

LEGEND

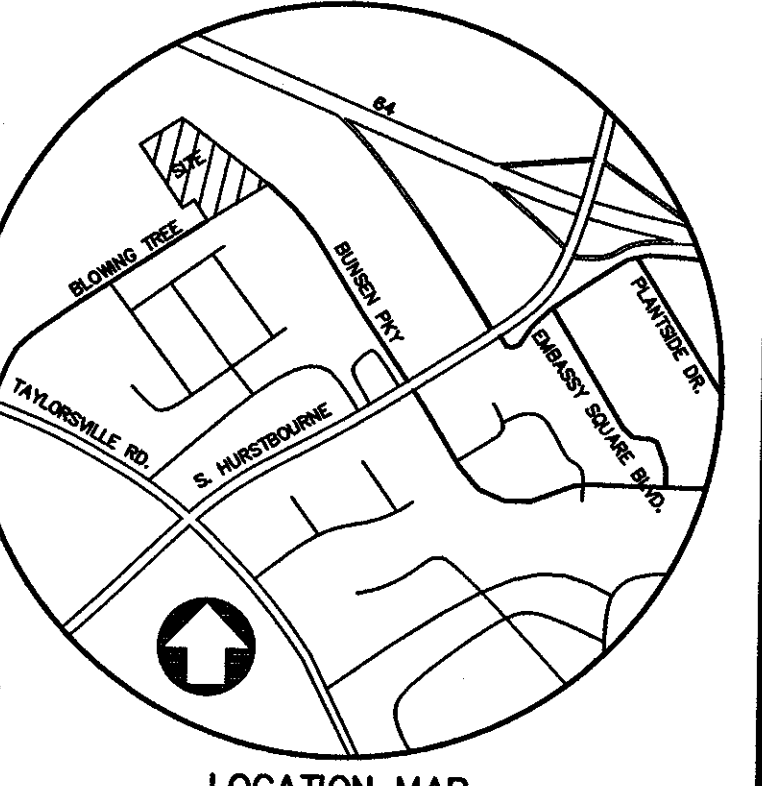
- EXISTING CONTOUR
- EXISTING SANITARY
- EXISTING TREE LINE
- EXISTING POND/CREEK
- EXISTING FENCE
- EXISTING LOT NUMBER
- POTENTIAL HYDRIC SOILS
- PROPOSED STORM (CONCEPT)
- PROPOSED SEDIMENT BASIN
- TEMP. GRAVEL CONSTRUCTION ENT.
- PROPOSED FLOW ARROW
- PROPOSED SANITARY (CONCEPT)
- PROPOSED SILT FENCE
- PROPOSED FENCE
- FORM DISTRICT BOUNDARY
- 200' TRANSITION ZONE
- PROPOSED REQUIRED YARD
- PROPOSED LANDSCAPE BUFFER AREA

