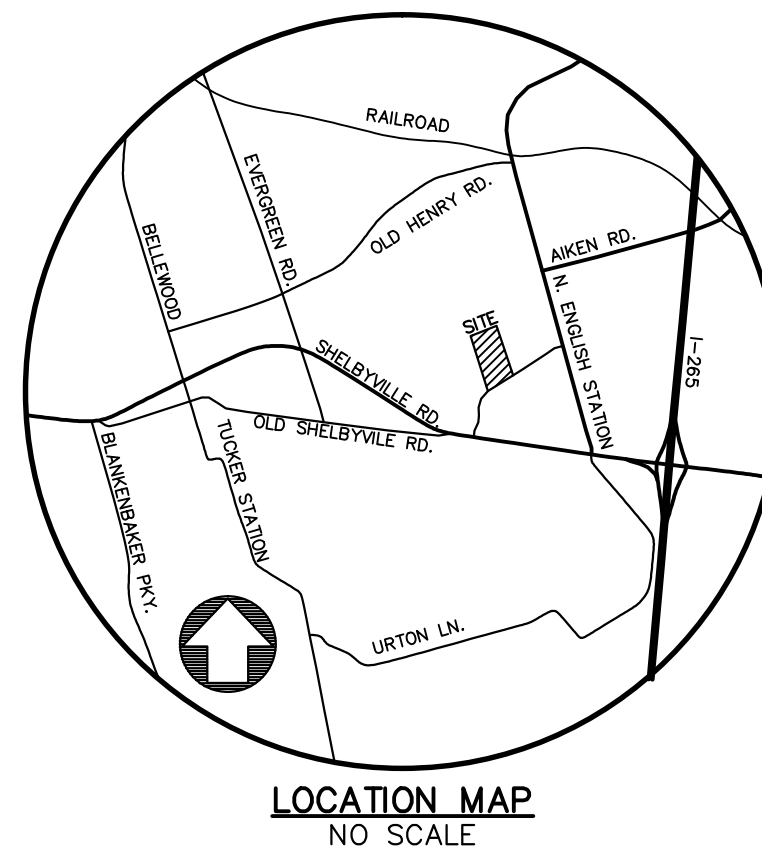
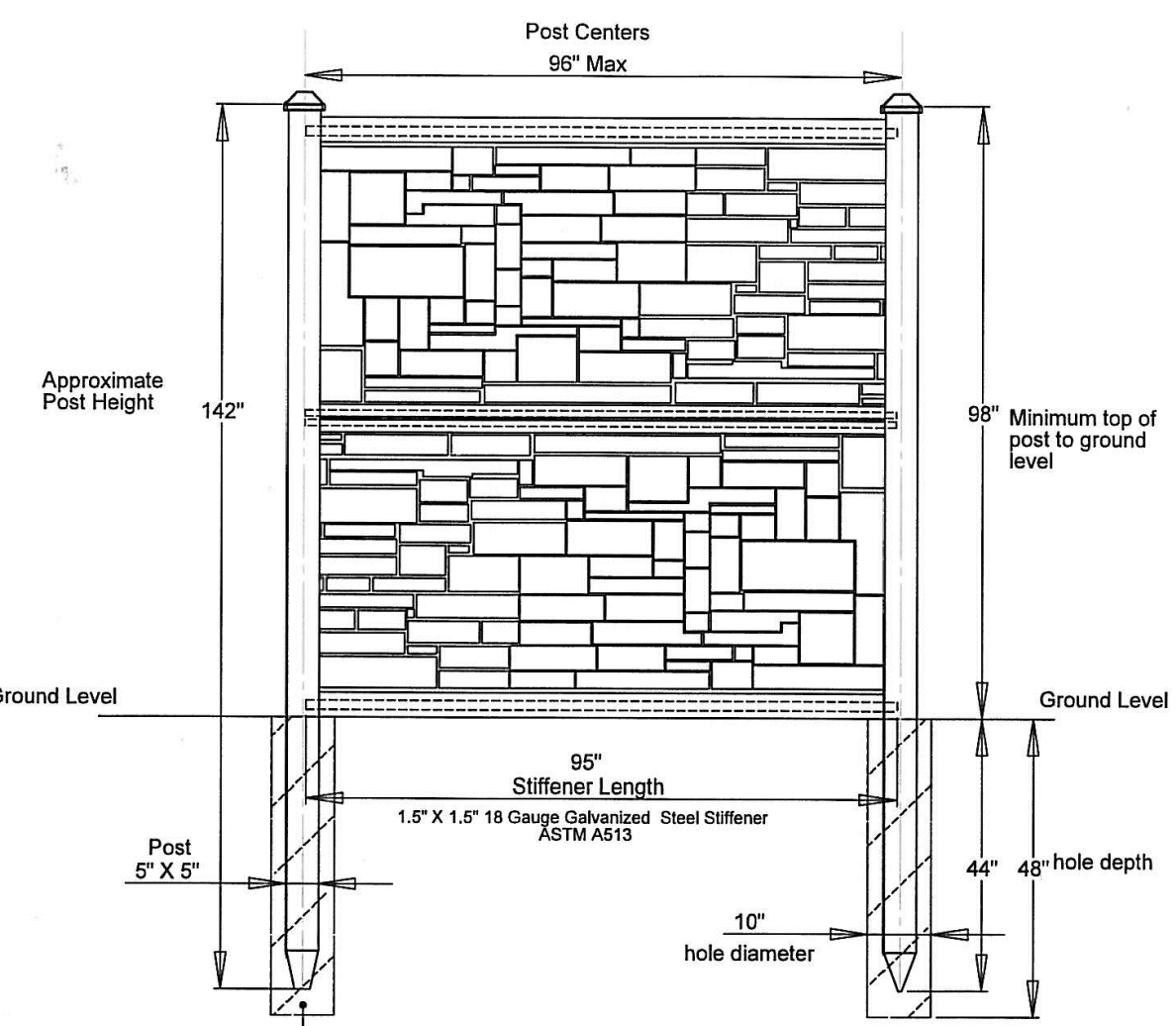
