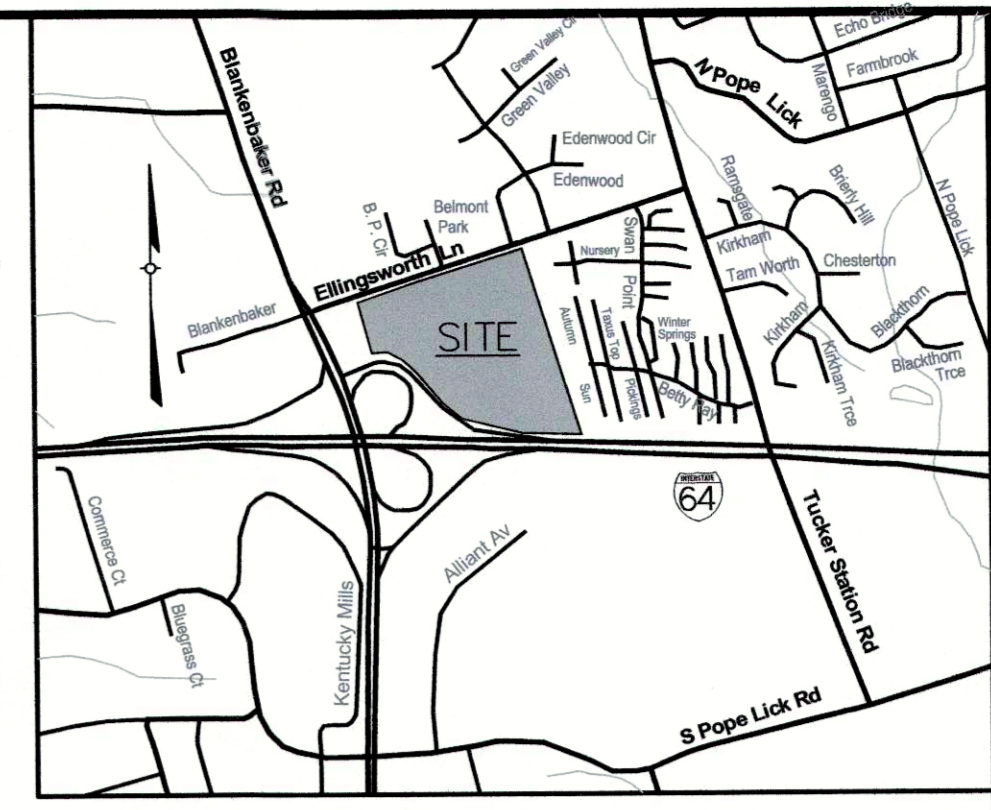
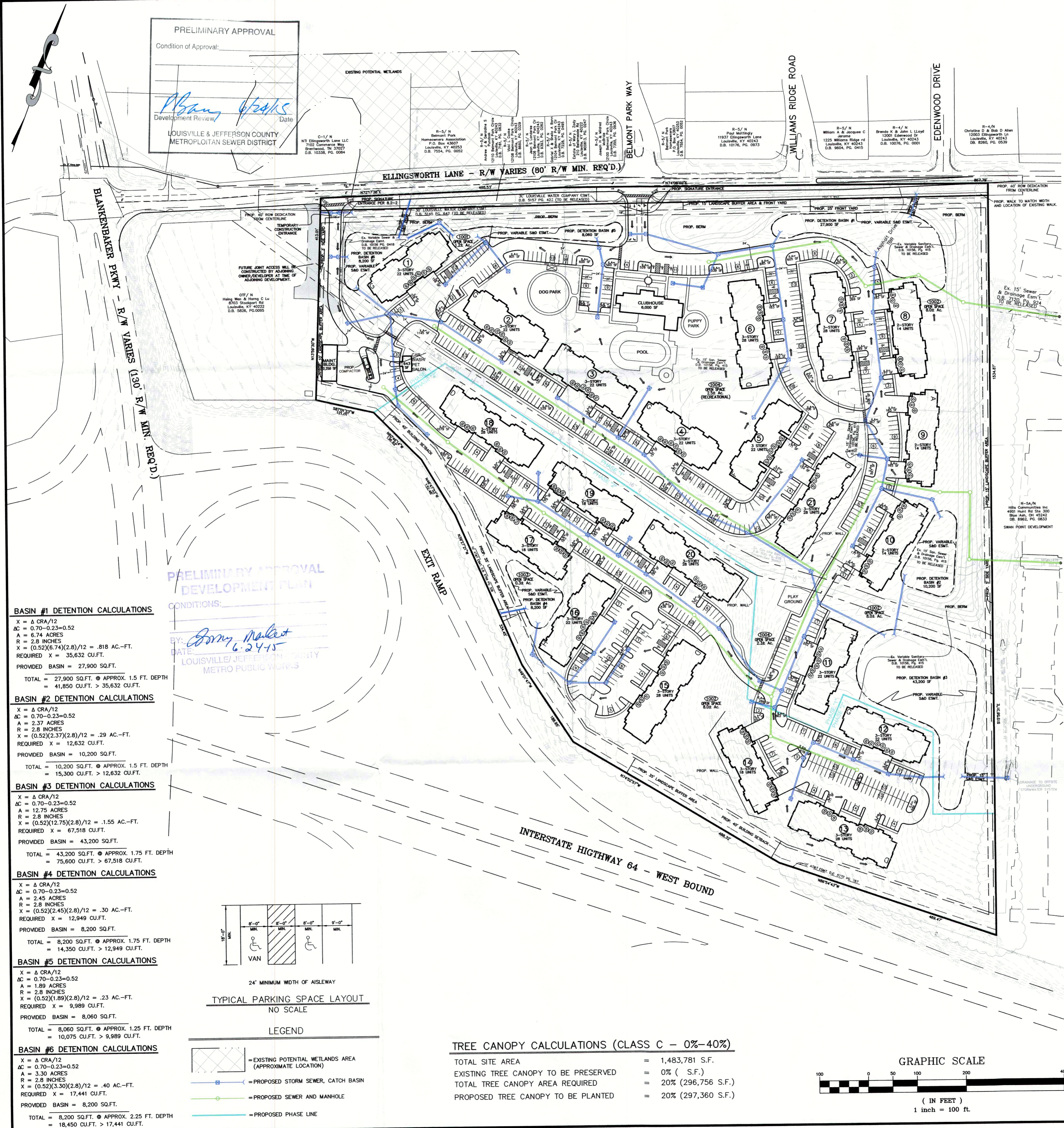


