

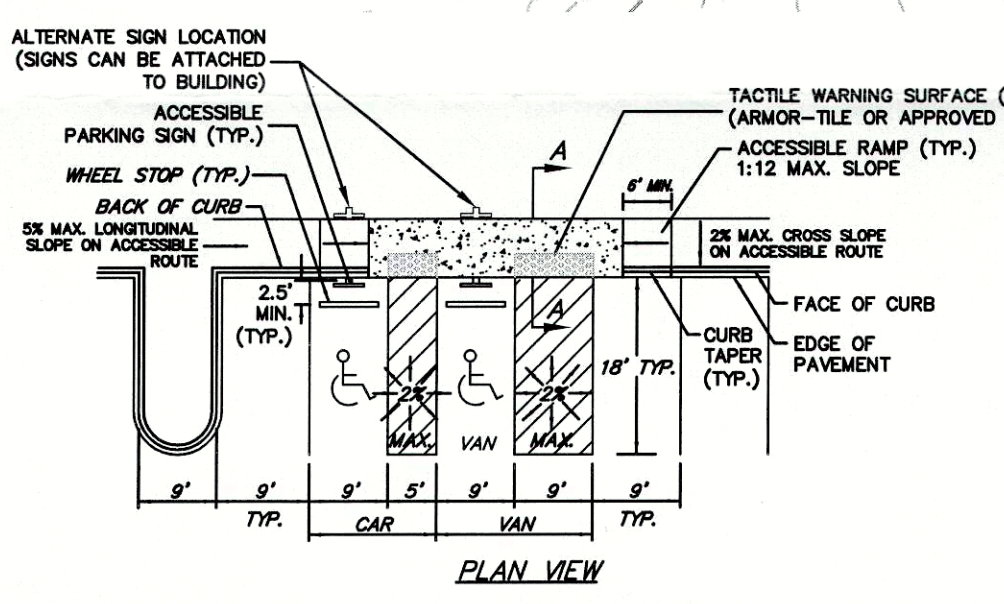
**ADJACENT PROPERTY OWNERS**

- 18 JAMES A. GRAY  
1131 TAYLORSVILLE RD.  
LOUISVILLE, KY  
TB: 46 LOT: 18  
DB: 8508 PG: 639  
NFD/R4
- 264 KAREN I. ARNOLD  
4305 SARATOGA HILL RD.  
LOUISVILLE, KY  
TB: 2744 LOT: 264  
DB: 8679 PG: 939  
NFD/R4
- 265 RAYMOND & KARA ROBERSON  
4303 SARATOGA HILL RD.  
LOUISVILLE, KY  
TB: 2744 LOT: 264  
DB: 6561 PG: 181  
NFD/R4
- 266 KEVIN KENNEDY & REBECCA HENRY  
11319 COTTAGE VIEW CT.  
LOUISVILLE, KY  
TB: 2744 LOT: 266  
DB: 9263 PG: 776  
NFD/R4
- 267 TIMOTHY & JULIE HEARD  
11317 COTTAGE VIEW CT.  
LOUISVILLE, KY  
TB: 2744 LOT: 267  
DB: 8515 PG: 149  
NFD/R4
- 268 RYAN W. FERTIG  
11315 COTTAGE VIEW CT.  
LOUISVILLE, KY  
TB: 2744 LOT: 268  
DB: 10447 PG: 337  
NFD/R4
- 269 ROMAN CATHOLIC BISHOP OF LOUISVILLE  
11313 COTTAGE VIEW CT.  
LOUISVILLE, KY  
TB: 2744 LOT: 269  
DB: 10087 PG: 286  
NFD/R4
- 270 TODD & HEIDI MCNONIGLE  
11311 COTTAGE VIEW CT.  
LOUISVILLE, KY  
TB: 2744 LOT: 270  
DB: 6630 PG: 838  
NFD/R4

