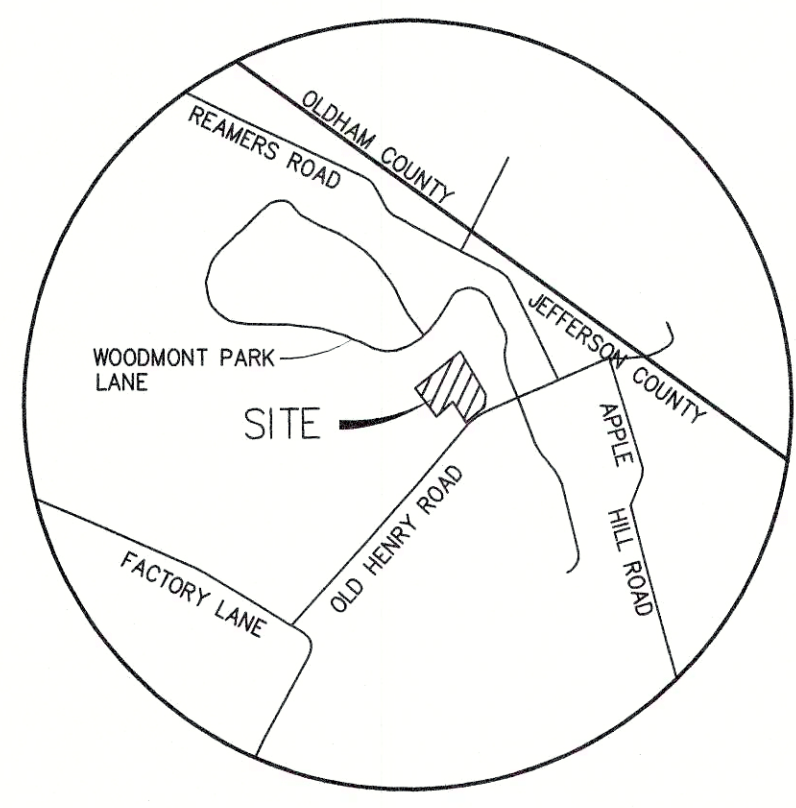


GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OLDHAM COUNTY ENVIRONMENTAL AUTHORITY.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PRE THE PLAN AND MSD STANDARDS.
- 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.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ALL SIGHT LIGHTING SHOULD BE DIRECTED DOWN AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND DRIVERS EYES.
- ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 10-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
- SITE SUBJECT TO MSD DRAINAGE BOND PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 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.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- SANITARY SEWER SERVICE SHALL BE BY CONNECTION TO MSD'S SYSTEM VIA OFFSITE SYSTEM CONSTRUCTED BY THE DEVELOPER TO MHP 108.253. AN ALTERNATE OUTLET INTO THE OLDHAM COUNTY SEWER SYSTEM SHALL ONLY BE APPROVED AFTER EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN OLDHAM COUNTY AND MSD. APPROVAL OF THIS PLAN DOES NOT OBLIGATE MSD OR OLDHAM COUNTY TO EXECUTE AN INTER-LOCAL AGREEMENT ALLOWING FLOW TO MSD'S SYSTEM.
- ALL ON-SITE SIGNAGE WILL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- KENTUCKY TRANSPORTATION CABINET REVIEW REQUIRED.
- LOCAL REGULATORY FLOODPLAIN TO BE DEVELOPED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. ANY FILL REQUIRED IN THE LOCAL REGULATORY FLOODPLAIN SHALL BE COMPENSATED ON SITE AT 1.5 TO 1.
- IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- OPEN SPACE LOTS TO BE VARIABLE SEWER & DRAINAGE EASEMENTS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.



