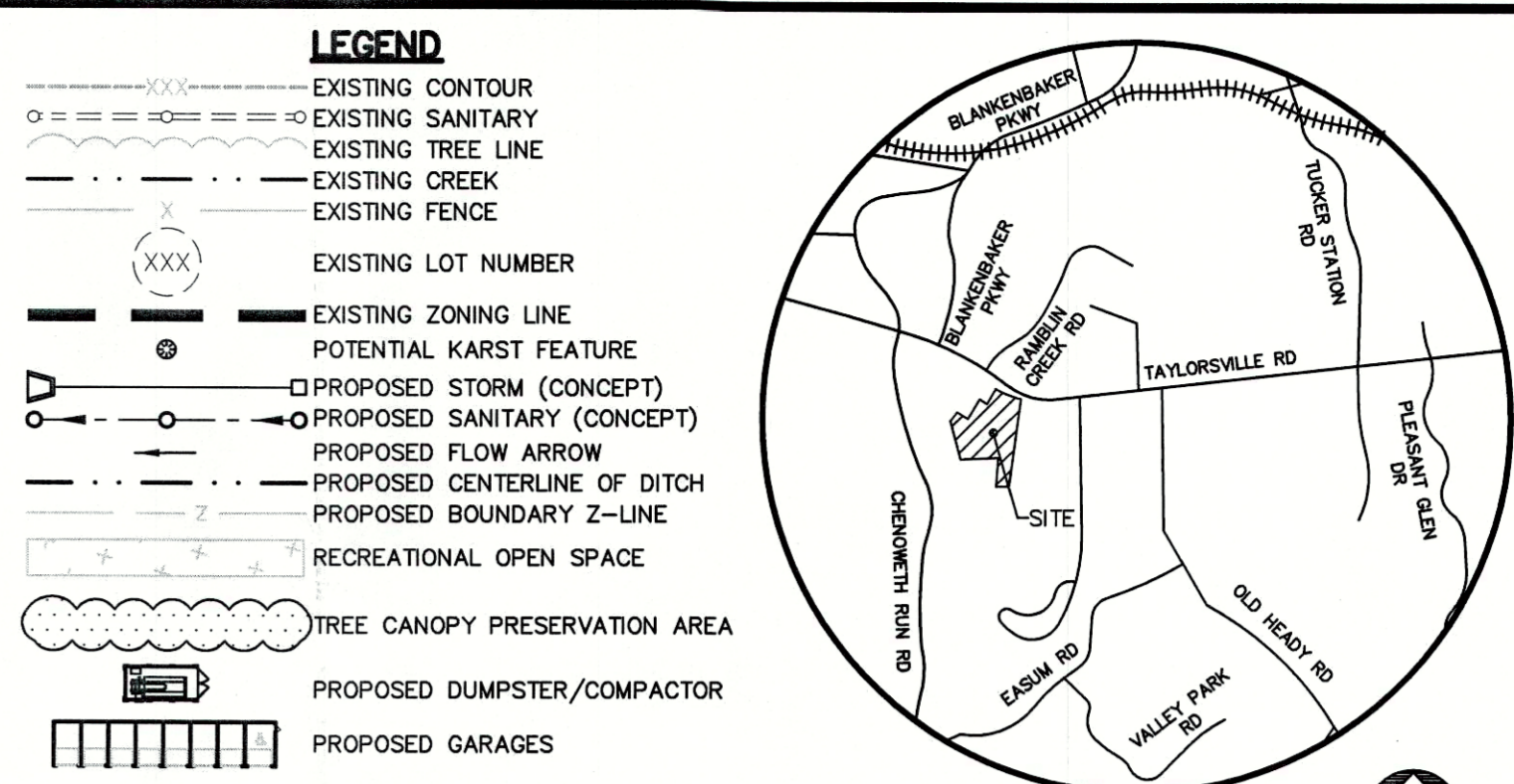