RECEIVED  
DEC 01 2016  
PLANNING &  
DESIGN SERVICES

**PRELIMINARY APPROVAL  
DEVELOPMENT PLAN  
CONDITIONS**

DATE: *Amey Madant*  
*12-5-16*  
LOUISVILLE, JEFFERSON COUNTY  
METRO PUBLIC WORKS



**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 SEEDING AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADS. 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 SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

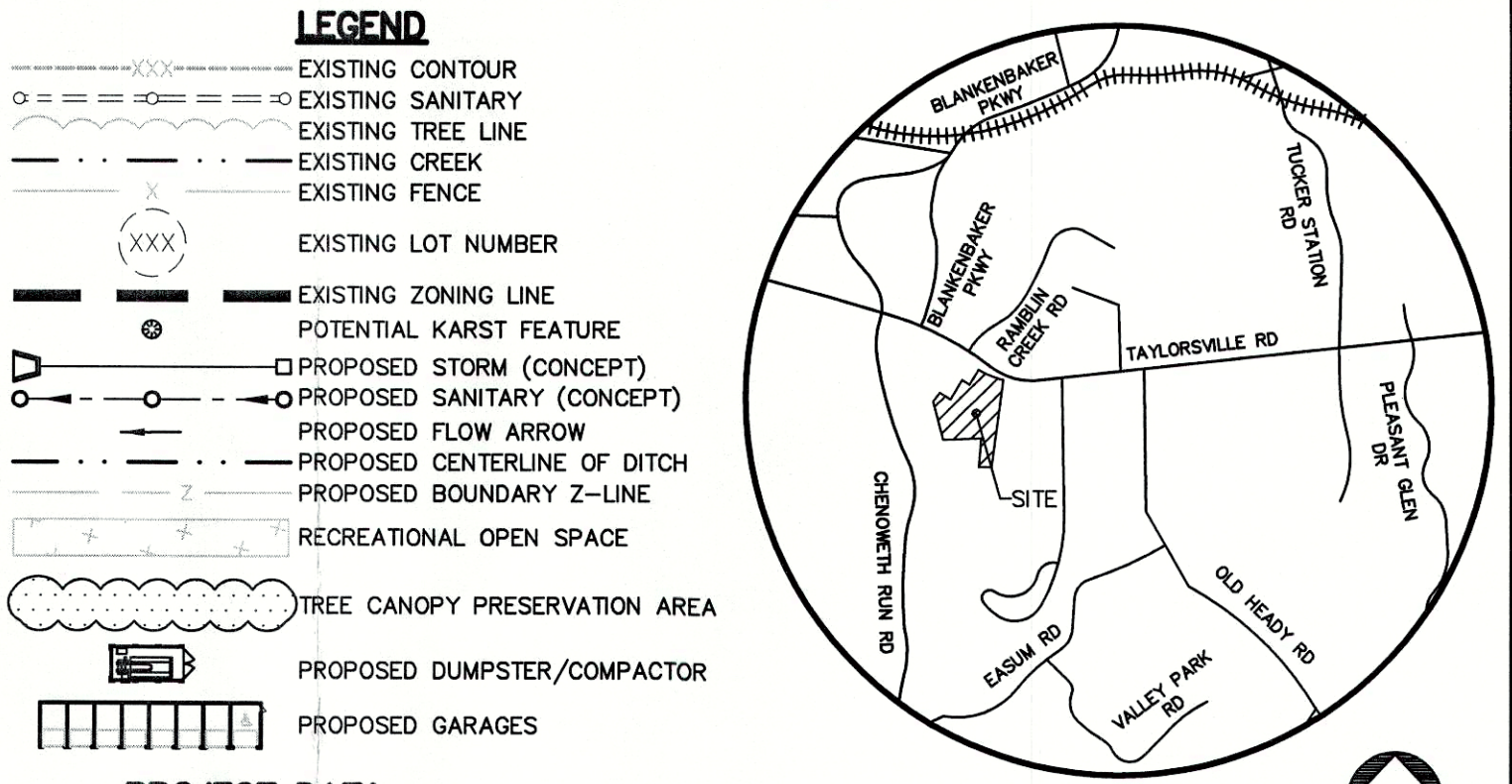
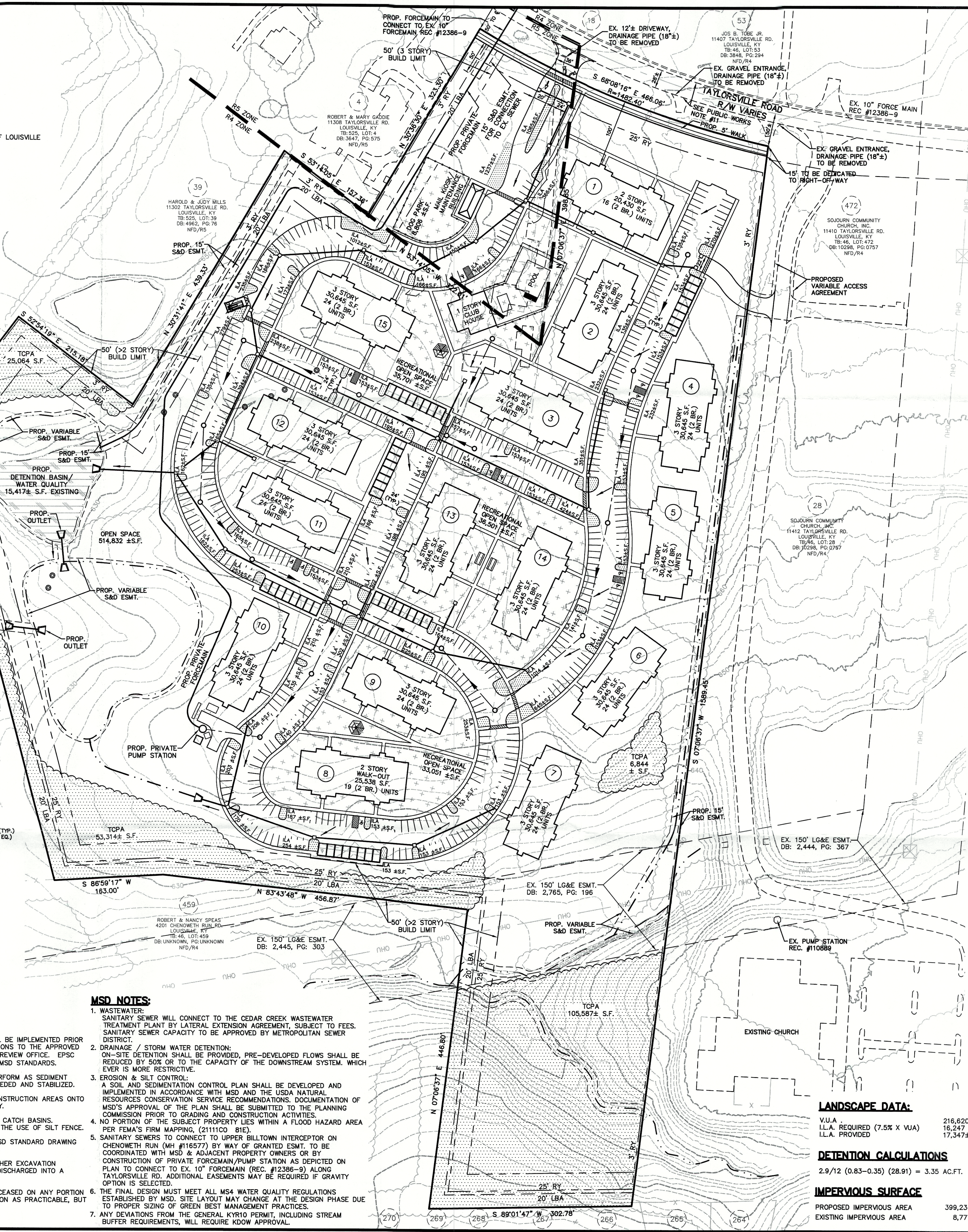
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