PRELIMINARY APPROVAL
 Condition of Approval:
Alan Weeks
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



PREVIOUSLY APPROVED VARIANCE
 1. A Variance was approved under case # B-18373-12 from Chapter 5, Part 3 - Section 5.3.1.C.2 - Table 5.3.1 of the Louisville Metro Land Development Code to allow a proposed building height of 39.5 feet for the 3 - story buildings on site.
 THE SUBJECT SITE IS LOCATED IN THE CITY OF MIDDLETOWN.



PROJECT DATA

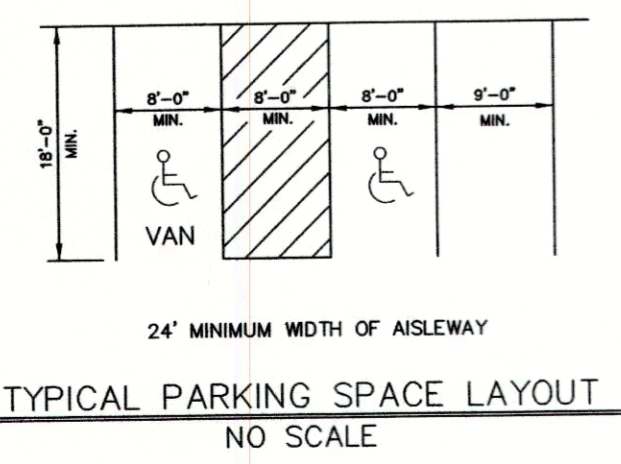
| | |
|--|--|
| TOTAL SITE AREA | = 35.0± Ac. |
| ROW DEDICATION AREA | = 1.0± Ac. |
| NET SITE AREA | = 34.0± Ac. |
| EXISTING ZONING | = R-6 |
| FORM DISTRICT | = NEIGHBORHOOD |
| EXISTING USE | = UNDEVELOPED |
| PROPOSED USE | = MULTI-FAMILY RESIDENTIAL |
| TOTAL NO OF UNITS | = 468 UNITS |
| BUILDING HEIGHT | = 3 STORY (35' MAX. ALLOWED) |
| TOTAL BUILDING AREA | = 724,498 S.F. |
| F.A.R. | = 0.49 (0.75 MAX. ALLOWED) |
| GROSS DENSITY | = 13.37 (17.42 DU/AC. MAX. ALLOWED) |
| NET DENSITY | = 13.76 (17.42 DU/AC. MAX. ALLOWED) |
| PARKING REQUIRED | MIN. MAX. |
| 1.5 SP/UNIT MIN. | = 708 SP |
| 2.5 SP/UNIT MAX. | = 1180 SP |
| PARKING PROVIDED | |
| SURFACE PARKING (PHASE 1) | = 388 SURFACE SPACES |
| SURFACE PARKING (PHASE 2) | = 251 SURFACE SPACES |
| GARAGE PARKING (PHASE 1) | = 90 GARAGE SPACES |
| GARAGE PARKING (PHASE 2) | = 36 GARAGE SPACES |
| DRIVEWAY PARKING (PHASE 1) | = 90 DRIVEWAY SPACES |
| DRIVEWAY PARKING (PHASE 2) | = 36 DRIVEWAY SPACES |
| PARKING PROVIDED (TRACT 1) | = 568 SPACES (23 HC SP INCLUDED) |
| PARKING PROVIDED (TRACT 2) | = 323 SPACES (14 HC SP INCLUDED) |
| TOTAL PARKING PROVIDED (TRACT 1 & TRACT 2) | = 891 SPACES (37 HC SP INCLUDED) |
| OPEN SPACE REQUIRED | = 3.5± Ac. (1.75 Ac. RECREATIONAL OPEN SPACE REQUIRED) |
| OPEN SPACE PROVIDED | = 14.3± SF (2.5 Ac. RECREATIONAL OPEN SPACE PROVIDED) |
| TOTAL VEHICULAR USE AREA | = 334,008 SF |
| INTERIOR LANDSCAPE AREA REQUIRED | = 25,051 SF |
| INTERIOR LANDSCAPE AREA PROVIDED | = 30,648 SF |

GENERAL NOTES:

