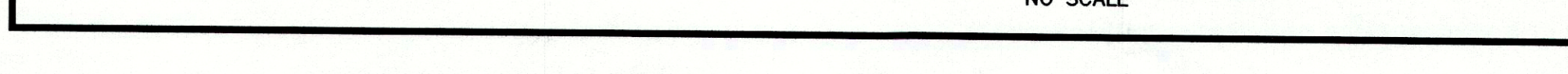
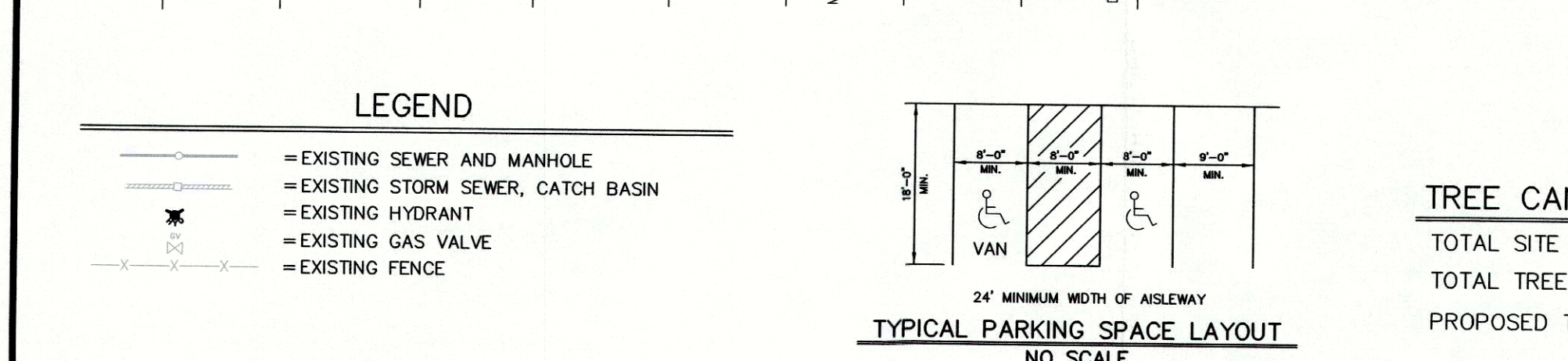