**MSD NOTES:**

1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
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, WHICH EVER IS MORE RESTRICTIVE.
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. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211110C 81C).
5. SANITARY SEWERS TO CONNECT TO UPPER BILTOWN INTERCEPTOR ON CHENOWETH RUN (MH #116577) BY WAY OF GRANTED ESMT, TO BE COORDINATED WITH MSD & ADJACENT PROPERTY OWNERS OR BY CONSTRUCTION OF PRIVATE FORCEMAIN/PUMP STATION AS DEPICTED ON PLAN TO CONNECT TO EX. 10" FORCEMAIN (REC. #12386-9) ALONG TAYLORSVILLE RD. ADDITIONAL EASEMENTS MAY BE REQUIRED IF GRAVITY OPTION IS SELECTED.
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 HRSV INCLUDING STREAM BUFFER REQUIREMENTS, WILL REQUIRE MDOW APPROVAL.



**PROJECT DATA:**

FORM DISTRICT	R4/R5	NEIGHBORHOOD	R4/R5
EXISTING ZONING	R5A	PROPOSED ZONING	SINGLE FAMILY RESIDENTIAL
EXISTING LAND USE	MULTI-FAMILY RESIDENTIAL	PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
PROPOSED LAND USE	28.91± AC.	GROSS LAND AREA	28.91± AC.
NET LAND AREA (EXCLUDING R/W DEDICATION)	347 UNITS	NO. OF DWELLING UNITS	12.00
DENSITY (MAX. 12.01 D.U./AC.)	20'	FLOOR AREA RATIO (MAX. ALLOWED 0.75)	0.35
BUILDING HEIGHT (MAX. 35')	30'	PARKING REQUIRED	521 SPACES
	40'	MIN. 1.5 SP./DU	1041 SPACES
		MAX. 3 SP./DU	1041 SPACES
		PARKING PROVIDED	653 SPACES
		(INCLUDES 13 HDPC & 40 GARAGE SP.)	
		PARKING AREA RATIO	1.88 SP./UNIT
		OPEN SPACE REQUIRED	188,888 ±S.F. (15%)
		OPEN SPACE PROVIDED	628,559 ±S.F. (50%)
		RECREATIONAL SPACE (50% OF REQUIRED OPEN SPACE)	113,727 ±S.F. (9%)

**TREE CANOPY DATA:**

GROSS SITE AREA (EXCLUDING R/W DEDICATION)	1,259,256± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	770,975 S.F. (61%)
EXISTING TREE CANOPY TO BE PRESERVED	190,809± S.F. (15%)
TREE CANOPY TO BE PLANTED	23,265± S.F. (2%)
TOTAL TREE CANOPY REQUIRED/PROVIDED	214,074± S.F. (17%)

\*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSO DIGITAL LOGIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSO DIGITAL LOGIC FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

