

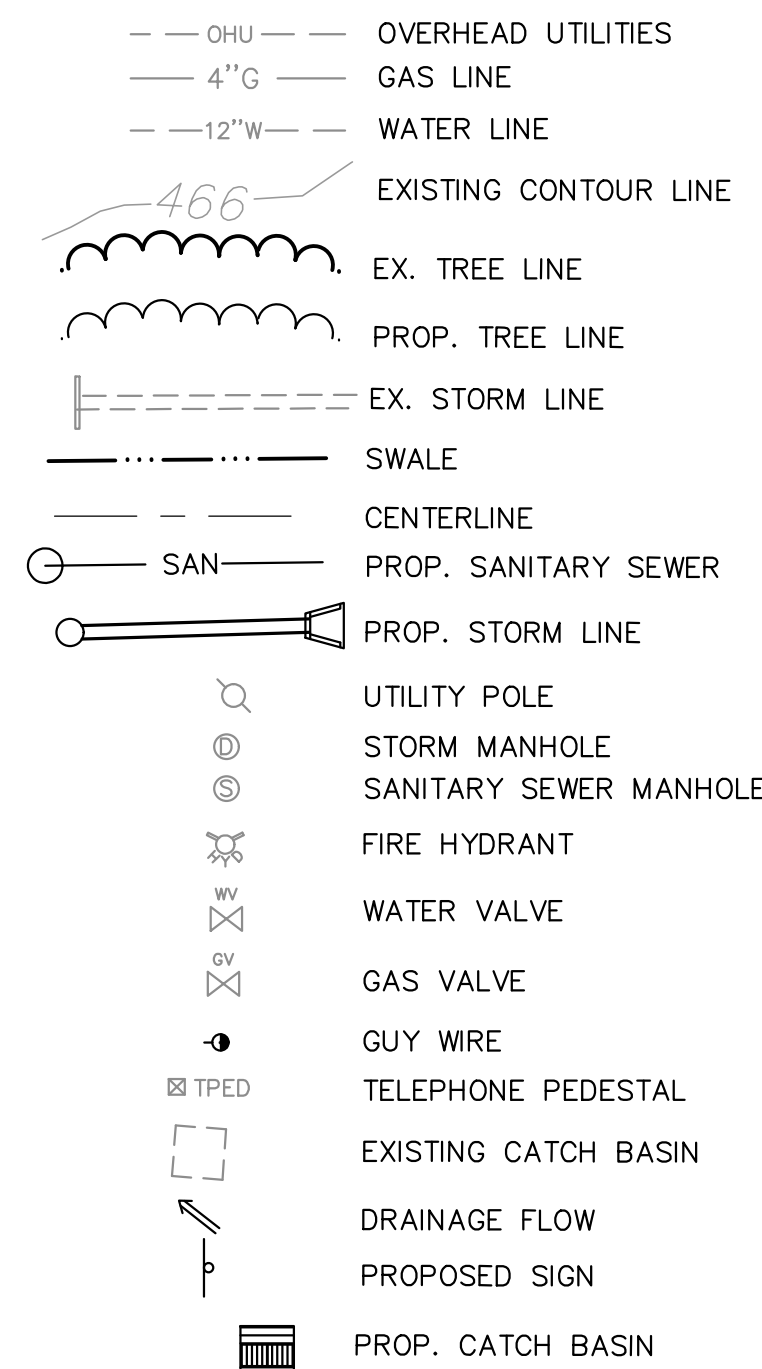
GENERAL NOTES

1. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
2. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
3. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT-OF-WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
4. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC FOR ALL WORK DONE WITHIN OUTER LOOP RIGHT-OF-WAY.
5. CONSTRUCTION PLANS, BOND, PERMIT AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
6. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
7. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
8. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
9. 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.
10. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL, SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
11. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
12. ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
13. ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
14. BUILDING DESIGN WILL FOLLOW CHAPTER 5.4 AND 5.6 OF THE L.D.C.
15. 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.
16. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
17. ALL NEW OR EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
18. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
19. DEVELOPMENT WILL UTILIZE INDIVIDUAL ROLL-OUT GARBAGE BINS.
20. RIGHT OF WAY DEDICATION TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
21. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
22. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUEST TO ALTER DRAINAGE ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. 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.
3. 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.
4. 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.
5. 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.
6. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
7. 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.
8. SANITARY SEWERS TO BE PROVIDED BY LATERAL EXTENSION AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
9. 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.
10. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
11. IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
12. ONSITE 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. CAPACITY OF THE DOWNSTREAM SYSTEM ALONG THE BRISCOE LANE SIDE OF THE SITE SHALL BE VERIFIED DOWN TO THE PIPE SYSTEM ON THE JEFFERSON COUNTY SCHOOL BOARD PROPERTY.
13. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
14. RUN-OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF x 1.5.