SITE DATA

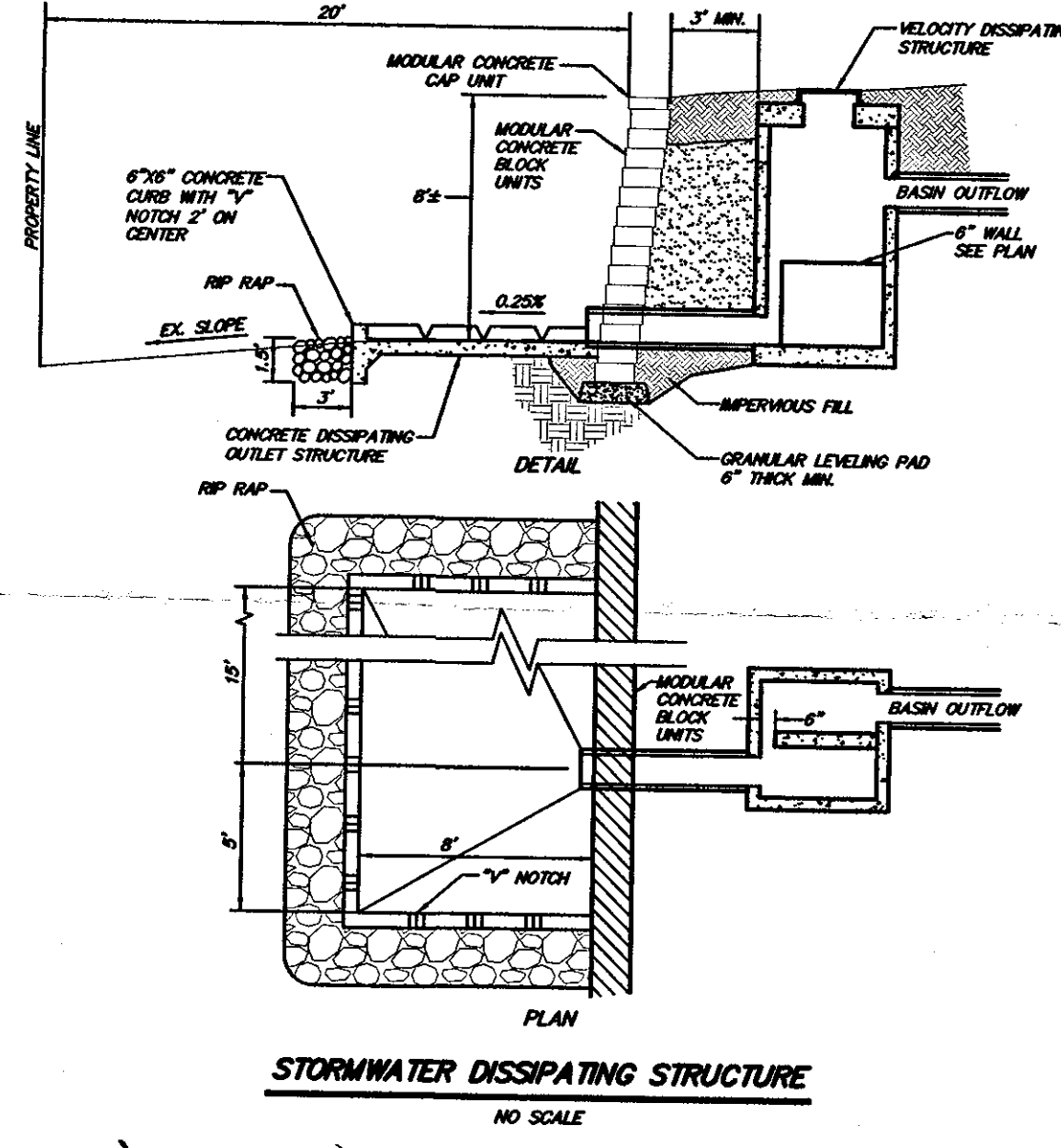
FORM DISTRICT: R4
 EXISTING ZONING: R4
 PROPOSED ZONING: R4
 EXISTING LAND USE: PLANT NURSERY
 PROPOSED LAND USE: MULTI-FAMILY
 GROSS LAND AREA: 19.43 ± AC.
 BUILDING HEIGHT: 14.62 DU./AC.
 BUILDING AREA (N.I.C. CLUBHOUSE): 35' MAX.
 FLOOR AREA RATIO (ALLOWED 0.75): 326,898 ± S.F.
 PARKING SPACES REQUIRED: 0.51
 MIN. 1.5 SP./UNIT, MAX. 3 SP./UNIT
 PARKING SPACES PROVIDED: 470
 INCLUDES 123 GARAGE SPACES & 17 ACCESSIBLE SPACES
 TOTAL VEHICLE USE AREA (V.U.A.): 253,107 ± S.F.
 I.L.A. REQUIRED (7.5% OF V.U.A.): 18,983 ± S.F.
 I.L.A. PROVIDED: 23,857 ± S.F.
 OPEN SPACE REQUIRED: 126,986 ± S.F. (15%)
 REC. OPEN SPACE (V.U.A.): 83,493 ± S.F. (REQ. 0.5)
 OPEN SPACE PROVIDED: 430,170 ± S.F. (50.8%)
 REC. OPEN SPACE PROPOSED: 89,247 ± S.F.

TREE CANOPY DATA

GROSS SITE AREA: 846,574± S.F.
 TREE CANOPY CATEGORY: CLASS C
 TREE CANOPY TO BE PRESERVED: 0± S.F. (0%)
 TOTAL TREE CANOPY REQUIRED: 169,315± S.F. (20%)
 TREE CANOPY TO BE PLANTED: 169,315± S.F. (20%)



PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: *[Signature]*
 DATE: 3/25/15
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