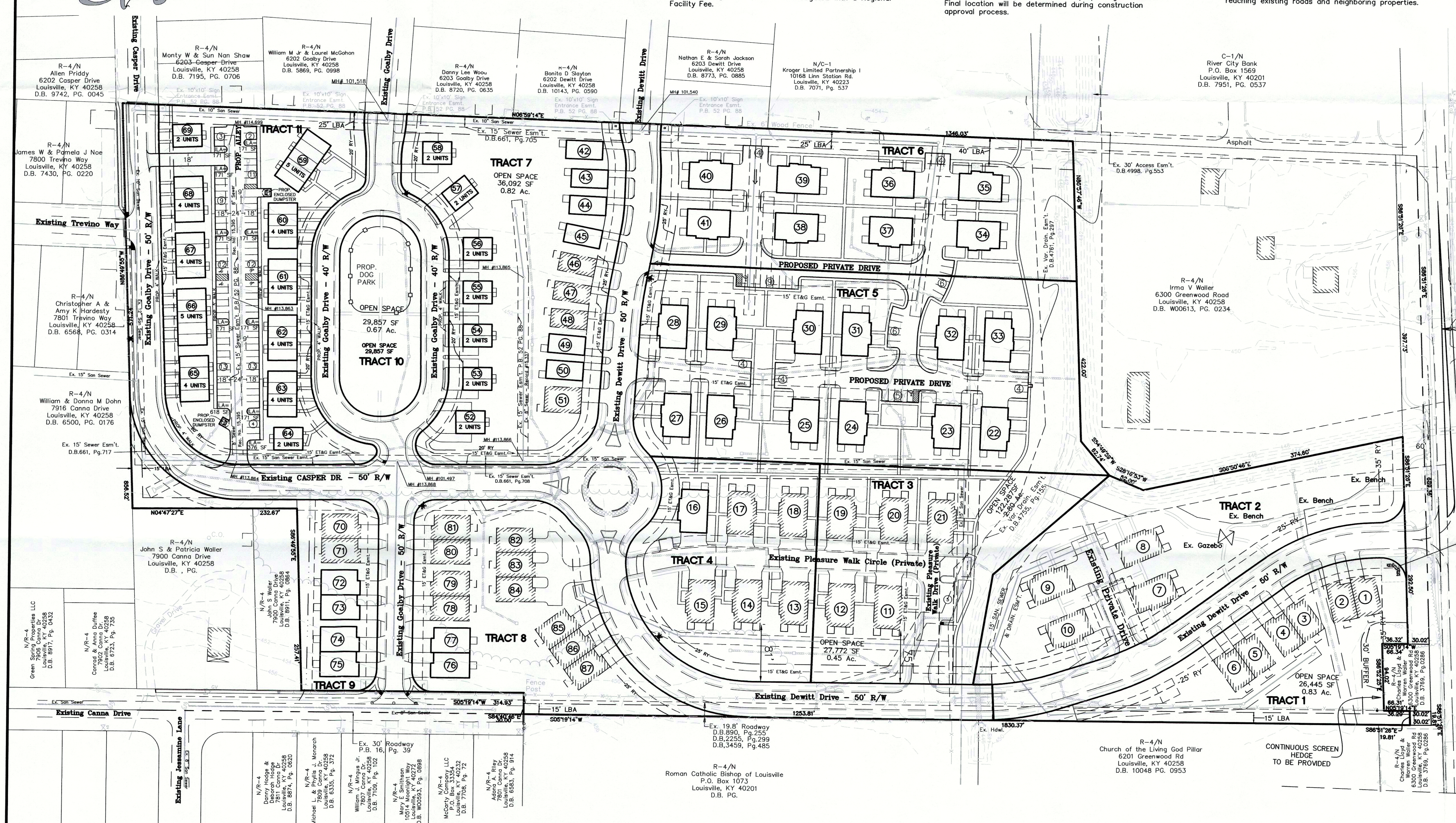


