PRELIMINARY APPROVAL
Condition of Approval:
Development Review — Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

THE ONLY REVISIONS TO THE SITE LAYOUT ARE ON TRACTS 5 & 6. NO OTHER AREAS ARE TO BE REVISED.

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE:
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

R-4/N
Bonita D Slayton
6202 Dewitt Drive
Louisville, KY 40258
D.B. 10143, PG. 0590

R-4/N
Nathan E & Sarah Jackson
6203 Dewitt Drive
Louisville, KY 40258
D.B. 8773, PG. 0885

N/C-1
Kroger Limited Partnership I
10168 Linn Station Rd.
Louisville, KY 40223
D.B. 7071, Pg. 537

C-1/N
River City Bank
P.O. Box 1569
Louisville, KY 40201
D.B. 7951, PG. 0537

R-4/N
Irma G. Weiler
6300 Greenwood Rd
Louisville, KY 40258
D.B. W00613, PG. 0234

Existing Dewitt Drive — 50' R/W

TRACT 7 — R-5A TO REMAIN

TRACT 6 — R-5A TO R-6 — 2 STORY/16 UNITS (29)

TRACT 5 — R-5A TO R-6 — 2 STORY/16 UNITS (26)

TRACT 4 — R-5A TO REMAIN

TRACT 3

2 STORY/8 UNITS (30)
2 STORY/8 UNITS (28)
2 STORY/8 UNITS (25)
2 STORY/8 UNITS (27)
2 STORY/16 UNITS (24)
2 STORY/8 UNITS (23)
2 STORY/16 UNITS (22)

1001 OPEN SPACE 29,730 SF 0.68 Ac.

1002 RECREATIONAL OPEN SPACE 26,731 SF 0.61 Ac.

PROP. ENCLOSED DUMPSTER

PROP. 5' WALK

15' ET&G Esmt.

Ex. 15' Sewer Esm't. D.B.661, Pg.705

Ex. 15' Sewer Esm't. D.B.661, Pg.708

Ex. Vor. Drain. Esm't. D.B.4761, Pg.297

Ex. 8" Sewer — Record #15,332

Ex. 15' San Sewer

Ex. 8" Wood Fence

N06°59'14"E 1346.03'

S06°59'14"W 649.97'

S86°57'46"E 582.82'

N84°49'59"E 422.00'

S73°59'45"W 52.28' (R=62')

N83°00'46"W 37.87'

N78°24'34"W 48.15' (R=300')

N73°48'22"W 40.10'

N73°48'22"W 33.54'

N77°26'10"W 53.22' (R=425')

N81°03'59"W 129.55'

S06°59'14"W 604.04'

224.65'

197.35'

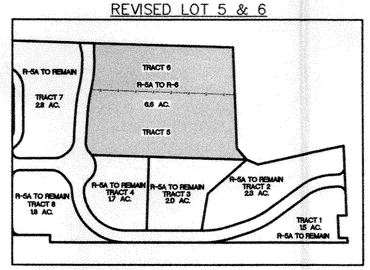
PROPERTY LINE TABLE			
LINE	BEARING	LENGTH	RADIUS
L1	S52°33'09"W	8.90	73.00'
L2	N86°16'17"W	19.90	175.00'
L3	N85°19'53"W	43.93	300.00'
L4	N81°07'57"W	7.69	

LEGEND
= EXISTING SEWER AND MANHOLE
= EXISTING STORM SEWER, CATCH BASIN
= EXISTING HYDRANT
= EXISTING GAS VALVE
= EXISTING FENCE
= EXISTING SECTION OF PIPE TO BE REMOVED
= PROPOSED SILT FENCE
= PROPOSED STONE BAG INLET PROTECTION

