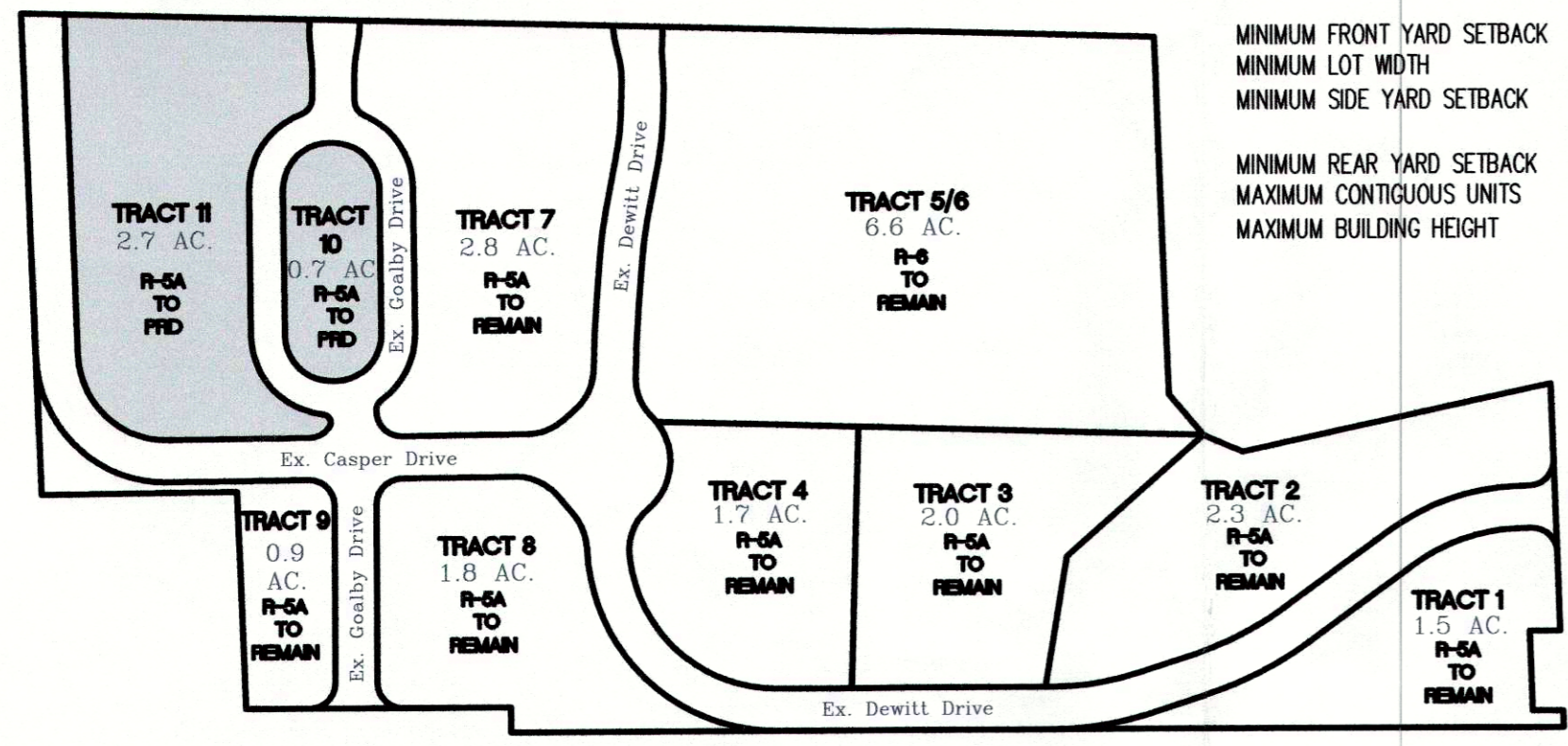


REVISED TRACT 11



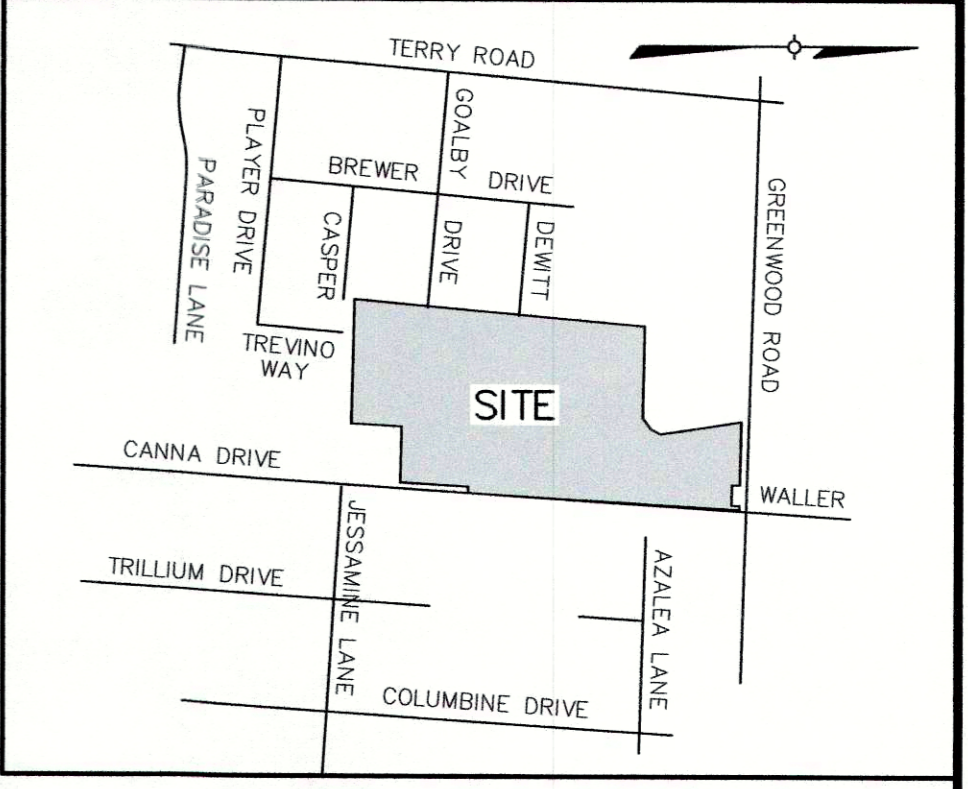
TRACT MAP  
NOT TO SCALE

**PRD REQUIREMENT DATA**

ALTERNATIVE HOUSING STYLE = TOWNHOUSE  
 MINIMUM LOT AREA = END UNITS (3000 SF)  
 = INTERIOR UNITS (2000 SF)  
 MINIMUM FRONT YARD SETBACK = 15 FT  
 = 18 FT  
 MINIMUM SIDE YARD SETBACK = 0 FT (BETWEEN ATTACHED UNITS)  
 = 0 FT (BETWEEN END UNITS)  
 MINIMUM REAR YARD SETBACK = 25 FT, IF ALLEY: 5 FT  
 MAXIMUM CONTIGUOUS UNITS = 4  
 MAXIMUM BUILDING HEIGHT = 35'

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.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- 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.
- A Downstream Sanitary Capacity Facility request will be submitted before preliminary plan approval.
- 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.
- 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 as 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.



LOCATION MAP  
NOT TO SCALE

THE ONLY REVISIONS TO THE SITE LAYOUT IS ON TRACTS 11. TRACTS 10 & 11 ARE REQUESTING A REZONING FROM R-SA TO PRD. NO OTHER TRACTS ARE TO BE REVISED.

