

MSD NOTES

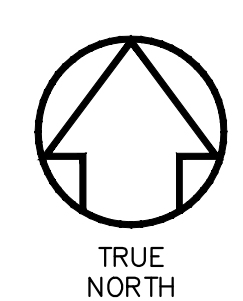
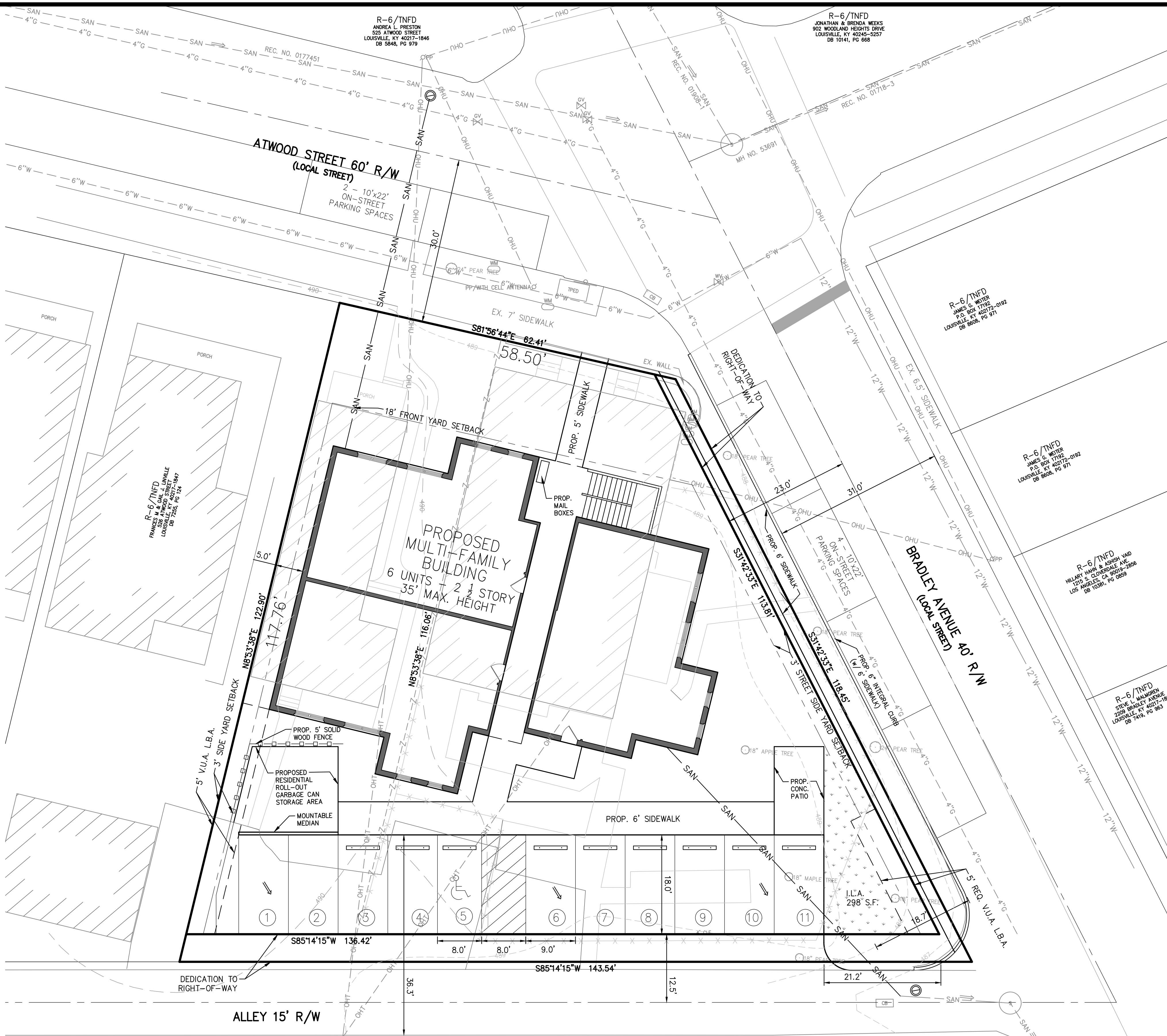
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED 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.