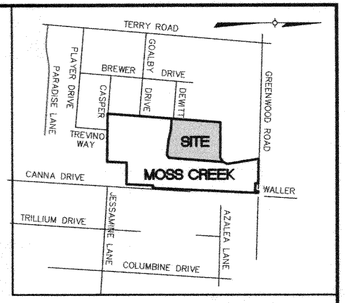
VAN — 24' MINIMUM WIDTH OF ISLE/WAY
TYPICAL PARKING SPACE LAYOUT
NO SCALE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REVISED LOT 5 & 6



TRACT MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

EROSION PREVENTION AND SEDIMENT CONTROL 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 approval 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. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
3. 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.
4. 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.
5. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
6. Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilizaton measures shall be required as soon as practicable, but no later than 14 calender days after the activity has ceased.
7. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin.
8. All storm drainage shall conform to MSD standard specifications.
9. 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.

TRACT 5 & 6 DATA

TRACT 5 & 6 AREA	= 6.6± ACRES
EXISTING ZONING	= R-5A
PROPOSED ZONING	= R-6
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= MULTI-FAMILY
PROPOSED USE	= MULTI-FAMILY
TOTAL # OF UNITS	= 104 UNITS
BUILDING HEIGHT	= 2 STORY (NOT TO EXCEED 35')
BUILDING FOOTPRINT AREA	= 63,450 S.F.
TOTAL BUILDING AREA	= 126,900 S.F.
F.A.R.	= 0.44 (0.75 MAX. ALLOWED)
DENSITY (R-6)	= 15.76± DU/ACRE (17.42 MAX. ALLOWED)
PARKING REQUIRED	
PARKING REQ. (1.5/UNIT MIN.)	= 156 SPACES
PARKING REQ. (3.0/UNIT MAX.)	= 312 SPACES
TOTAL PARKING PROVIDED	= 179 SPACES (INCLUDES 6 HC SPACES)
TOTAL VUA	= 62,127 S.F.
ILA REQUIRED	= 4,660 S.F. (7.5%)
ILA PROVIDED	= 6,590 S.F.

OPEN SPACE (TOTAL SITE)

REQUIRED
SITE AREA = 6.6± ACRES
DENSITY = 15.76 DU/ACRE

5 TO 17 DU/ACRES REQUIRES AN OPEN SPACE OF 15% OF NET LOT AREA OR 3.69 ACRES (42,829 SF) RECREATIONAL OPEN SPACE (50% OF REQUIRED) = 21,414 SF

PROVIDED OPEN SPACE

TOTAL	= 56,461 SF
PROVIDED RECREATIONAL OPEN SPACE:	= 26,731 SF

GENERAL NOTES

1. Parking areas and drive lanes to be a hard and durable surface. Curbs will be provided.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0088 E dated December 5, 2006.
3. 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.
4. 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.
5. A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
6. 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.
7. 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 viable off-site.
8. Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
9. Proposed sidewalks shall be connected to existing sidewalks on stub streets where existing sidewalks exist.
10. 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.
11. 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.
12. All street name signs shall conform to the manuol 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.
13. The minimum grade of all streets shall be 1%, maximum grade shall be 10%.
14. The developer will be responsible for any utility relocation on the property.
15. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
16. Sanitary sewer service will be provided by connection and subject to applicable fees.
17. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
18. Storm drainage detention to mitigated with a Regional Facilities Fee.
19. A Downstream Facilities Capacity Request has been submitted to MSD.
20. 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.
21. Existing easements to be modified as needed.

TRACT 1 OWNER:
MCBRIDE & SONS HOMES LOUISVILLE
331 TOWNEPARK CIRCLE STE 100
LOUISVILLE, KY 40243
SITE ADDRESS:
5900 DEWITT DRIVE
TAX BLOCK 3911, LOT 0002
D.B. 9049, PG. 0663

TRACT 2 OWNER:
MCBRIDE & SONS HOMES LOUISVILLE
331 TOWNEPARK CIRCLE STE 100
LOUISVILLE, KY 40243
SITE ADDRESS:
6250 GREENWOOD ROAD
TAX BLOCK 3911, LOT 0003
D.B. 9095, PG. 0233