LOCATION MAP
NOT TO SCALE

SITE DATA

SITE AREA	5.69 ACRES (247,846.29 SQ.FT.)
EXISTING ZONING	R-4
EXISTING FORM DISTRICT	NFD
EXISTING USE	VACANT
PROPOSED ZONING	PRD
PROPOSED USE	RESIDENTIAL
ATTACHED SINGLE FAMILY - 2	280 SQ.FT./UNIT
NO. OF UNITS	31
DENSITY	5.45 D.U./AC.
FLOOR AREA RATIO	0.285
MAXIMUM HEIGHT OF STRUCTURES	35'
MINIMUM LOT WIDTH	3,380 SQ.FT.
MINIMUM LOT WIDTH	40'
MINIMUM FRONT YARD SETBACK	15'
MINIMUM SIDE YARD SETBACK	4.0'
MINIMUM REAR YARD SETBACK	12.5'
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED	62 SPACES
2 SP/UNIT	
PARKING PROVIDED	133 SPACES
GARAGE SPACES (2/UNIT)	62 SPACES
DRIVEWAY SPACES (2/UNIT)	62 SPACES
GUEST SPACES	9 SPACES

VARIANCE / WAIVER REQUESTS:

- VARIANCE FROM CHAPTER 5.3.D.1.b.v. TO ALLOW UNITS 16 THRU 27 TO ENCHROACH INTO THE REQUIRED 25' REAR YARD 12.5 FEET.
- WAIVER OF CHAPTER 10.3.5.A.7 TO ALLOW THE DETENTION BASIN EASEMENT TO ENCHROACH MORE THAN 50% INTO THE PARKWAY BUFFER.

OPEN SPACE REQUIREMENTS

LOT NO.	LOT AREA	DIFFERENCE FROM 6,000 SQ.FT.
1	8,822	0
2	4,648	1,352
3	4,828	1,172
4	4,815	1,185
5	4,280	1,720
6	7,560	0
7	5,759	241
8	4,280	1,720
9	4,815	1,185
10	4,815	1,185
11	4,280	1,720
12	4,815	1,185
13	4,815	1,185
14	4,280	1,720
15	4,280	1,720
16	3,380	2,620
17	3,803	2,197
18	3,803	2,197
19	3,803	2,197
20	3,803	2,197
21	3,380	2,620
22	3,380	2,620
23	4,550	1,450
24	3,380	2,620
25	3,803	2,197
26	3,803	2,197
27	3,380	2,620
28	5,277	723
29	4,365	1,635
30	3,880	2,120
31	3,880	2,120
TOTAL	51,135 SQ.FT.	
REQUIRED OPEN SPACE (50% OF LOT AREAS LESS THAN 6,000 SQ.FT.)	25,568 SQ.FT.*	
OPEN SPACE PROVIDED	49,573 SQ.FT.	

* 44,989 SQ.FT. OPEN SPACE THAT COMPLIES WITH LAND DEVELOPMENT CODE, CHAPTER 5.11.5.A AND 5.11.4.C IS PROVIDED AS A PRESERVATION AREA FOR NATURAL RESOURCE PROTECTION/PUBLIC HEALTH AND SAFETY PURPOSES.

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C	TOTAL SITE AREA	189,900.00 S.F.
EX. TREE CANOPY ON SITE	150,231.46 S.F. (79.0%)	
EX. TREE CANOPY TO BE PRESERVED	32,332.00 S.F. (17.0%)	
TREE CANOPY REQUIRED (TOTAL SITE HAS 78-100% EX. CANOPY COVERAGE)	28,485.00 S.F. (15%)	
ADDITIONAL TREE CANOPY REQUIRED	0 S.F.	

GREENBAUM ASSOCIATES, INC.
GEOTECHNICAL & MATERIALS ENGINEERS
991 Longfellow Avenue
Louisville, Kentucky 40203
FAX 502.361.4793

August 14, 2018
Mr. Bill Rod
Locom Homes, LLC
11610 Commonwealth Drive
Louisville, KY 40299

Re: Karst Survey
Meadows Pointe Apartments
14706 and 14714 Old Henry Road
Louisville, Kentucky
Project Number: 18-0330

Dear Mr. Rod:

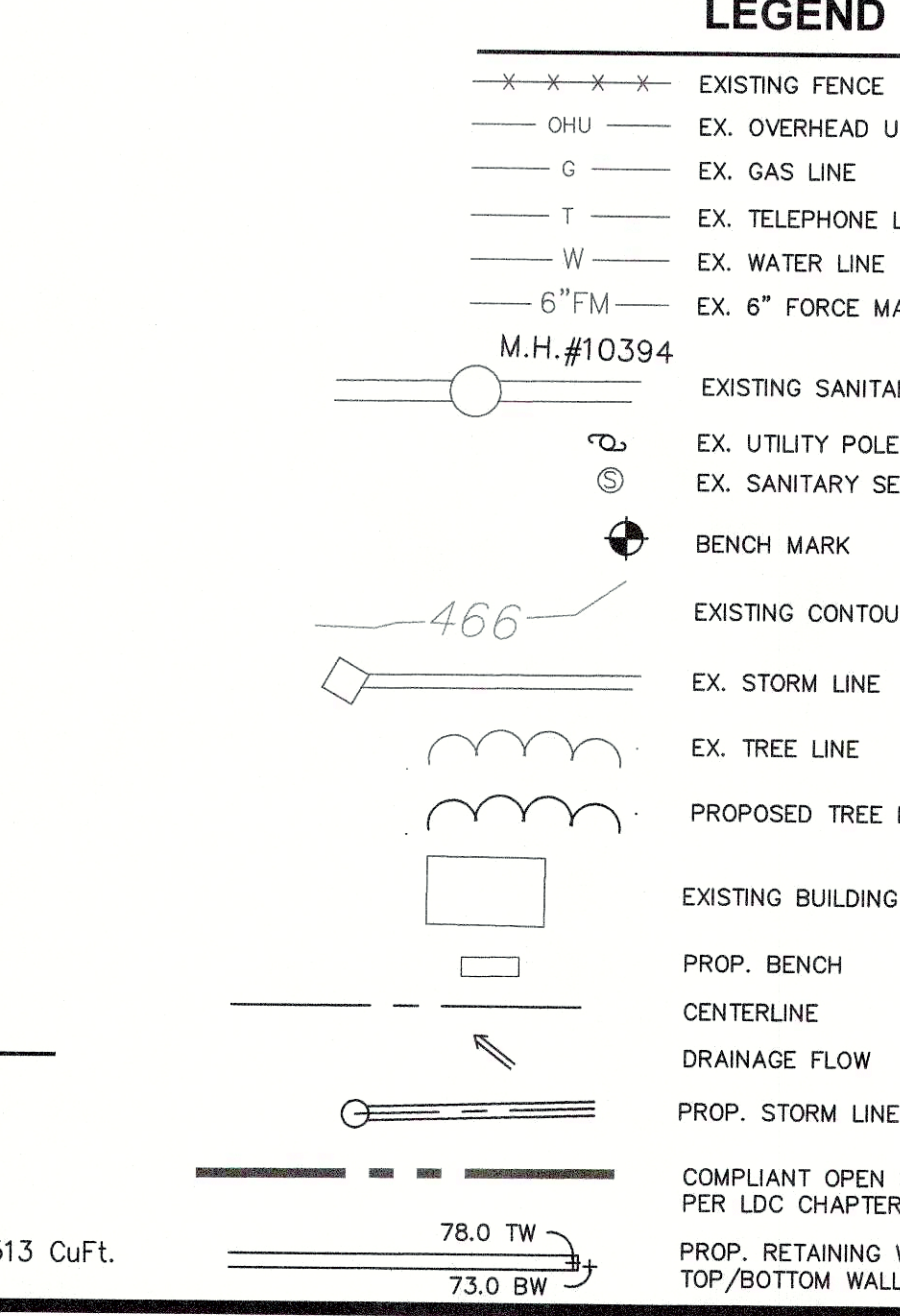
We performed a geotechnical investigation for the above referenced apartment complex. This site is underlain in part by Laurel Dolomite and in part by Watkin Shale. Watkin Shale is not subject to karst development and karst development is not commonly an issue in Laurel Dolomite.

During the course of our geotechnical investigation we walked the entire site and performed 7 borings, one that was core drilled five feet into rock. We found no evidence of karst related subsidence or a condition that would lead to subsidence. Rock is shallow across the site with the greatest depth to rock in the borings being 4.2 feet.