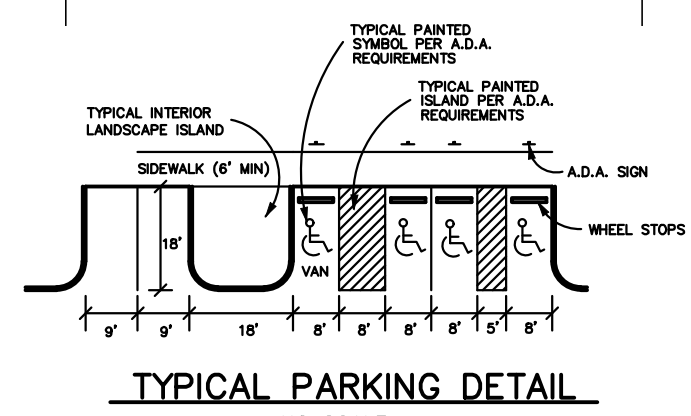
LEGEND

- 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
- TPOD 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

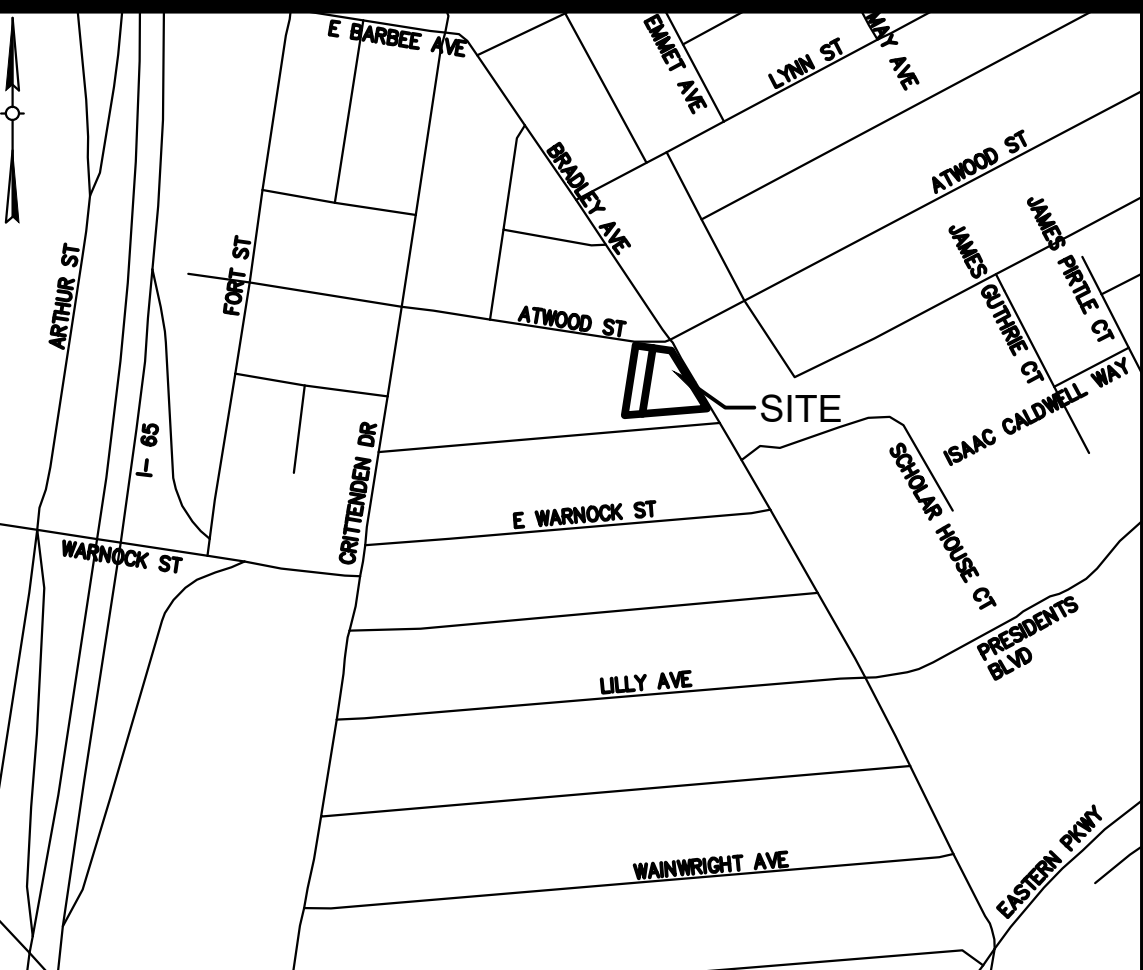


DETAILED DEVELOPMENT PLAN

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



- R-6/TNFD ANDREA L. PRESTON
522 ATWOOD STREET
LOUISVILLE, KY 40217-1846
DB 5848, PG 979
- R-6/TNFD JONATHAN & BRENDA WEEKS
902 WOODLAND HEIGHTS DRIVE
LOUISVILLE, KY 40245-5257
DB 1041, PG 688
- R-6/TNFD JAMES G. WETTER
1102 BOX 1102
LOUISVILLE, KY 40212-0102
DB 8608, PG 971
- R-6/TNFD HEALY MARK & ASHBY WAD
1219 S. SOPER AVENUE
LOS ANGELES CA 90016-2906
DB 7401, PG 989
- R-6/TNFD STEVE WALKER
228 BRADLEY AVENUE
LOUISVILLE, KY 40217-1847
DB 7418, PG 983
- R-6/TNFD JAMES EDWARD POSEY
529 WARNOCK STREET
LOUISVILLE, KY 40217-1829
DB 5721, PG 985
- R-6/TNFD JOHN & WENDY SMITHSON
1962 IRVINGWAY WAY
LOUISVILLE, KY 40203-2154
DB 10907, PG 807
- R-6/TNFD TAMAR SCHWARTZ
3261 CHEROKEE ROAD
LOUISVILLE, KY 40205-1707
DB 8852, PG 704
- R-6/TNFD KAREN LYNN STRUBB
5217 DANF ROAD
LOUISVILLE, KY 40203-2817
DB 10160, PG 785
- R-6/TNFD RONALD E. BENSON
13025 SETTLERS POINT TRAIL
COVEN, KY 40020-9225
DB 11716, PG 851
- R-6/TNFD TAMAROK INVESTMENT GROUP, LLC
2561 CHEROKEE ROAD
LOUISVILLE, KY 40203-1707
DB 8804, PG 126
- R-6/TNFD JAMES G. WETTER
1102 BOX 1102
