

OPEN SPACE REQUIREMENTS

Table with 2 columns: Requirement, Value. Includes REQ. 15% OF NET LOT AREA (14,303 SQ.FT.), OUTDOOR OPEN SPACE PROVIDED (18,504 SQ.FT.), PRIVATE OPEN SPACE (UNIT TERRACES) (307 S.F. x 13 UNITS = 4,296/2 SF) (193) 2,149 SQ.FT., RECREATIONAL OPEN SPACE PROVIDED (50% OF TOTAL = 7,186 SQ.FT.), RECREATIONAL OPEN SPACE PROVIDED (1,536 SQ.FT.), WALKING TRAIL (5' WIDE x 8,260' LONG) (1,300 SQ.FT.), COMMUNITY FIRE PIT / ACTIVITY LAWN AREA (4,834 SQ.FT.).

LANDSCAPE REQUIREMENTS

Table with 2 columns: Requirement, Value. Includes VEHICLE USE AREA (10,583 SQ.FT.), 5% I.L.A. REQUIREMENT (PER 10.2.12) (529 SQ.FT.), INTERIOR LANDSCAPE AREA PROVIDED (868 SQ.FT.).

IMPERVIOUS AREA (SITE)

Table with 2 columns: Requirement, Value. Includes NET SITE AREA (2,177 ACRES), AREA OF DISTURBANCE (1,700 ACRES), EXISTING IMPERVIOUS SURFACE (0.246 ACRES), PROPOSED IMPERVIOUS SURFACE (1,020 ACRES (47%)), INCREASE IN IMPERVIOUS SURFACE (0.774 ACRES).

PARKING CALCULATIONS

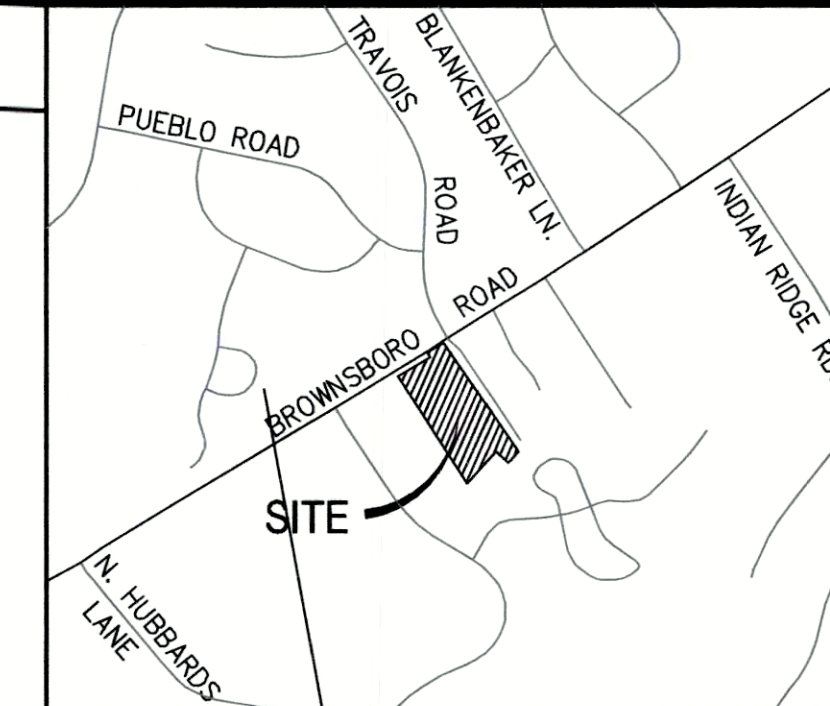
Table with 2 columns: Requirement, Value. Includes MINIMUM PARKING REQUIRED (28 SPACES), MAXIMUM PARKING ALLOWED (65 SPACES), PARKING PROVIDED (34 SPACES), GARAGE SPACES (28 SPACES), VISITOR PARKING (6 SPACES), BICYCLE PARKING WITHIN EACH UNIT.