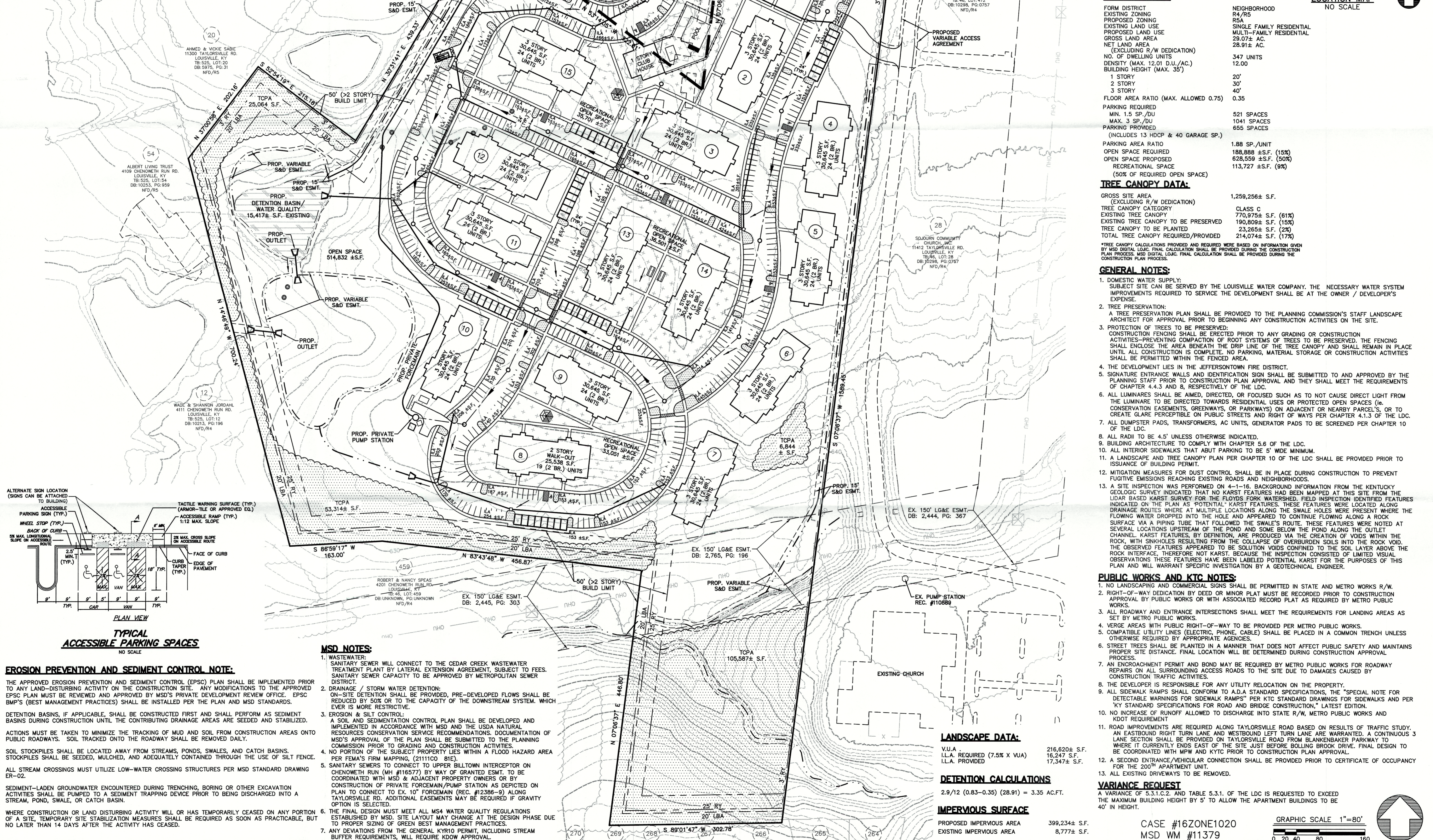