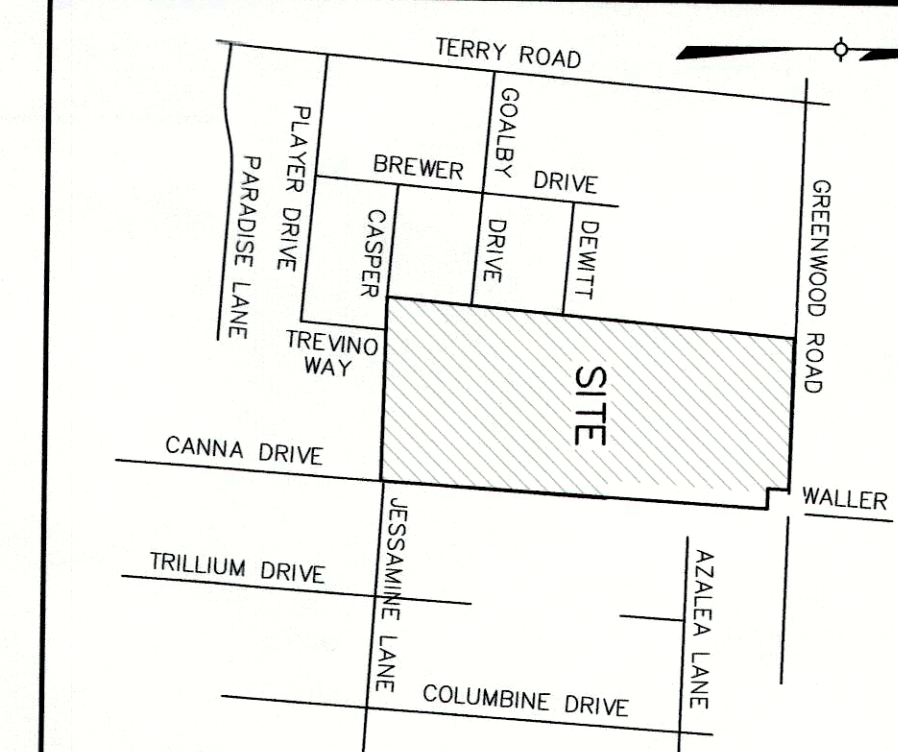
TRACT MAP
NOT TO SCALE



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. 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.
5. 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.
6. A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
7. Individual garbage container collection is proposed at curbside - unless shown otherwise.
8. 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.
9. 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.
10. Boundary per P.B. 52 PG. 88.
11. Sanitary sewer service will be provided by LE subject to LE fees and private service connections.
12. Storm drainage detention to be mitigated with a Regional Facility Fee.
13. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
14. 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.
15. A request for sanitary sewer capacity will be submitted and approved by MSD.
16. 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.
17. There should be no commercial signs on the right-of-way.
18. There should be no landscaping in the right-of-way without an encroachment permit.
19. Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
20. An encroachment permit and bond will be required for all work done in the right-of-way.
21. Verge areas within public right-of-way to be provided per Metro Public Works.
22. Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
23. A left turn lane has been provided along Greenwood Road at the Dewitt Dr. intersection in accordance with KDOT recommendations.
24. Proposed sidewalks shall be connected to existing sidewalks on sub streets where existing sidewalks exist.
25. 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.

26. 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.
27. 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.
28. The minimum grade of all streets shall be 1%, maximum grade shall be 10%.
29. The developer will be responsible for any utility relocation on the property.
30. 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.
31. Curbs and gutter shall be provided along all streets in the development. Sidewalks shall be provided along all streets where required by the development code.
32. Final design of the existing roundabout was determined at construction approval stage as required by Public Works and Fire Dept.
33. 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.
a. Building wall has primary entrance or exit = 25 feet.
b. Building wall has secondary entrance or exit = 15 feet.
c. Building wall has no entrance or exit = 10 feet.
34. 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 ARE ON TRACTS 7, 10, & 11. NO OTHER AREAS ARE TO BE REVISED.

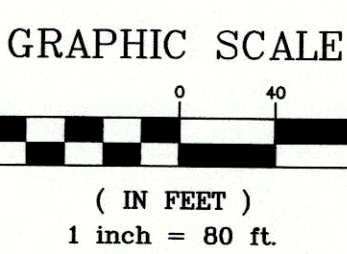
PROJECT DATA

TOTAL SITE AREA	= 27.9± AC.
EXISTING ZONING	= R-5A
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT
PROPOSED USE	= MULTI-FAMILY
TOTAL # OF UNITS	= 195 UNITS
BUILDING AREA	= 179,086 SF
F.A.R.	= 0.15 (0.5 MAX. ALLOWED)
RIGHT OF WAY AREA	= 4.9± AC.
NET AREA	= 23.0± DU/AC.
NET DENSITY	= 8.5± DU/AC. (12.01 MAX. ALLOWED)
GROSS DENSITY	= 7.0± DU/AC.
PARKING	
PARKING REQ. (1.5/UNIT MIN.)	= 292 SPACES
PARKING REQ. (3.0/UNIT MAX.)	= 585 SPACES
PARKING PROVIDED	
GARAGE SPACES	= 164 SPACES
SURFACE PARKING	= 130 SPACES
(INCLUDING 3 H.C. SPACES)	
TOTAL PARKING PROVIDED	= 294 SPACES
TOTAL VUA	= 131,680 SF
ILA REQUIRED (7.5%)	= 9,813 SF
ILA PROVIDED	= 10,583 SF
OPEN SPACE	