LEGEND



DATA

GROSS SITE AREA	9.62 ACRES
NET SITE AREA	(419,210.97 SQ.FT.) 7.96 ACRES
EXISTING ZONING	R-4
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	VACANT
PROPOSED ZONING	R-5A
PROPOSED USE	MULTI-FAMILY
NUMBER OF UNITS	48
(FOOTPRINT - 1,955 SF EA. UNIT)	
NET DENSITY	6.03 D.U./AC.
MAX. F.A.R.	0.50
PROPOSED F.A.R.	0.26
GROSS FLOOR AREA EACH UNIT	
ONE STORY UNITS - 1,955 SF EA. UNIT	
TWO STORY UNITS - 2,830 SF EA. UNIT	
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED	48 SPACES
1 SP./UNIT	
MAXIMUM PARKING ALLOWED	96 SPACES
2 SP./UNIT	
PARKING PROVIDED	96 SPACES

SETBACKS

FRONT YARD	30'
SIDE YARD	5'
REAR YARD	25'
STREET YARD	20'
MAX. BUILDING HT.	35'
PROPOSED BUILDING HT.	30'

OPEN SPACE REQUIREMENTS

REQ. 15% OF NET LOT AREA (52,003 SQ.FT.)	26,002 SQ.FT.
(REQ. REDUCED BY 50%, SITE IS WITHIN 1000' OF HIGHWAY PARK)	
OUTDOOR OPEN SPACE PROVIDED	32,638 SQ.FT.
PRIVATE OPEN SPACE (UNIT TERRACES - 123 S.F. x 48 UNITS = 5,904/2 SF)	15,908 SQ.FT.
OPEN SPACE 1 (610X)	13,718 SQ.FT.
OPEN SPACE 2 (530X)	

LANDSCAPE REQUIREMENTS

VEHICLE USE AREA	52,207 SQ.FT.
7.5% I.L.A. REQUIREMENT	3,916 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	13,275 SQ.FT.

TREE CANOPY CALCULATIONS

TOTAL GROSS SITE AREA	419,211 SQ.FT.
EX. TREE CANOPY ON SITE	190,586 SQ.FT. (45.5%)
EX. TREE CANOPY TO BE PRESERVED	39,515 SQ.FT. (11.4%)
TREE CANOPY REQUIRED	146,724 SQ.FT. (35%)
ADDITIONAL TREE CANOPY REQUIRED	107,209 SQ.FT. (25.6%)
ADDITIONAL TREE CANOPY TO BE PROVIDED	107,280 SQ.FT. (25.6%)
149 "TYPE A" TREES @ 720 S.F.	
TOTAL TREE CANOPY TO BE PROVIDED	146,795 SQ.FT. (35%)

