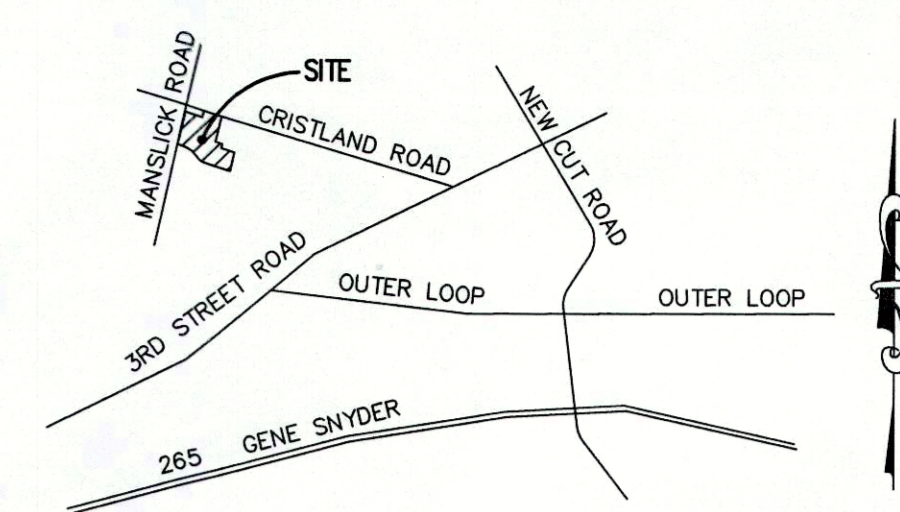


LEGEND:

- EXISTING LOT NUMBER
- PROPOSED LOT NUMBER
- EXISTING TREE/TREE CANOPY
- TCPA
- EXISTING CONTOUR
- EXISTING STORM DRAINAGE
- EXISTING SANITARY SEWER
- EXISTING SWALE
- WETLANDS BUFFER/TCPA
- FLOW ARROW



LOCATION MAP
NO SCALE

GENERAL NOTES:

1. DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. ANY NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
2. TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTING OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. THE DEVELOPMENT LIES IN THE FAIRFAX FIRE DISTRICT.
5. SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
6. ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
7. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

MSD NOTES:

1. WASTEWATER: EX. SANITARY SEWER CONNECTS TO THE DEREK GUTHRIE WASTEWATER TREATMENT PLANT, SUBJECT TO FEES.
2. DRAINAGE / STORM WATER DETENTION: RETENTION TO BE PROVIDED IN THE PROPOSED BASIN AS DEPICTED ON THE PLAN. INCREASED RUN OFF VOLUME TO BE DEVELOPED FOR THE 2.10 & 100 YEAR STORMS. DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. 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.
3. EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
4. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING. (211100165 D)
5. LOCAL REGULATORY FLOODPLAIN AND CONVEYANCE ZONE SHALL BE ESTABLISHED PRIOR TO CONSTRUCTION APPROVAL.
6. ANALYSIS OF THE OFFSITE DRAINAGE WILL BE REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL.

PUBLIC WORKS AND KTC NOTES:

1. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
2. VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER STREET DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
5. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
6. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
7. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
8. ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
9. 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.
10. ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMP" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
11. PRIOR TO RECORD PLAT APPROVAL A CORE SAMPLING OF CRESTLINE ROAD SHALL BE COMPLETED TO ENSURE IT IS BUILT TO METRO PUBLIC WORKS STANDARDS. A PUBLIC WORKS INSPECTOR MUST BE PRESENT WHEN THE SAMPLE IS TAKEN.