RECEIVED

DEC 01 2016
PLANNING &
DESIGN SERVICES

ADJACENT PROPERTY OWNERS

- 18 JAMES A. GRAY 1131 TAYLORSVILLE RD. LOUISVILLE, KY...
264 KAREN I. ARNOLD 4305 SARATOGA HILL RD. LOUISVILLE, KY...
265 RAYMOND & KARA ROBERSON 4303 SARATOGA HILL RD. LOUISVILLE, KY...
266 KEVIN KENNEDY & REBECCA HENRY 11319 COTTAGE VIEW CT. LOUISVILLE, KY...
267 TIMOTHY & JULIE HEARD 11317 COTTAGE VIEW CT. LOUISVILLE, KY...
268 RYAN W. FERTIG 11315 COTTAGE VIEW CT. LOUISVILLE, KY...
269 ROMAN CATHOLIC BISHOP OF LOUISVILLE 11313 COTTAGE VIEW CT. LOUISVILLE, KY...
270 TODD & HEIDI MONONIGLE 11311 COTTAGE VIEW CT. LOUISVILLE, KY...



PROJECT DATA table with columns for FORM DISTRICT, EXISTING ZONING, PROPOSED ZONING, etc. Includes values like R4/R5, R5A, and various area and unit counts.

GENERAL NOTES

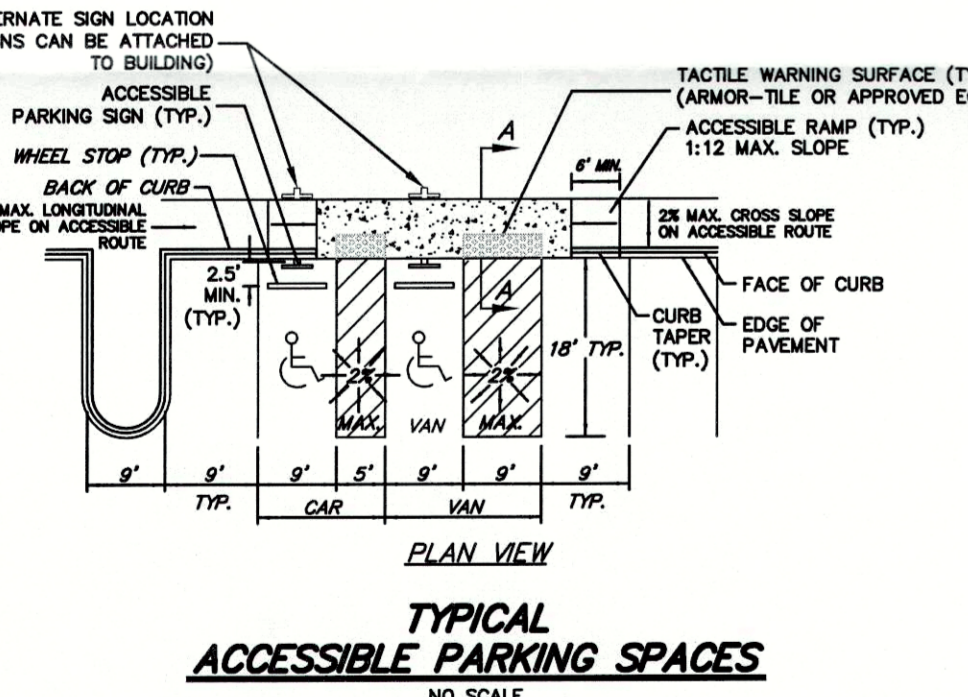
- 1. DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY...
2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF...
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION...
4. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT...
5. SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF...
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...
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC...
8. ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED...
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC...
10. ALL INTERIOR SIDEWALKS THAT ADJUT THE DRIVE TO BE 5' WIDE MINIMUM...
11. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT...
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS...
13. A SITE INSPECTION WAS PERFORMED ON 4-11-16. BACKGROUND INFORMATION FROM THE KENTUCKY GEOLOGIC SURVEY INDICATED THAT ABOUT KARST HAD BEEN MAPPED AT THIS SITE FROM THE LIDAR BASED KARST SURVEY FOR THE FLOYDS FORK WATERSHED...
14. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT...
15. A SECOND ENTRANCE/VEHICULAR CONNECTION SHALL BE PROVIDED PRIOR TO CERTIFICATE OF OCCUPANCY FOR THE 200TH APARTMENT UNIT...
16. ALL EXISTING DRIVEWAYS TO BE REMOVED.