PROJECT DATA

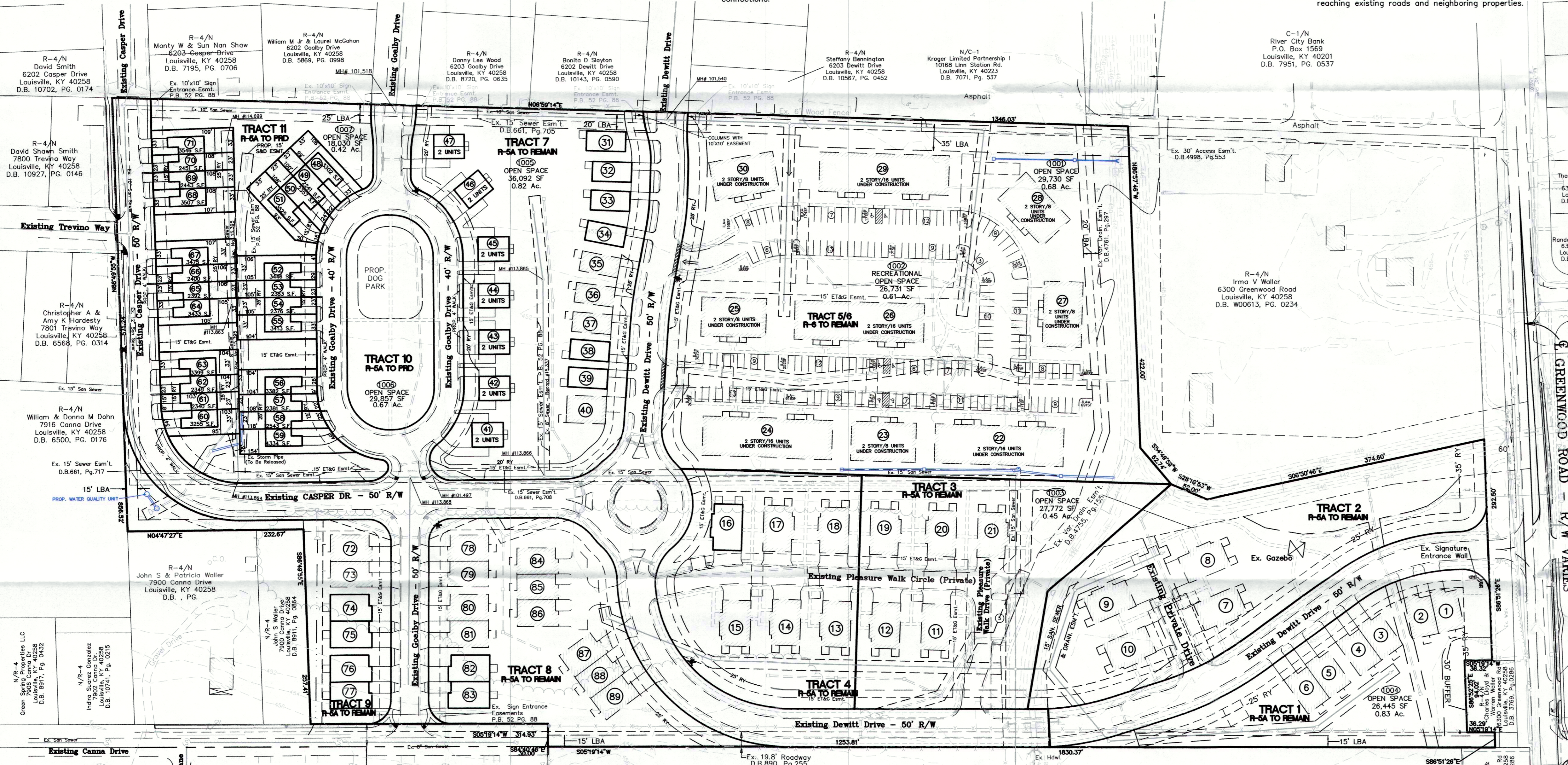
TOTAL SITE AREA	= 27.9± Ac.
RIGHT OF WAY AREA	= 4.9± Ac.
NET AREA	= 23.0± DU/Ac.
EXISTING ZONING TO REMAIN	= R-5A (TRACTS 1-4, 7-9) = R-6 (TRACT 5/6)
PROPOSED ZONING (TRACTS 10 & 11)	= PRD
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= MULTI-FAMILY RESIDENTIAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
TOTAL # OF UNITS	= 221 UNITS
BUILDING AREA	= 323,418 SF
F.A.R. (TRACT 5/6)(R-6)	= 0.40
F.A.R. (TRACTS 1-4, 7-9)(R-5A)	(0.75 - R-6 MAX. ALLOWED) = 0.29
F.A.R. (TRACT 10&11)(PRD)	(0.5 - R-5A MAX. ALLOWED) = 0.31
NET DENSITY (TRACT 5/6)(R-6)	(2.0 - PRD MAX. ALLOWED) = 15.88± DU/Ac.
NET DENSITY (TRACTS 1-4, 7-9)(R-5A)	(17.42 DU/Ac - R-6 MAX. ALLOWED) = 7.2± DU/Ac.
NET DENSITY (TRACT 10&11)(PRD)	(12.01 DU/Ac - R-5A MAX. ALLOWED) = 7.05± DU/Ac.
NET DENSITY (TRACT 10&11)(PRD)	(7.26 DU/Ac - PRD MAX. ALLOWED)
GROSS DENSITY	= 7.9± DU/Ac.
PARKING	
PARKING REQ. (1.5/UNIT MIN.)	= 332 SPACES
PARKING REQ. (3.0/UNIT MAX.)	= 663 SPACES
PARKING PROVIDED	
GARAGE SPACES	= 165 SPACES
DRIVEWAY SPACES	= 165 SPACES
COMMON SPACES	= 179 SPACES
(INCLUDING 6 H.C. SPACES)	
TOTAL PARKING PROVIDED	= 509 SPACES
TOTAL VUA	= 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 72-83	18 UNITS	44 GARAGE SPACES
2 UNIT ATTACHED	41-47	14 UNITS	14 GARAGE SPACES
3 UNIT ATTACHED	7-21 84-89	51 UNITS	72 GARAGE SPACES
4 UNIT ATTACHED	48-71	24 UNITS	24 GARAGE SPACES
8 & 16 UNIT ATTACHED	22-30	104 UNITS	0 GARAGE SPACES
TOTAL NO. OF UNITS		221 UNITS	165 GARAGE SPACES