In conclusion, there is no evidence of karst development that would result in subsidence of future structures or pavement.

If you have any questions in regard to this matter, please call.

Sincerely,
GREENBAUM ASSOCIATES, INC.
Sandor R. Greenbaum
Sandor R. Greenbaum, P.E.
Principal Engineer



DETENTION CALCULATIONS

$$ExCm = (0.26 \times 0.95) + (5.43 \times 0.22) = 0.25$$

$$PostCm = (2.70 \times 0.95) + (2.99 \times 0.22) = 0.57$$

$$DETENTION CALCS$$

$$(0.57 - 0.25) \times (2.8/12) \times (5.69 \text{ Ac.}) = 0.425 \text{ AcFt} \sim 18,513 \text{ CuFt.}$$

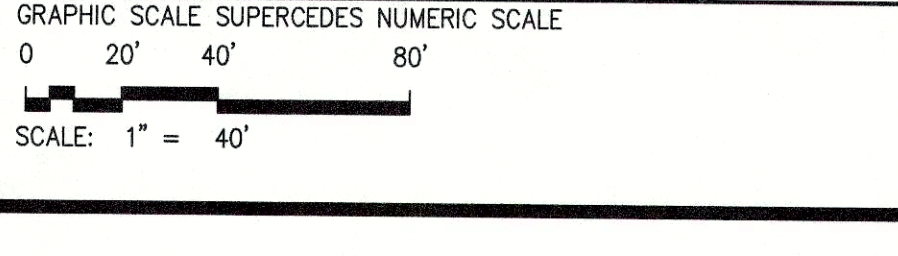
IMPERVIOUS AREA (SITE)

AREA OF DISTURBANCE	4.55 ACRES
EXISTING IMPERVIOUS SURFACE	0.26 ACRES (4.6%)
PROPOSED IMPERVIOUS SURFACE	2.70 ACRES (47.4%)
NET INCREASE	2.44 ACRES (42.9%)

BENCHMARK

PRELIMINARY BENCHMARK - RIM OF SANITARY SEWER MANHOLE
ELEV. ±662.63

SITE DEVELOPMENT PLAN



REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DHS	6/20/18	REV. TO LOTS TO INCREASE SETBACKS
2	DHS	7/12/18	REV. TO BUILDING AND LOT SIZES
3	DHS	7/25/18	REV. PER AGENCY COMMENTS
4	DHS	8/28/18	REV. PER ADDL. PRC COMMENTS
5	DHS	9/27/18	REV. PER ADDL. PRC COMMENTS
6	DHS	9/27/18	ADDL. NOTES PER MSD COMMENTS

BTM Engineering, Inc.
Consulting Engineers, Surveyors & Surveyors
Serving the Bluegrass and Beyond
3001 Taylor Springs Drive Louisville, Kentucky 40220
(502) 459-8402 (502) 459-8477 fax
www.btmeng.com

DATE
KENTUCKY REGISTERED
No. 389
LANDSCAPE ARCHITECT
YOUR MARK ADDITION
SIGNATURE

DATE
FOR REVIEW ONLY
SIGNATURE

DATE
RECEIVED
SEP 10 2018
PLANNING & DESIGN SERVICES

DISTRICT DEVELOPMENT PLAN
MEADOWS POINTE
14706 & 14714 OLD HENRY ROAD
LOUISVILLE, KY 40245

BTM PROJECT NO.: 180139
SITE INFORMATION:
DEED BOOK 11111, PAGE 305
TAX BLOCK 15, LOTS 30 & 154

OWNER / DEVELOPER:
MEADOWS POINTE, LLC
14714 OLD HENRY RD
LOUISVILLE, KY 40245

DRAWN BY: DHS CHECKED BY: JMA
DATE: APRIL 16, 2018
DRAWING: 180139-DDP-3
SCALE: 1" = 40'
SHEET

CASE #18ZONE1033
MSD WM #11778

NOT FOR CONSTRUCTION