PUBLIC WORKS AND KTC NOTES

- 1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W...
2. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS...
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS...
4. VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS...
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES...
6. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS...
7. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES...
8. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY...
9. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS. THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION...
10. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W, METRO PUBLIC WORKS AND KDOT REQUIREMENT...
11. ROAD IMPROVEMENTS ARE REQUIRED ALONG TAYLORSVILLE ROAD BASED ON RESULTS OF TRAFFIC STUDY. AN EASTBOUND RIGHT TURN LANE AND WESTBOUND LEFT TURN LANE ARE WARRANTED. A CONTINUOUS 3 LANE SECTION SHALL BE PROVIDED ON TAYLORSVILLE ROAD FROM BLANKENBAKER PARKWAY TO WHERE IT CURRENTLY ENDS EAST OF THE SITE. JUST BEFORE BOLLING BROOK DRIVE. FINAL DESIGN TO BE COORDINATED WITH MPO AND KYTC PRIOR TO CONSTRUCTION PLAN APPROVAL...
12. A SECOND ENTRANCE/VEHICULAR CONNECTION SHALL BE PROVIDED PRIOR TO CERTIFICATE OF OCCUPANCY FOR THE 200TH APARTMENT UNIT...
13. ALL EXISTING DRIVEWAYS TO BE REMOVED.

VARIANCE REQUEST

A VARIANCE OF 5.31.C.2. AND TABLE 5.31.1. OF THE LDC IS REQUESTED TO EXCEED THE MAXIMUM BUILDING HEIGHT BY 3' TO ALLOW THE APARTMENT BUILDINGS TO BE 40' IN HEIGHT.



MSD NOTES

- 1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT...
2. DRAINAGE / STORM WATER DETENTION: ON-SITE DETENTION SHALL BE PROVIDED. PRE-DEVELOPED FLOWS SHALL BE REDUCED BY 50% OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM...
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...
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211110C 81E)...
5. SANITARY SEWERS TO CONNECT TO UPPER BILLTOWN INTERCEPTOR ON CHENOWETH RUN (MH #116577) BY WAY OF GRANTED ESMT...
6. THE FINAL DESIGN MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES...
7. ANY DEVIATIONS FROM THE GENERAL KTC PERMITS INCLUDING STREAM BUFFER REQUIREMENTS, WILL REQUIRE KDOM APPROVAL.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

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 APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS. 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. 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. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN. WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

LANDSCAPE DATA

V.U.A. 216,620± S.F. I.L.A. REQUIRED (7.5% X VUA) 16,247± S.F. I.L.A. PROVIDED 17,347± S.F.

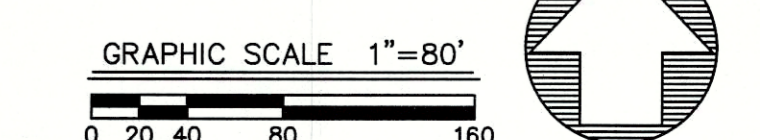
DETENTION CALCULATIONS

2.9/12 (0.83-0.35) (28.91) = 3.35 AC.FT.

IMPERVIOUS SURFACE

PROPOSED IMPERVIOUS AREA 399,234± S.F. EXISTING IMPERVIOUS AREA 8,777± S.F.

CASE #16ZONE1020
MSD WM #11379



Vertical Scale: N/A
Horizontal Scale: 1"=80'
Date: 5/23/16
Job Number: 3324-100
Sheet 1 of 1
Mindel, Scott & Associates, Inc. Planning & Engineering, Landscaping, Property Management
DEVELOPER: TERI DELSIGNORE, 1011 MALESTIC WAY, SIMPSONVILLE, KY, 40067
OWNER: MANNOX LLC, 109 AMBLING WAY, LOUISVILLE, KY, 40243
OWNER: BBB INVESTMENTS LLC, 11305 BLUEGRASS PARKWAY, LOUISVILLE, KY, 40299
DETAILED DISTRICT DEVELOPMENT PLAN
TAYLORSVILLE ROAD APARTMENTS
11404, 11312, 11314 TAYLORSVILLE ROAD, LOUISVILLE, KY, 40299
TB: 46 LOT: 120, DB: 7753 PG: 122
TB: 525 LOT: 35 & 46, DB: 8694 PG: 839