 84-95	18 UNITS	36 GARAGE SPACES
2 UNIT ATTACHED	41-47	14 UNITS	14 GARAGE SPACES
3 UNIT ATTACHED	7-21 96-101	51 UNITS	57 GARAGE SPACES
6 UNIT ATTACHED	48-83	36 UNITS	36 GARAGE SPACES
8 & 16 UNIT ATTACHED	22-30	104 UNITS	0 GARAGE SPACES
TOTAL NO. OF UNITS		233 UNITS	154 GARAGE SPACES

### PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:  
BY: *Tommy Kelly*  
DATE: 4-5-17  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

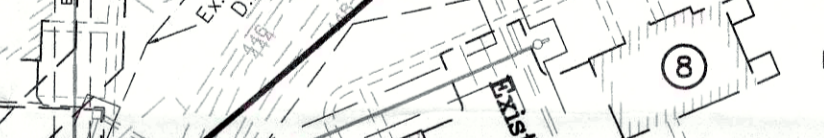
### TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 1,001,880 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (200,376 S.F.)
EXISTING TREE CANOPY TO REMAIN	= 4% (36,200 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 16% (164,880 S.F.)
TOTAL TREE CANOPY TO BE PROVIDED	= 20% (201,080 S.F.)

### OPEN SPACE

REQUIRED	
NET SITE AREA	= 23.0± ACRES
NET DENSITY	= 10.1± DU/ACRE
5 TO 17 DU/ACRES REQUIRES AN OPEN SPACE OF 15% OF NET LOT AREA OR 3.45 ACRES (150,282 SF)	
RECREATIONAL OPEN SPACE (50% OF REQUIRED)	= 75,141 SF
PROVIDED OPEN SPACE	
TOTAL	= 176,627 SF
PROVIDED RECREATIONAL OPEN SPACE:	
PEDESTRIAN PATH & GAZEBO/PLAYGROUND AREA	= 122,287 SF

### GRAPHIC SCALE



PRELIMINARY APPROVAL  
Condition of Approval:  
*Tommy Kelly* 4-5-17  
Development Review Date  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

TRACT 11 OWNER:  
MOSS CREEK ENTERPRISES LLC  
P.O. BOX 70458  
LOUISVILLE, KY 40270

TRACT 11 ADDRESS:  
6110 GOALBY DRIVE  
LOUISVILLE, KY 40258  
TAX BLOCK 3911, LOT 0011  
D.B. 10350, PG. 0139

RELATED CASE: 15DEVPLAN1041  
WM #9001

COUNCIL DISTRICT - 12  
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK

### REVISIONS

NO.	DATE	DESCRIPTION
1	3/2/15	REVISED TRACTS 7,10 & 11
2	4/13/15	REVISED PER AGENCY COMMENTS
3	3/27/17	REVISED PER AGENCY COMMENTS

### PROJECT DATA

FILE NAME:	05021-RD0P
DATE:	3/9/17
CHECKED BY:	AER
SCALE:	AS SHOWN
DRAWN BY:	JH/SBS

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
505 WASHINGTON STREET, SUITE 1000, LOUISVILLE, KY 40202  
TEL: 502.251.8424 FAX: 502.251.8424

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**MOSS CREEK**  
DEVELOPER  
MOSS CREEK ENTERPRISES LLC  
143 WEST MARKET STREET  
LOUISVILLE, KY 40202

RECEIVED  
MAR 31 2017  
PLANNING & DESIGN SERVICES

JOB NO: 05021  
SHEET 1 OF 1