- GENERAL NOTES:**
1. 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.
  2. 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.
  3. PROTECTION OF TREES TO BE PRESERVED: PROTECTIVE FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTATION 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 JEFFERSON TOWN FIRE DISTRICT.
  5. 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.
  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 WAY PER CHAPTER 4.1.3 OF THE LDC.
  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 ABUT PARKING 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 4-1-16. BACKGROUND INFORMATION FROM THE KENTUCKY GEOLOGIC SURVEY INDICATED THAT NO KARST FEATURES HAD BEEN MAPPED AT THIS SITE FROM THE LIDAR BASED KARST SURVEY. FIELD INSPECTION IDENTIFIED FEATURES INDICATED ON THE PLAN AS "POTENTIAL KARST FEATURES". THESE FEATURES WERE LOCATED ALONG DRAINAGE ROUTES WHERE AT MULTIPLE LOCATIONS ALONG THE SWALE HOLES WERE PRESENT WHERE THE FLOWING WATER DROPPED INTO THE FLOODED FORK WATERSHED. THESE FEATURES WERE NOTED AT SEVERAL LOCATIONS UPSTREAM OF THE POND AND SOME BELOW THE POND ALONG THE OUTLET CHANNEL. KARST FEATURES, BY DEFINITION, ARE PRODUCED VIA THE CREATION OF VOIDS WITHIN THE ROCK, WITH SINKHOLES RESULTING FROM THE COLLAPSE OF OVERLIEING SOILS INTO THE ROCK VOID. THE OBSERVED FEATURES APPEARED TO BE SOLUTION VOIDS CONFINED TO THE SOIL LAYER ABOVE THE ROCK INTERFACE, THEREFORE NOT KARST. BECAUSE THE INSPECTION CONSISTED OF LIMITED VISUAL OBSERVATIONS THESE FEATURES HAVE BEEN LABELED "POTENTIAL KARST" FOR THE PURPOSES OF THIS PLAN AND WILL WARRANT SPECIFIC INVESTIGATION BY A GEOTECHNICAL ENGINEER.

**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 WARNING 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 LEFT TURN LANE ARE WARRANTED. A CONTINUOUS 3' LANE SECTION SHALL BE PROVIDED ON TAYLORSVILLE ROAD FROM BLANKENBROOK PARKWAY TO WHERE IT CURRENTLY ENDS EAST OF THE SITE JUST BEFORE BOLLING BROOK DRIVE. FINAL DESIGN TO BE COORDINATED WITH MPW AND KYTC PRIOR TO CONSTRUCTION PLAN APPROVAL.
12. A SECOND ENTRANCE/VEHICULAR CONNECTION SHALL BE PROVIDED PRIOR TO CERTIFICATE OF OCCUPANCY FOR THE 200' APARTMENT UNIT.
13. ALL EXISTING DRIVEWAYS TO BE REMOVED.

**VARICANCE REQUEST**  
A VARIANCE OF 5.31:0.2 AND TABLE 5.3.1. OF THE LDC IS REQUESTED TO EXCEED THE MAXIMUM BUILDING HEIGHT BY 5' TO ALLOW THE APARTMENT BUILDINGS TO BE 40' IN HEIGHT.

**LANDSCAPE DATA:**

V.U.A.	216,620± S.F.
L.L.A. REQUIRED (7.5% X V.U.A.)	16,247 S.F.
L.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.

**GRAPHIC SCALE 1"=80'**  
0 20 40 80 160

**Mindel, Scott & Associates, Inc.**  
Planning - Engineering - Surveying - Landscape Architecture  
Utility Consulting - Property Management  
1511 Jefferson Boulevard, Louisville, KY 40219  
Phone: (502) 485-1508 Fax: (502) 485-1506 Email: msand@msa.com

**MSA**

**DEVELOPER**  
TERI DELSIGNORE  
1011 MAESTIC WAY  
SIMPSONVILLE, KY. 40067

**OWNER**  
MANNOX LLC  
109 AMBLING WAY  
LOUISVILLE, KY. 40299

**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 KTC: 839  
TB: 523 LOT: 35 & 46, DB: 8694 PG: 839

REVISIONS	DATE	DESCRIPTION
1	6/27/16	PER AGENCY COMMENTS
2	10/27/16	REVISION TO MEET PER REQUIREMENTS
3	11/29/16	PER AGENCY COMMENTS
4	11/29/16	REMOVED GATE/PEDICE

Vertical Scale: N/A  
Horizontal Scale: 1"=80'  
Date: 5/23/16  
Job Number: 3324-100  
Sheet 1 of 1