SITE DATA

Table with 2 columns: Requirement, Value. Includes GROSS SITE AREA (2,206 ACRES), NET SITE AREA (2,177 ACRES), EXISTING ZONING (R-4), EXISTING FORM DISTRICT (NFD), EXISTING USE (RESIDENTIAL), PROPOSED ZONING (R-5A), PROPOSED USE (MULTI-FAMILY RESIDENTIAL), UNITS 1-11 (3,104 SQ.FT./UNIT = 34,144 SQ.FT.), UNITS 12, 13 & 14 (#12-2,327 SQ.FT. - 2 STORIES - 25' HT., #13-2,081 SQ.FT. - 2 STORIES - 25' HT., #14-2,200 SQ.FT. - 2 STORIES - 25' HT.), TOTAL BUILDING AREA (40,752 SQ.FT.), PROPOSED NO. OF UNITS (14), PROPOSED DENSITY (6.43 D.U./AC.).

TREE CANOPY CALCULATIONS

Table with 2 columns: Requirement, Value. Includes SITE AREA (94,838 S.F.), TREE CANOPY ON SITE (26,100 S.F. (27.5%)), EX. TREE CANOPY TO BE PRESERVED (11,340 S.F. (12.0%)), TREE CANOPY REQUIRED (33,193 S.F. (35%)), ADDITIONAL TREE CANOPY REQUIRED (21,853 S.F. (23.0%)), ADDITIONAL TREE CANOPY PROVIDED (22,320 S.F.), TOTAL TREE CANOPY PROVIDED (33,660 S.F. (35.5%)).



TRAVOIS ROAD (LOCAL ROAD)

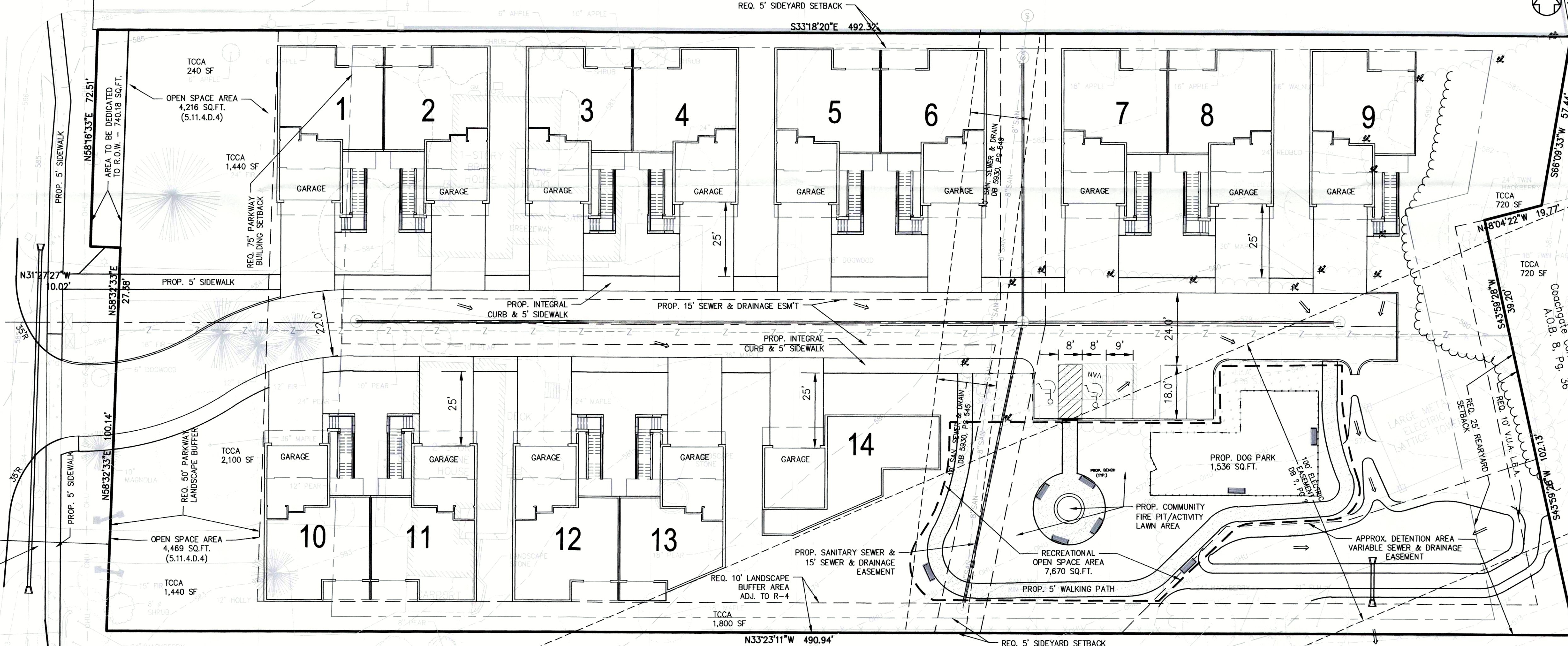
TUNBRIDGE WELLS LANE (PRIVATE ROAD)