LOUISVILLE, KY 40212-0102
DB 8608, PG 971



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
(2 SP/UNIT)	
EXISTING PARKING	4 SPACES
PROP. PARKING PROVIDED	11 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	1,908 SQ.FT.
2.5% I.L.A. REQUIREMENT	48 SQ.FT.
I.L.A. PROVIDED	298 SQ.FT.
I.L.A. TREES REQUIRED	1
I.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

VARIANCE REQUESTED

- REQUEST A VARIANCE OF CHAPTER 5.4.1.D.2 OF L.D.C. TO OMIT THE REQUIRED PRIVATE YARD AREA.

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	5-5-21	JMA
2	DHS	REVISIONS PER ADD'L AGENCY COMMENTS	6-4-21	JMA
3	DHS	REV. PER ADD'L METRO WORKS COMMENTS	8-23-21	JMA
4	DHS	REV. PER PLAN COMMISSION COMMENTS	9-16-21	JMA

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Planners, & Surveyors
 3001 S. Spangley Blvd., Suite 100
 Louisville, KY 40220
 (502) 459-8402
 www.btmeng.com

DATE: _____

SIGNATURE: _____

BTM PROJECT NO.: 210044
 SITE INFORMATION:
 528 ATWOOD - TB, 35H, LOT 118
 D.B. 6880 PG. 777 B, 35H, LOT 119
 D.B. 7255 PG. 12

DEVELOPER:
 BALL-HOLLOW, LLC
 580 ORION ROAD
 LOUISVILLE, KY 40222

OWNER:
 530 ATWOOD STREET
 FRANCES M. & JANCE M. LINVILLE
 DENNIS W. & GAIL L. LINVILLE
 LOUISVILLE, KY 40217-1847
 LOUISVILLE, KY 40214-4023

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

TITLE: _____

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