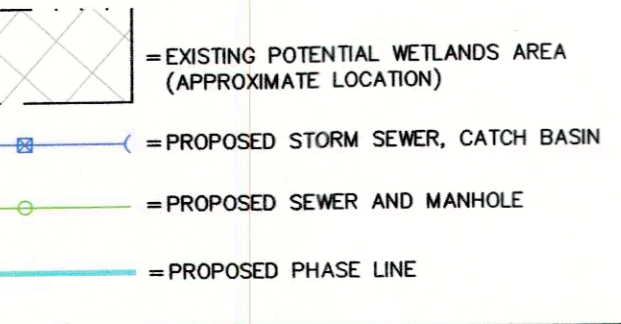
- Sewer service is available by lateral extension contract, subject to applicable fees. This site will be served by the Floyds Fork Wastewater Treatment Plant.
- No portion of the subject property lies within a Flood Hazard Area per FEMA Map (21111C0048 E Dated December 5, 2006).
- The proposed drainage and storm sewers shown on the plan are conceptual. Final design shall be determined during the construction plan design process and shall conform to MSD requirements.
- A Tree Preservation Plan will be submitted for Louisville Metro Planning and Design Services approval prior to beginning construction.
- All compactors and service structures are to be screened per Chapter 10.
- All lighting on the site shall not glare in the eyes of drivers.
- KDOT approval required prior to construction approval.
- No signs will be permitted within the right of way.
- Increase in drainage runoff to the state right of way subject to KDOT review and approval. Drainage calculations will be required for all drainage to the right of way.
- KDOT will require an encroachment permit for any work in the State Right of Way.
- Right of Way Dedication by Minor Plat or Deed must be recorded prior to Metro Public Works construction approval.
- Construction plans, bond and encroachment permit for Ellingsworth Lane are required prior to Metro Public Works full construction approval.
- All proposed walks will be a minimum 5' wide unless otherwise noted.
- Compatible utilities shall be placed in a common trench unless applicable agencies require otherwise.
- Verges shall be provided as required by Public Works.
- Blankenbaker Parkway and Ellingsworth Lane improvements to be constructed per the roadway improvement exhibit associated with Case #12672 or as required per KYTC and Public Works requirements. Developer shall be responsible for any utility relocations if required. Signal modifications if required, final surface overlay and striping associated with required road improvements.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- An MSD drainage bond will be required prior to construction approval.
- Engineer must verify the capacity of the downstream drainage system prior to construction approval.
- The predeveloped runoff rates from this development will be reduced by 50% for the 2, 10, and 100-year storms.
- An updated Corps of Engineers permit will be required.