REQUIRED	
NET SITE AREA = 24.8 ACRES	
NET DENSITY = 8.5 DU/ACRE	
5 TO 17 DU/ACRE REQUIRES AN OPEN SPACE OF 15% OF NET LOT AREA OR 3.69 ACRES (160,736 SF)	
RECREATIONAL OPEN SPACE (50% OF REQUIRED) = 80,368 SF	
PROVIDED OPEN SPACE	
TOTAL	= 183,499 SF
PROVIDED RECREATIONAL OPEN SPACE:	
PEDESTRIAN PATH & GAZEBO/PLAYGROUND AREA	= 122,287 SF

TYPE	BUILDING NUMBERS	TOTAL UNITS OF EACH TYPE	TOTAL GARAGE SPACES PROVIDED
1 UNIT DETACHED W/GARAGE	42-51	10 UNITS	11 GARAGE SPACES
1 UNIT ATTACHED	1-6 70-81	18 UNITS	36 GARAGE SPACES
2 UNIT ATTACHED	52-58 64,69	18 UNITS	0 GARAGE SPACES
3 UNIT ATTACHED	7-41 82-87	111 UNITS	117 GARAGE SPACES
4 UNIT ATTACHED	60-63 65,67,68	28 UNITS	0 GARAGE SPACES
5 UNIT ATTACHED	59 & 66	10 UNITS	0 GARAGE SPACES
TOTAL NO. OF UNITS		195 UNITS	164 GARAGE SPACES

TRACT 1 OWNER: MCBRIDE & SONS HOMES LOUISVILLE 331 TOWNPARK CIRCLE STE 100 LOUISVILLE, KY 40243 SITE ADDRESS: 5000 DEWITT DRIVE TAX BLOCK 3911, LOT 0002 D.B. 9049, PG. 0663	TRACT 3 OWNER: MCBRIDE & SONS HOMES LOUISVILLE 331 TOWNPARK CIRCLE STE 100 LOUISVILLE, KY 40243 SITE ADDRESS: 7826 PLEASURE RIDGE WALK CIRCLE TAX BLOCK 3911, LOT 0004 D.B. 9182, PG. 0642	TRACT 5 OWNER: MOSS CREEK ENTERPRISES LLC 143 W MARKET STREET LOUISVILLE, KY 40202 SITE ADDRESS: 7900 MOSS CREEK DRIVE TAX BLOCK 3911, LOT 0006 D.B. 10350, PG. 0139	TRACT 7 OWNER: MOSS CREEK ENTERPRISES LLC 143 W MARKET STREET LOUISVILLE, KY 40202 SITE ADDRESS: 7900 MOSS CREEK DRIVE TAX BLOCK 3911, LOT 0008 D.B. 10350, PG. 0139	TRACT 9 OWNER: MOSS CREEK ENTERPRISES LLC 143 W MARKET STREET LOUISVILLE, KY 40202 SITE ADDRESS: 7900 MOSS CREEK DRIVE TAX BLOCK 3911, LOT 0010 D.B. 10350, PG. 0139	TRACT 11 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
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TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 1,215,341 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
1	3/2/15	REVISED PER AGENCY COMMENTS
2	4/13/15	REVISED PER AGENCY COMMENTS

PROJECT DATA

FILE NAME: 105021-RODRIP	SCALE: AS SHOWN	DRAWN BY: JH
DATE: 2/23/15	CHECKED BY: AER	

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
505 WASHINGTON AVENUE SUITE 101 LOUISVILLE, KENTUCKY 40202
TEL: 502.251.4574 FAX: 502.251.4574

MOSS CREEK
OWNER/DEVELOPER
MOSS CREEK ENTERPRISES LLC
143 W MARKET STREET
LOUISVILLE, KY 40202

RECEIVED
APR 14 2015
PLANNING & DESIGN SERVICES