R-3/NFD Phillip & Catherine Elison 102 Travois Road Louisville, KY 40207-1602 D.B. 11450 Pg. 841

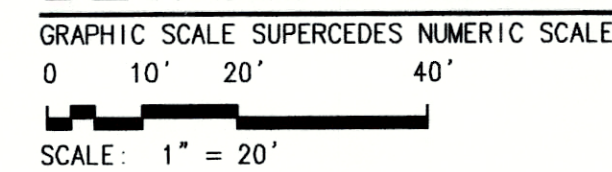
BROWNSBORO ROAD R/W VARIES (MAJOR ARTERIAL)

R-5A/NFD ALLEN & WHEATLEY CUSTOM BUILDERS, INC. 905 Baxter Avenue Louisville, KY 40204-2406 D.B. 7078 Pg. 284

LOCATION MAP NOT TO SCALE



DETAILED DEVELOPMENT PLAN



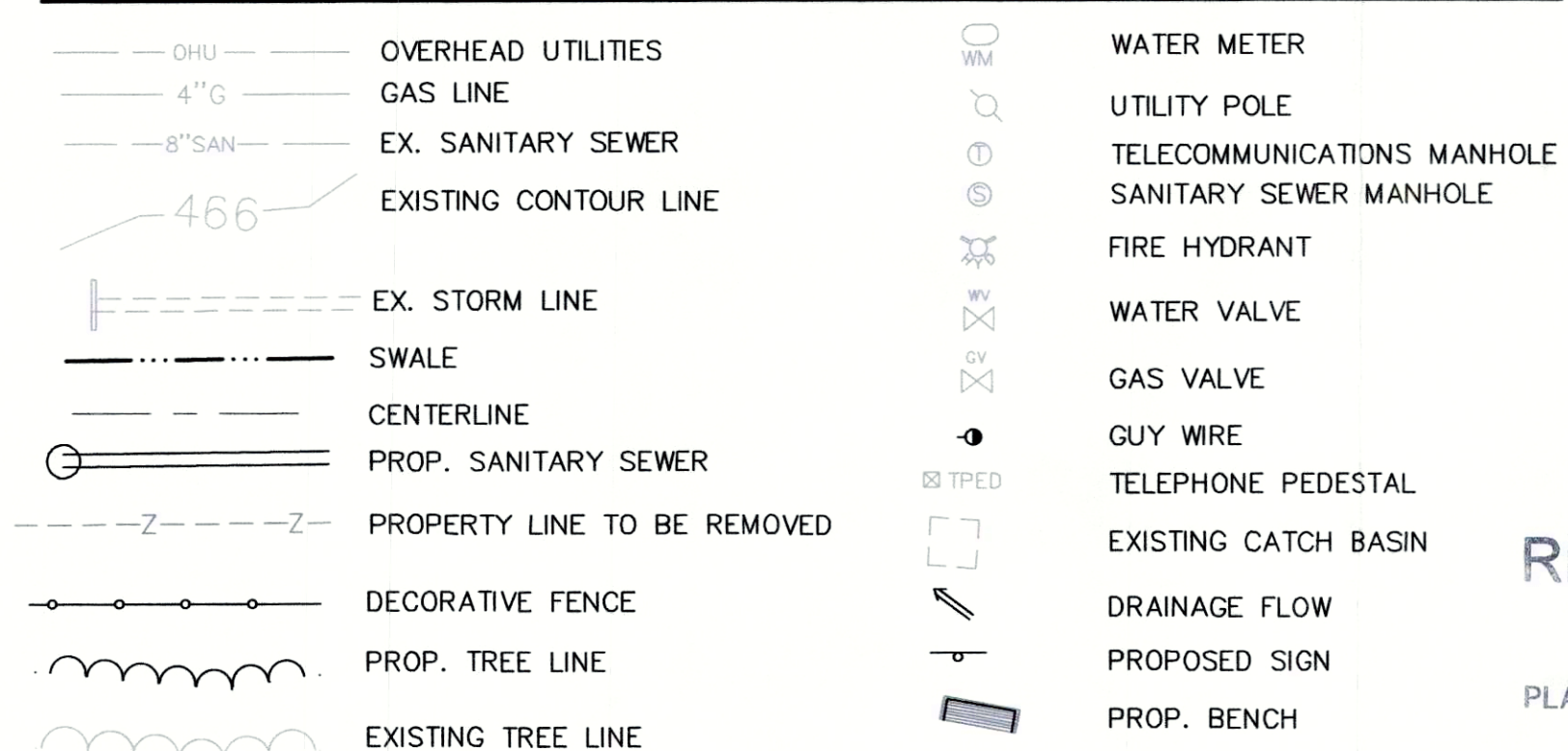
MSD NOTES

- 1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. DRAINAGE PATTERNS 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 SEEDING 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 SEEDING, 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. IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
11. ON-SITE 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.
12. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
13. LOCAL APPROVAL REQUIRED FOR THE DETENTION BASIN AND OUTFALL LOCATION PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. SITE LAYOUT MODIFICATIONS MAY BE REQUIRED IF THE APPROVAL FOR THE EASEMENT OVERLAP CANNOT BE ACQUIRED.
14. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT THE PROPERTY LINE.

GENERAL NOTES

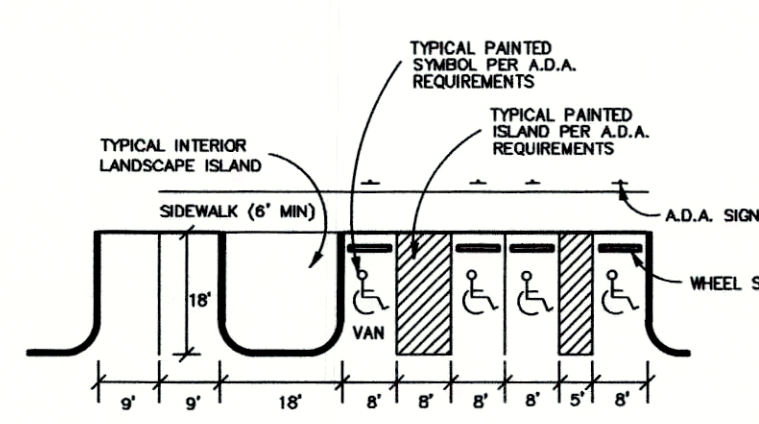
- 1. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
2. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
3. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT-OF-WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED 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 READING 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.
12. ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
13. ALL SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