TRACT 3 OWNER:
MCBRIDE & SONS HOMES LOUISVILLE
331 TOWNEPARK CIRCLE STE 100
LOUISVILLE, KY 40243
SITE ADDRESS:
7826 PLEASURE RIDGE WALK CIRCLE
TAX BLOCK 3911, LOT 0004
D.B. 9182, PG. 0842

TRACT 4 OWNER:
MOSS CREEK ENTERPRISES LLC
143 W MARKET STREET
LOUISVILLE, KY 40202
SITE ADDRESS:
7800 PLEASURE WALK CIRCLE
TAX BLOCK 3911, LOT 0005
D.B. 10350, PG. 0139

TRACT 5 OWNER:
MOSS CREEK ENTERPRISES LLC
143 W MARKET STREET
LOUISVILLE, KY 40202
SITE ADDRESS:
7801, 7900 MOSS CREEK DRIVE
TAX BLOCK 3911, LOT 0006 & 7
D.B. 10350, PG. 0139

TRACT 6 OWNER:
MOSS CREEK ENTERPRISES LLC
143 W MARKET STREET
LOUISVILLE, KY 40202
SITE ADDRESS:
XXX
TAX BLOCK 3911, LOT 0008
D.B. 10350, PG. 0139

TRACT 7 OWNER:
MOSS CREEK ENTERPRISES LLC
143 W MARKET STREET
LOUISVILLE, KY 40202
SITE ADDRESS:
6000 DEWITT DRIVE
TAX BLOCK 3911, LOT 0009
D.B. 10350, PG. 0139

TRACT 8 OWNER:
MOSS CREEK ENTERPRISES LLC
143 W MARKET STREET
LOUISVILLE, KY 40202
SITE ADDRESS:
XXX
TAX BLOCK 3911, LOT 0010
D.B. 10350, PG. 0139

TRACT 9 OWNER:
MOSS CREEK ENTERPRISES LLC
143 W MARKET STREET
LOUISVILLE, KY 40202
SITE ADDRESS:
GOALBY DRIVE
TAX BLOCK 3911, LOT 0012
D.B. 10350, PG. 0139

TRACT 10 OWNER:
MOSS CREEK ENTERPRISES LLC
143 W MARKET STREET
LOUISVILLE, KY 40202
SITE ADDRESS:
6110 GOALBY DRIVE
TAX BLOCK 3911, LOT 0011
D.B. 10350, PG. 0139

COUNCIL DISTRICT — 12
FIRE PROTECTION DISTRICT — PLEASURE RIDGE PARK

CURRENT CASE: 15ZONE1040
RELATED CASE: 15DEVPLAN1040 WM #9001
RELATED CASE: 15DEVPLAN1041

RECEIVED
SEP 28 2015
PLANNING & DESIGN SERVICES

TREE CANOPY CALCULATIONS (TOTAL SITE)

TOTAL SITE AREA	=	285,533 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	20% (243,068 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	20% (243,360 S.F.)

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3/2/15	REVISED TRACTS 7,10 & 11	KMY
2	4/13/15	REVISED PER AGENCY COMMENTS	KMY
3	8/31/15	REVISED LOT 5 & 6	KMY

PROJECT DATA
FILE NAME: 05021-RDDP
DATE: 9-28-15
SCALE: AS SHOWN
DRAWN BY: MJ/SBS
CHECKED BY: AER

L D&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LANDSCAPE ARCHITECTURE
ENVIRONMENTAL • PLANNING & ZONING
503 WASHINGTON AVENUE, SUITE 2, LOUISVILLE, KENTUCKY 40203
PHONE: 502.416.9776 FAX: 502.416.9915
WEB SITE: WWW.LDD-KY.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

MOSS CREEK
TRACT 5 + 6
DEVELOPER
MOSS CREEK ENTERPRISES LLC
143 WEST MARKET STREET
LOUISVILLE, KY 40202

JOB NO. 05021
SHEET 1 OF 1

15ZONE1040

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