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

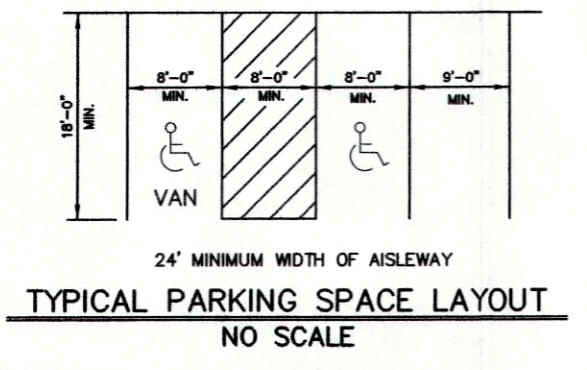
TRACT 11 ADDRESS:  
6110 GOALBY DRIVE  
LOUISVILLE, KY 40258  
TAX BLOCK 3911, LOT 0011  
D.B. 10350, PG. 0139  
CASE: 18Z011011  
RELATED CASE: 15DEVPLAN1041 & 17DEVPLAN1033  
WM #9001

COUNCIL DISTRICT - 12  
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK



**LEGEND**

- EXISTING SEWER AND MANHOLE
- EXISTING STORM SEWER, CATCH BASIN
- EXISTING HYDRANT
- EXISTING GAS VALVE
- EXISTING FENCE



BENCHMARKS

- BENCH MARK ELEVATIONS RUN FROM RIVERS END #01178
- TBM#2 RR SPIKE IN PP ON THE NORTH SIDE OF GREENWOOD ROAD 240' +/- WEST OF WALLER LANE. ELEVATION = 450.24 (NGVD 29)
- TBM#3 RR SPIKE IN PP ON THE NORTH SIDE OF GREENWOOD ROAD 25' +/- EAST OF BEAHL BLVD. ELEVATION = 453.03 (NGVD 29)
- SOURCE OF BENCH MARK = HARN CONTROL MONUMENT B08-02 AT THE END OF TRENA TRACE. ELEVATION = 443.06 (NGVD 29)

TREE CANOPY CALCULATIONS

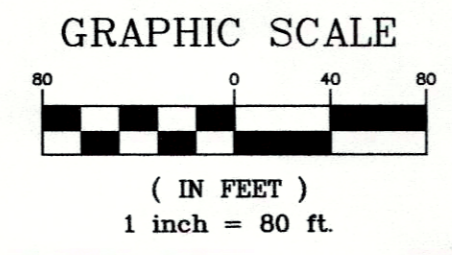
TOTAL SITE AREA	= 1,001,880 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (200,376 S.F.)
EXISTING TREE CANOPY TO REMAIN	= 4% (36,200 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 16% (164,880 S.F.)
TOTAL TREE CANOPY TO BE PROVIDED	= 20% (201,080 S.F.)

OPEN SPACE (TRACTS 1-9)

PER SECTION 5.11.9 TABLE 5.4.1 REQUIRED  
 NET SITE AREA = 19.5± ACRES  
 NET DENSITY = 10.1± DU/ACRE  
 5 TO 17 DU/ACRES REQUIRES AN OPEN SPACE OF 15% OF NET LOT AREA OR 2.93 ACRES (127,631 SF)  
 RECREATIONAL OPEN SPACE (50% OF REQUIRED) = 63,815 SF  
 PROVIDED OPEN SPACE = 146,770 SF  
 TOTAL = 146,770 SF  
 PROVIDED RECREATIONAL OPEN SPACE:  
 PEDESTRIAN PATH & GAZEBO/  
 PLAYGROUND AREA = 122,287 SF

OPEN SPACE (TRACTS 10-11)

PER SECTION 2.7.3.G.5.a  
 PROPOSED DENSITY - 7.05 DU/Ac.  
 OPEN SPACE REQUIRED = 36,664 SF  
 50% OF DIFFERENCE IN LOT AREA AND 6000 SF  
 OPEN SPACE PROVIDED = 47,887 SF



PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL STAMP

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 05021-RD00P	SCALE: AS SHOWN	CREATED BY: JH/SES
DATE: 3/12/18	CHECKED BY: AER	

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
 507 WESTBURN WEALE SUITE 101 LOUISVILLE, KENTUCKY 40222  
 PHONE: 502.404.9774 FAX: 502.404.9774 WEB SITE: WWW.LD&D.COM

PRELIMINARY SUBDIVISION PLAN & REVISED DETAILED DISTRICT DEVELOPMENT PLAN

**MOSS CREEK**

DEVELOPER  
 MOSS CREEK ENTERPRISES LLC  
 143 WEST MARKET STREET  
 LOUISVILLE, KY 40202

JOB NO. 05021  
 SHEET 1 OF 1

RECEIVED  
 MAR 12 2018  
 DESIGN SERVICES

18 ZONE 1017