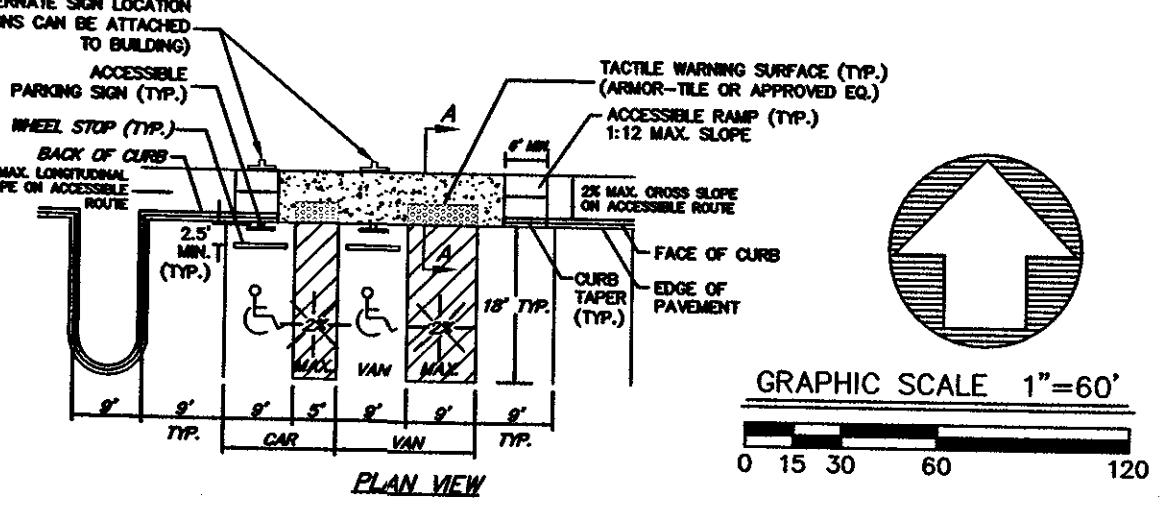
- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - TREE PRESERVATION: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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.
 - 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 McMAHAN 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 HIGHWAYS 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.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
 - A CHAPTER 10 LANDSCAPE AND TREE CANOPY PLAN 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.

- MSD NOTES:**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT. SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS. 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 (211100047E).
 - AN MSD DRAINAGE BOND MAY BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS SET BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION PHASE DUE TO PROPER SETTING OF GREEN BEST MANAGEMENT PRACTICES.
 - BUILDING #4 ROOF DRAIN TO BE PIPED AND DIVERTED AWAY FROM ADJACENT PROPERTY.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - 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.
 - 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.
 - ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
 - THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
 - 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.
 - EX. GRAVEL DRIVEWAY ENTRANCE ON BUNSEN SHALL BE REMOVED.
 - COORDINATION WITH THE ADJACENT PROPERTY OWNER, KENTUCKY FARM BUREAU, IS REQUIRED TO EITHER DEDICATE ADDITIONAL BUNSEN PARKWAY RIGHT OF WAY OR TO GRANT AN ACCESS EASEMENT TO PROVIDE VEHICULAR ACCESS FROM THIS SITE TO BUNSEN PARKWAY.

DETENTION CALCULATIONS
 2.9/12 (0.83-0.35) (19.42 AC) = 2.25 AC. FT.
 WATER QUANTITY VOLUME: 9.90 AC. X 0.499 [0.6"] = 0.49 AC. FT.

WAIVER REQUEST
 A WAIVER IS REQUESTED OF LDC 10.2.4.B(1) TO ALLOW A PORTION OF THE VEHICULAR PARKING ADJACENT TO THE EMERGENCY ENTRANCE TO ENCRUCH INTO THE PROPERTY'S PERIMETER LANDSCAPE BUFFER AREA.



RECEIVED
 MAR 23 2015
 PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL
 Condition of Approval:
 SILVERLAKE PARTNERS LLC.
 9390 BUNSEN PARKWAY
 TB. 2279 LOT. 4
 DB. 8978, PG. 458
 OR3/CFD
 Date: 3/25/15
 Development Review
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

Mindel, Scott & Associates, Inc.
 Planning - Engineering - Surveying - Landscape Architecture
 Utility Consulting - Property Management
 5511 Jefferson Boulevard, Louisville, KY 40219
 Phone: (502) 465-1508 Fax: (502) 465-1506 Email: ms@msaonline.com

MSA

DEVELOPER
 CONTINENTAL PROPERTIES COMPANY LLC
 WI34 N8675 EXECUTIVE PARKWAY
 MENOMONEE FALLS, WI 53052

OWNER
 MARGARET THENEMAN
 9120 BLOWING TREE RD.
 LOUISVILLE, KY. 40220

DETAILED DISTRICT DEVELOPMENT PLAN
SPRINGS AT BUNSEN PARKWAY
 AKA: BLOWING TREE APARTMENTS
 9120 BLOWING TREE ROAD,
 LOUISVILLE, KY 40220
 TAX BLOCK: 38 LOT: 20
 D.B. 8491 PG. 0001

1/20/15	APPROVED LAYOUT PER CLIENT REVIEW
1/22/15	PER MSD COMMENTS
2/26/15	REVISED GARAGE LAYOUT & PROP. R/W
3/2/15	REVISED GARAGE LAYOUT & PROP. R/W
3/2/15	WAIVER REQUEST ADDED
3/27/15	UPDATED R/W RESERVATION AREA
3/27/15	PER PUBLIC HEARING

Vertical Scale: N/A
 Horizontal Scale: 1"=60'
 Date: 12/15/14
 Job Number: 3235
 Sheet: 1

GRAPHIC SCALE 1"=60'
 0 15 30 60 120

CASE # 14ZONE1060
 MSD WM # 11074