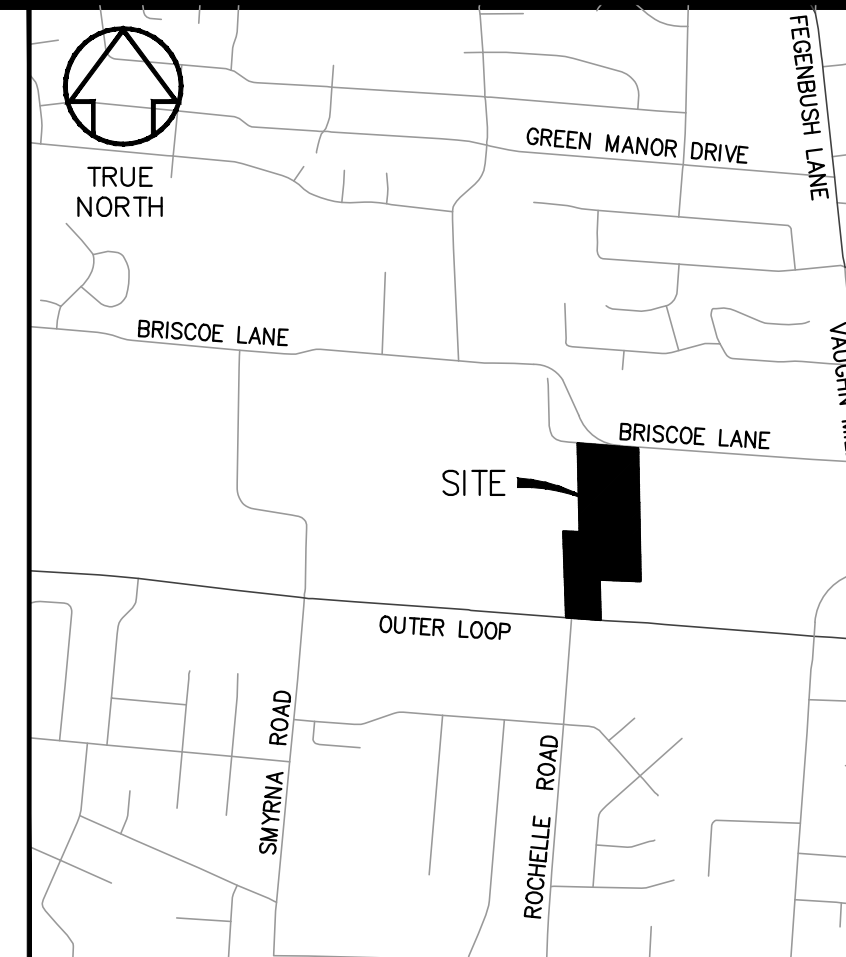
IMPERVIOUS AREA (SITE)

NET SITE AREA	7.96 ACRES
AREA OF DISTURBANCE	8.83 ACRES
EXISTING IMPERVIOUS SURFACE	0 ACRES
PROPOSED IMPERVIOUS SURFACE	4.54 ACRES (57%)
INCREASE IN IMPERVIOUS SURFACE	4.54 ACRES

KARST NOTE:

According to the Geologic Map of the Louisville East Quadrangle, Jefferson County, Kentucky (Kepferle, 1974), the subject property is underlain by the upper portion of the Louisville Limestone. On that map, the Louisville Limestone is described as a micro to fine grained, thin to thick bedded, dolomitic limestone, in which springs issue from the upper part of the formation. As shown on the Kentucky Geologic Survey's online map, Karst Potential in the Louisville Limestone is classified as "Intense" and there are three mapped sinkholes shown in proximity to the subject property's northwest corner, the closest being approximately 200 feet to the northwest. LOJIC contours depict an east to west flowing stream bed on the northern portion of the site, and also a surface depression on the southern portion of the site, on the north side of the Outer Loop.

An on-site field inspection of the subject property was conducted on June 18, 2021. Portions of the site were covered by woods and heavy undergrowth, somewhat limiting observation; however, in the viewable areas, there were no sinking streams, springs, or outcrops noted. The KGS mapped sinkhole northwest of the site is actually a retention basin, which is drained by a culvert toward the southwest. The LOJIC stream bed on the northern portion of the site was dry, indicating minimal, if any, spring fed activity, and the surface depression on the southern portion of the site is drained by a culvert toward the southeast, under the Outer Loop, and does not appear to be a dissolution sinkhole.



LOCATION MAP

NOT TO SCALE



REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DHS	10-29-20	REV. DETENTION PER MSD COMMENTS
2	DHS	2-18-21	REV. PER AGENCY COMMENTS
3	DHS	7-16-21	REV. PER AGENCY COMMENTS
4	DHS	7-29-21	REV. TO BRISCOE INTER. PER MPW COMMENTS

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 Serving the Bluegrass and Beyond
 3001 S. Newburg Ave. Louisville, KY 40220
 (502) 455-8402 Fax (502) 455-8407 Fax
 www.btmeng.com