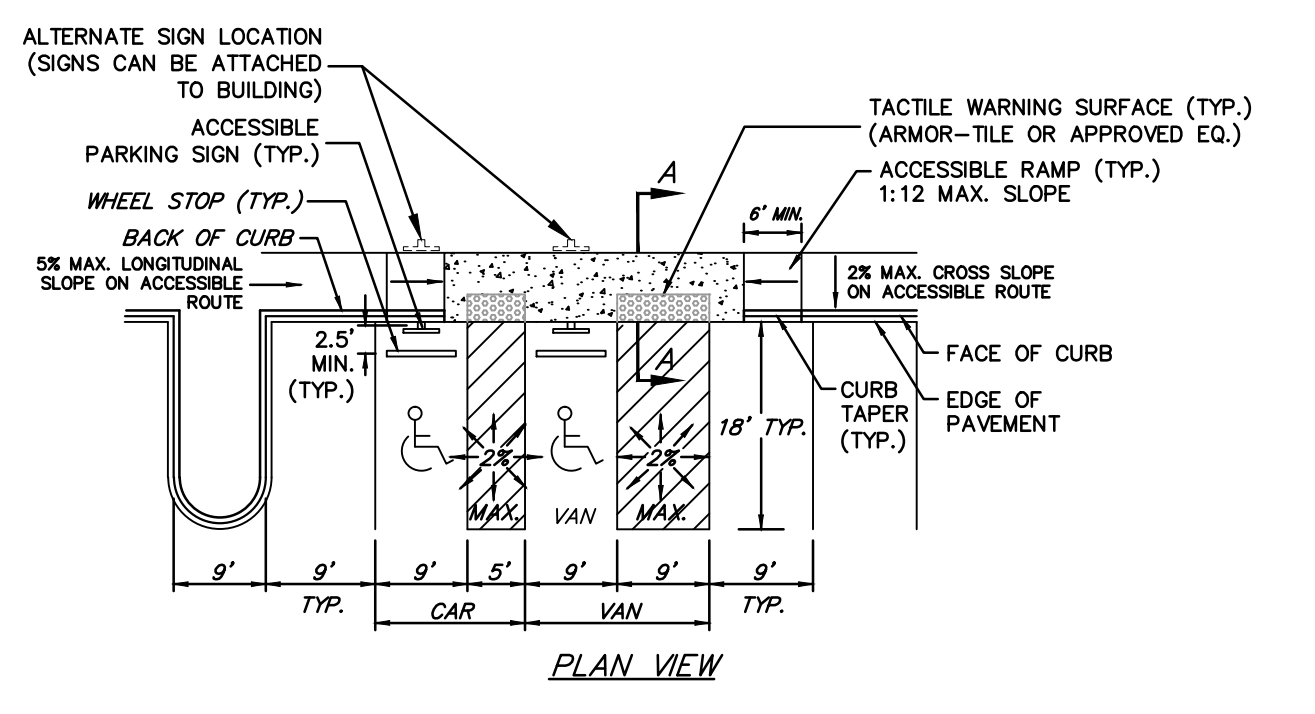


- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION 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.
 - THE DEVELOPMENT LIES IN THE MIDDLETOWN FIRE DISTRICT.
 - SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN 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 AND 8, RESPECTIVELY OF THE LDC.
 - 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 RIGHTS OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - ALL RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE 5' WIDE MINIMUM.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - CITY OF MIDDLETOWN APPROVAL REQUIRED.
 - PRIOR TO CONSTRUCTION PLAN APPROVAL, TREES TO THE NORTH OF THE PROPERTY (SHOWN IN TPF AREA) SHALL BE INSPECTED BY AN ARBORIST AND DETERMINED WHETHER THEY CAN AND SHOULD BE SAVED. SAID TREES SHALL BE LOCATED REVIEWED BY CANTERBURY PLACE, EASTGATE VILLAGE & EASTGATE VILLAGE ESTATES ASSOCIATIONS.

- MSD NOTES:**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MIDDLETOWN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE / STORM WATER DETENTION: ON-SITE DETENTION SHALL BE PROVIDED. POST-DEVELOPMENT PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM. DRAINAGE PATTERN (DEPICTED BY FLOW 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.
 - 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.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0049E).
 - 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.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN METRO WORKS R/W.
 - 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.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - AN ENCROACHMENT PERMIT AND BOND SHALL BE REQUIRED FOR ALL WORK IN PUBLIC RIGHT-OF-WAY.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - DAMAGE 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.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - 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.

- WAIVER REQUESTS:**
- A WAIVER OF 6.2 OF THE LAND DEVELOPMENT CODE IS REQUESTED TO OMIT THE SIDEWALK ALONG THE SITES EASTGATE VILLAGE DRIVE FRONTAGE.
 - A WAIVER OF 10.2.4 OF THE LAND DEVELOPMENT CODE IS REQUESTED TO REDUCE THE 50' LANDSCAPE BUFFER TO 10'. THIS IS REQUIRED WHERE THE ADJACENT M2 ZONED PROPERTY WAS DEVELOPED PRIOR TO THE LANDSCAPE REGULATIONS.



PROJECT DATA:

FORM DISTRICT	NFD
EXISTING ZONING	R4
PROPOSED ZONING	R6
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	MULTIFAMILY RESIDENTIAL
TOTAL LAND AREA	13,20± AC.
NET LAND AREA	12,52± AC.
NO. OF DWELLING UNITS	210
BUILDING HEIGHT	2 STORY / 35'±
DENSITY (MAX. 17.42 D.U./AC.)	16.78 D.U./AC.
OPEN SPACE REQUIRED	81,799 S.F. (15%)
OPEN SPACE PROVIDED	269,785 ±S.F.
REC. OPEN SPACE REQUIRED	40,899 S.F. (7.5%)
REC. OPEN SPACE PROVIDED	55,155 ±S.F.
PARKING REQUIRED	315-630 SPACES
MIN. 1 SP./1.5 D.U.	
MAX. 1 SP./3 D.U.	
PARKING PROVIDED	317 SPACES
INCLUDES:	
134 GARAGE SP.	
8 HDCP SP.	
183 SURFACE SP.	
PARKING AREA RATIO	1.50 SP./UNIT

LANDSCAPE DATA:

V.U.A.	113,435± S.F.
I.L.A. REQUIRED (7.5% X VUA)	8,508 S.F.
I.L.A. PROVIDED	11,167± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	545,802± S.F.
(AREA DEDICATED TO R/W NOT INCLUDED)	
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	214,415± S.F. (39%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	109,065± S.F. (20%)

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 SEED, 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 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.

IMPERVIOUS AREA

EXISTING IMPERVIOUS AREA: 30,358±S.F.
 PROPOSED IMPERVIOUS AREA: 278,996±S.F.

DETENTION CALCULATIONS

2.9/12 (0.70-0.36) (12.67) = 1.04 AC.FT.

GRAPHIC SCALE 1"=80'

0 20 40 80 160

CASE # 15ZONE1030
MSD WM # 11201

Mindel, Scott & Associates, Inc.
 Planning • Engineering • Surveying • Landscape Architecture
 Utility Consulting • Property Management
 1515 Jefferson Boulevard, Louisville, KY 40217
 Phone: (502) 485-1000 Fax: (502) 485-1001 Email: info@msai.com

MSA

DEVELOPER
THE GARRETT COMPANIES
 435 E. MAIN ST. SUITE 220
 GREENWOOD, IN. 46143

OWNER
CHARLES & BEVERLY SERWNO
 12206 AIKEN RD.
 LOUISVILLE, KY. 40223

OWNER
GARY & SHERIAN DEWITT
 8 HOC SP.
 183 SURFACE SP.
 1.50 SP./UNIT

OWNER
D & J RENTAL INC
 13115 AIKEN RD.
 LOUISVILLE, KY. 40223

OWNER
GARY & SHERIAN DEWITT
 PO BOX 436058
 LOUISVILLE, KY. 40253

DETAILED DISTRICT DEVELOPMENT PLAN
AIKEN MULTI-FAMILY
 12202, 12204, 12206 & 12212 AIKEN ROAD
 LOUISVILLE, KENTUCKY. 40223
 TAX BLOCK: 23 LOTS: 173, 200, 451, 473 & 479
 D.B. 3979 PG. 58, D.B. 6837 PG. 205, D.B. W0573,
 PG. 185, D.B. 7378 PG. 286, D.B. 8598 PG. 499

Revisions	7-20-15	PER AGENCY COMMENTS
	7-20-15	SHIFTED ENTRANCE
	8-1-15	WAIVER REQUEST, MSD COMMENTS
	8-1-15	PIPE DRAINAGE TO OFFSITE BASIN
	10-8-15	LAYOUT CHANGE

Vertical Scale: N/A
 Horizontal Scale: 1"=80'
 Date: 6/29/15
 Job Number: 3270
 Sheet
 1
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