SITE DATA:

FORM DISTRICT	NFD
EXISTING ZONING	R-5A
PROPOSED ZONING	PRD
EXISTING LAND USE	MULTI-FAMILY
PROPOSED LAND USE	SINGLE-FAMILY ATTACHED
EXISTING DWELLING UNITS	9
BUILDABLE LOTS	9
NON-BUILDABLE LOTS	1
GROSS LAND AREA	1.68 ± AC.
OPEN SPACE REQ.	436 ± SF.
OPEN SPACE PROVIDED	8,431 ± SF.
GROSS BUILDING AREA	22,034 ± SF.
FLOOR AREA RATIO (MAX 2.0)	
AVERAGE FLOOR AREA RATIO:	.32
DENSITY (MAX 7.26)	5.36 ± DU/AC.
BUILDING HEIGHT - MAXIMUM	35'
PARKING REQUIRED (MIN.1.5 - MAX. 3/UNIT)	14-27 SPACES
EXISTING PARKING (INCLUDES GARAGE SPACES)	22 SPACES

OPEN SPACE DATA:

LOT AREA (SF.)	REQUIRED OPEN SPACE (6000-AREA/2)
1) 8,640	---
2) 5,700	150
3) 5,724	138
4) 5,705	148
5) 8,431	---
6) 9,778	---
7) 6,256	---
8) 6,248	---
9) 6,292	---
10) 10,459	---
TOTAL REQ.	436 ± SF.

TREE CANOPY DATA:

GROSS SITE AREA	73,181±SF
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	1,980 ±SF (3%)
TREE CANOPY PROPOSED:	
EXISTING TREE CANOPY/TO BE PRESERVED	1,980 ±SF (3%)
TREE CANOPY TO BE PLANTED	12,656 ±SF (17%)
TOTAL TREE CANOPY REQUIRED	14,636 ±SF (20%)

*TREE CANOPY CALCULATIONS PROVIDED WERE BASED ON INFORMATION FROM MSD DIGITAL LOGIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

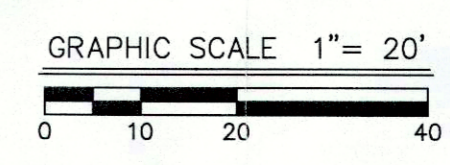
ALTERNATE HOUSING DEMINISIONAL STANDARDS (5.3.1.D.1.a.)

MIN. LOT AREA	3,000 SF.
MIN. LOT WIDTH	30'
MIN. FRONT YARD	8' MIN. W/ VARIANCE
MIN. REAR YARD*	25'
SIDE YARDS	0' (6' BETWEEN ADJ. UNITS ON SEPARATE LOTS)
MAX. CONTIGUOUS UNITS	2

*PER 5.4.2.A.2.a. THE RESIDENCE MAY OCCUPY NO MORE THAN 30% OF THE REQUIRED REAR YARD.

VARIANCE REQUEST

A VARIANCE REQUEST OF 5.3.1.D.1.A. IS REQUESTED TO REDUCE THE REQUIRED FRONT YARD 7', FROM 15' TO A MINIMUM OF 8'.



CASE# 14ZONE1053
PREVIOUS #18603, 9-35-04WV & 10-17-04
MSD SUB # 1124

Mindel, Scott & Associates, Inc.
Planning - Engineering - Surveying - Landscape Architecture
1400 W. Main St., Louisville, KY 40202
Phone: (502) 465-1234 Fax: (502) 465-1234

OWNER/DEVELOPER
PAVILLION PARK DEVELOPMENT LLC
312 NEW VENTURE DRIVE
LOUISVILLE, KY. 40214
INDIVIDUAL CONDO OWNERS
LISTED ON EACH PROPOSED LOT

REVISED PRELIMINARY SUBDIVISION PLAN
THE VILLAGES OF PAVILLION PARK
7607 MANSUCK RD.
LOUISVILLE, KY 40214
T.B. 1044 LOT: 472
D.B. 9735 PG. 981

RECEIVED
APR 03 2015
DESIGN SERVICES

Vertical Scale:	N/A
Horizontal Scale:	1"=20'
Date:	9/22/14
Job Number:	2243
Sheet:	



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1420W1053
of 1