DATE: _____
 SIGNATURE: _____
 DATE: _____
FOR REVIEW ONLY
 SIGNATURE: _____

DETAILED DISTRICT DEVELOPMENT PLAN
VILLA'S OF MOORE WOODS
 6803, 6709 OUTER LOOP & 6806 BRISCOE LANE
 LOUISVILLE, KY 40228

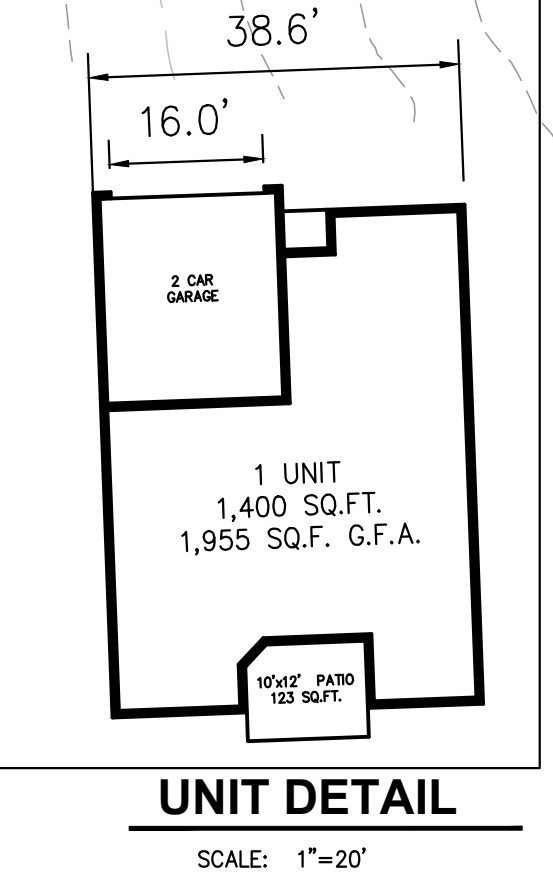
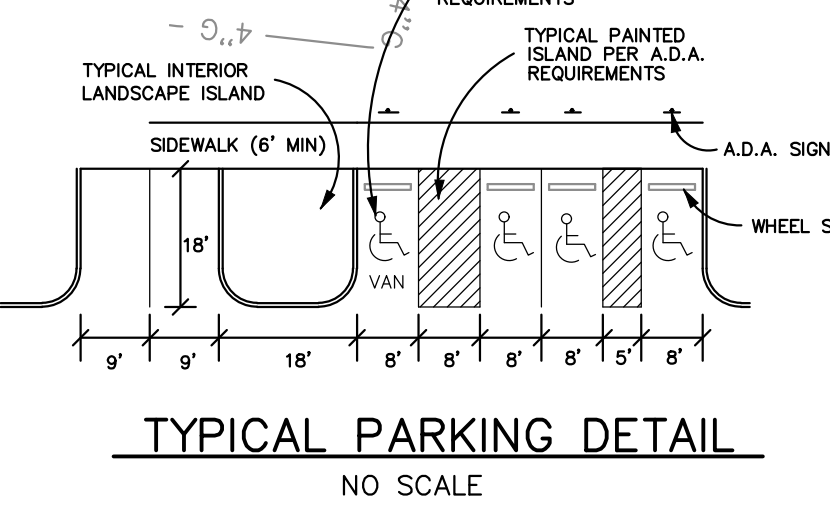
BTM PROJECT NO.: 200177
 SITE INFORMATION:
 HIGH BRIDGE DEVELOPMENT, LLC
 101 NORTH 7TH STREET
 LOUISVILLE, KY 40202

DEVELOPER:
 HILDEBRANDT FAMILY TRUST
 106 WALNUT STREET
 HARRISBURG, KY 40143-2899

OWNERS:
 DUANE & KIMBERLEY RALSTON
 LEONINGTON, IN 47138-7648

DRAWN BY: DHS
 CHECKED BY: CRB

DATE: 10/12/2020
 DRAWING: 200177 - DDP
 SCALE: 1" = 50'
 SHEET



DETAILED DEVELOPMENT PLAN
 GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
 0 25' 50' 100'
 SCALE: 1" = 50'

CASE # 21-ZONE-0057
RELATED CASE # 20-ZONEPA-0101
MSD WM #12209

1.00