- No analysis of the downstream Pope Lick Creek system will be required with this revised plan provided the 100 Year Peak Flow from the previously approved analysis is maintained.
- Pool & pool equipment room must be submitted to Health Department for separate approvals.
- The final design of the 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.
- The City of Middletown has final approval of this plan. A copy of their ordinance approving the plan is required prior to plan transmittal.
- Both of the proposed Ellingsworth Lane vehicular entrances will be constructed for Phase I.
- A Downstream Capacity Request was submitted on May 18th, 2015.

CONDITIONS:
 BY: *Arny Nalest*
 DATE: *6.24.15*
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

| BASIN #1 DETENTION CALCULATIONS | |
|--|--|
| X = Δ CRA/12 | AC = 0.70-0.23=0.52 |
| A = 6.74 ACRES | R = 2.8 INCHES |
| X = (0.52)(6.74)(2.8)/12 = .818 AC.-FT. | REQUIRED X = 35,632 CU.FT. |
| PROVIDED BASIN = 27,900 SQ.FT. | TOTAL = 27,900 SQ.FT. @ APPROX. 1.5 FT. DEPTH = 41,850 CU.FT. > 35,632 CU.FT. |
| BASIN #2 DETENTION CALCULATIONS | |
| X = Δ CRA/12 | AC = 0.70-0.23=0.52 |
| A = 2.37 ACRES | R = 2.8 INCHES |
| X = (0.52)(2.37)(2.8)/12 = .29 AC.-FT. | REQUIRED X = 12,632 CU.FT. |
| PROVIDED BASIN = 10,200 SQ.FT. | TOTAL = 10,200 SQ.FT. @ APPROX. 1.5 FT. DEPTH = 15,300 CU.FT. > 12,632 CU.FT. |
| BASIN #3 DETENTION CALCULATIONS | |
| X = Δ CRA/12 | AC = 0.70-0.23=0.52 |
| A = 12.75 ACRES | R = 2.8 INCHES |
| X = (0.52)(12.75)(2.8)/12 = 1.55 AC.-FT. | REQUIRED X = 67,518 CU.FT. |
| PROVIDED BASIN = 43,200 SQ.FT. | TOTAL = 43,200 SQ.FT. @ APPROX. 1.75 FT. DEPTH = 75,600 CU.FT. > 67,518 CU.FT. |
| BASIN #4 DETENTION CALCULATIONS | |
| X = Δ CRA/12 | AC = 0.70-0.23=0.52 |
| A = 2.45 ACRES | R = 2.8 INCHES |
| X = (0.52)(2.45)(2.8)/12 = .30 AC.-FT. | REQUIRED X = 12,949 CU.FT. |
| PROVIDED BASIN = 8,200 SQ.FT. | TOTAL = 8,200 SQ.FT. @ APPROX. 1.75 FT. DEPTH = 14,350 CU.FT. > 12,949 CU.FT. |
| BASIN #5 DETENTION CALCULATIONS | |
| X = Δ CRA/12 | AC = 0.70-0.23=0.52 |
| A = 1.89 ACRES | R = 2.8 INCHES |
| X = (0.52)(1.89)(2.8)/12 = .23 AC.-FT. | REQUIRED X = 9,989 CU.FT. |
| PROVIDED BASIN = 8,060 SQ.FT. | TOTAL = 8,060 SQ.FT. @ APPROX. 1.25 FT. DEPTH = 10,075 CU.FT. > 9,989 CU.FT. |
| BASIN #6 DETENTION CALCULATIONS | |
| X = Δ CRA/12 | AC = 0.70-0.23=0.52 |
| A = 3.30 ACRES | R = 2.8 INCHES |
| X = (0.52)(3.30)(2.8)/12 = .40 AC.-FT. | REQUIRED X = 17,441 CU.FT. |
| PROVIDED BASIN = 8,200 SQ.FT. | TOTAL = 8,200 SQ.FT. @ APPROX. 2.25 FT. DEPTH = 18,450 CU.FT. > 17,441 CU.FT. |