14. BUILDING DESIGN WILL FOLLOW CHAPTER 5.4 AND 5.8 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-ARMED, 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 AND LOT CONSOLIDATION 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 REMEDIATION 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 OR A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
23. STREET TREES TO BE PROVIDED IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.

LEGEND



KARST SURVEY:

As shown on the Geologic Map of Parts of the Jeffersonville, New Albany, and Charlestown Quadrangle, Kentucky, Indiana (Kepferle, 1974), the subject property is underlain by the Sellersburg and Jeffersonville Limestones. Information included on that map describes the Sellersburg and Jeffersonville formation as coarse-grained, Devonian-age limestone. As shown on the Kentucky Geologic Survey's online map, Karst Potential on and in proximity to the subject property is intense; however, there are no mapped sinkholes shown. An on-site field inspection of the subject property was conducted on January 14, 2022. There were no surface and/or sinking streams, sinkholes, springs, or outcrops observed.



RECEIVED TYPICAL PARKING DETAIL NO SCALE

MAY 17 2022 PLANNING & DESIGN SERVICES

MSD WM #12396 / 22 1003

REVISIONS table with columns: NO, BY, DESCRIPTION, DATE. Includes revisions for REV. PER PRE-APP AGENCY COMMENTS, REV. PER AGENCY COMMENTS, REV. TO OPEN SPACE PER AGENCY COMMENTS, REV. TO OPEN SPACE PER AGENCY COMMENTS.

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FOR REVIEW ONLY

SIGNATURE DATE

BTM PROJECT NO. 21020 SITE INFORMATION: 4490 BROWNSBORO ROAD, LOT 100, BROWNSBORO, KY 40207

DETAILED DEVELOPMENT PLAN 4490 & 4492 BROWNSBORO ROAD LOUISVILLE, KY 40207

OWNER / DEVELOPER: 4490 BROWNSBORO ROAD, LLC 4490 BROWNSBORO ROAD, LOT 100 LOUISVILLE, KY 40207 TITLE: DATE: 12-20-21 DRAWING: 210267-DDP SCALE: 1" = 20' SHEET: 1.00

NOT FOR CONSTRUCTION

22-ZONE-0022