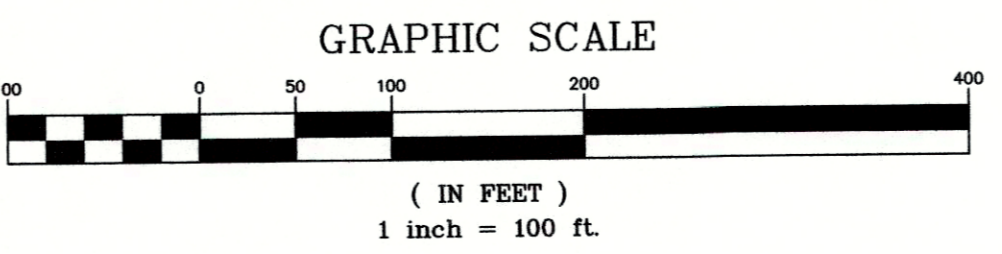


LEGEND



TREE CANOPY CALCULATIONS (CLASS C - 0%-40%)

| | |
|--------------------------------------|----------------------|
| TOTAL SITE AREA | = 1,483,781 S.F. |
| EXISTING TREE CANOPY TO BE PRESERVED | = 0% (S.F.) |
| TOTAL TREE CANOPY AREA REQUIRED | = 20% (296,756 S.F.) |
| PROPOSED TREE CANOPY TO BE PLANTED | = 20% (297,360 S.F.) |



SITE ADDRESS:
 11840 & 11950 ELLINGSWORTH LANE
 TAX BLOCK 0039, LOT 0019, 0021
 D.B. 9951, PG. 0931
 OWNER:
 ELLINGSWORTH APARTMENTS LLC
 9625 ORMSBY STATION ROAD
 LOUISVILLE, KY 40223
 COUNCIL DISTRICT - 20
 FIRE PROTECTION DISTRICT - MIDDLETOWN

JUN 22 2015
 PLANNING & DESIGN SERVICES
 CASE: 15DEVPLAN1072
 RELATED CASE: 9100
 WATER/SUB#

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|-----|---------|---------------------------|-----|
| 1 | 6/19/15 | ADDRESSED AGENCY COMMENTS | SBS |

PROFESSIONAL'S SEAL

PROJECT DATA

FILE NAME: 15024-DDDP
 DATE: 6/19/15
 SCALE: AS SHOWN
 DRAWN BY: JN/SBS
 CHECKED BY: KMY

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

THE PADDOCK AT VICTORY KNOLL DEVELOPER

HAGAN PROPERTIES INC.
 12975 SHELBYVILLE ROAD SUITE 100
 LOUISVILLE, KY 40243

JOB NO. 15024
 SHEET 1 OF 1
 15DEVPLAN072