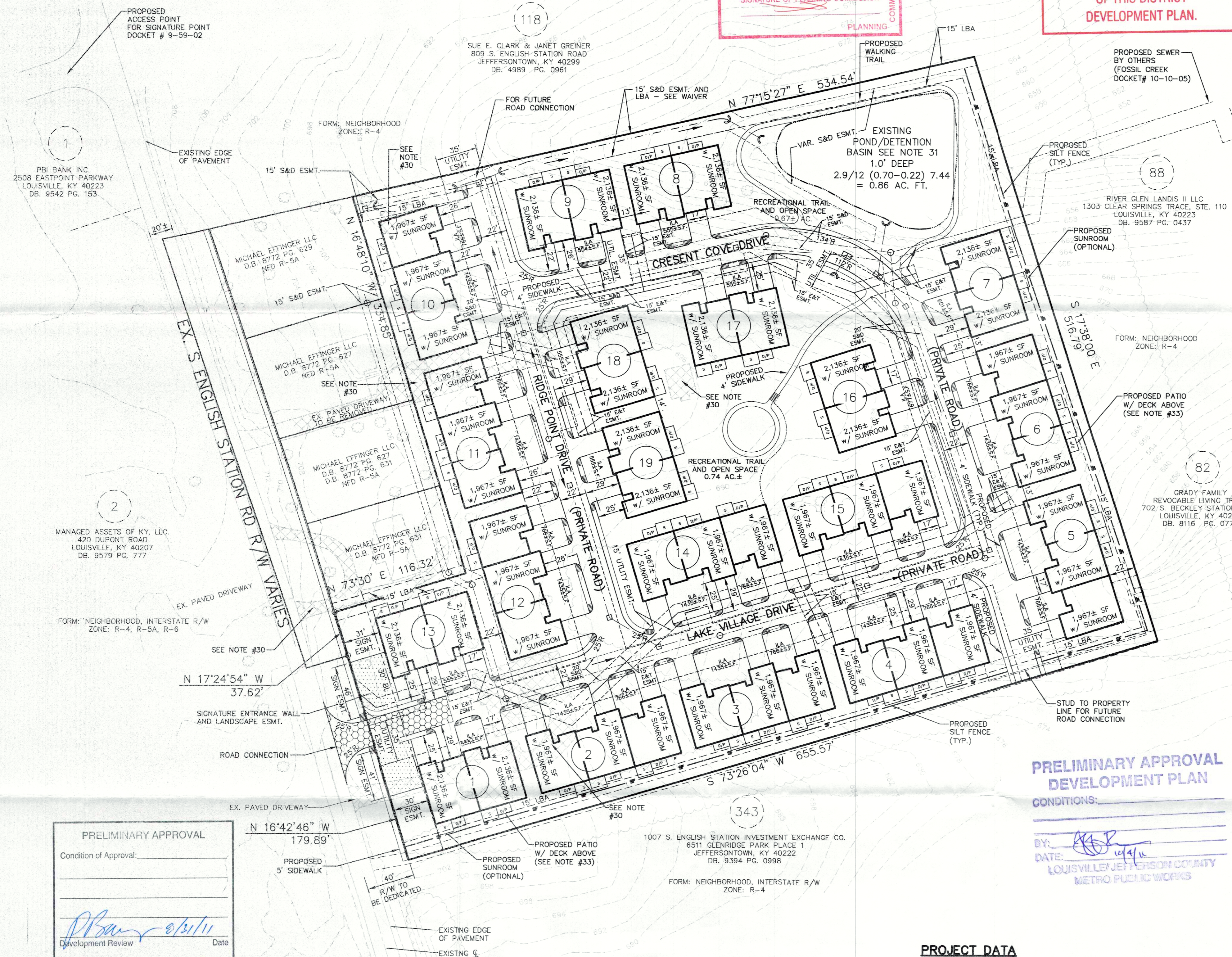


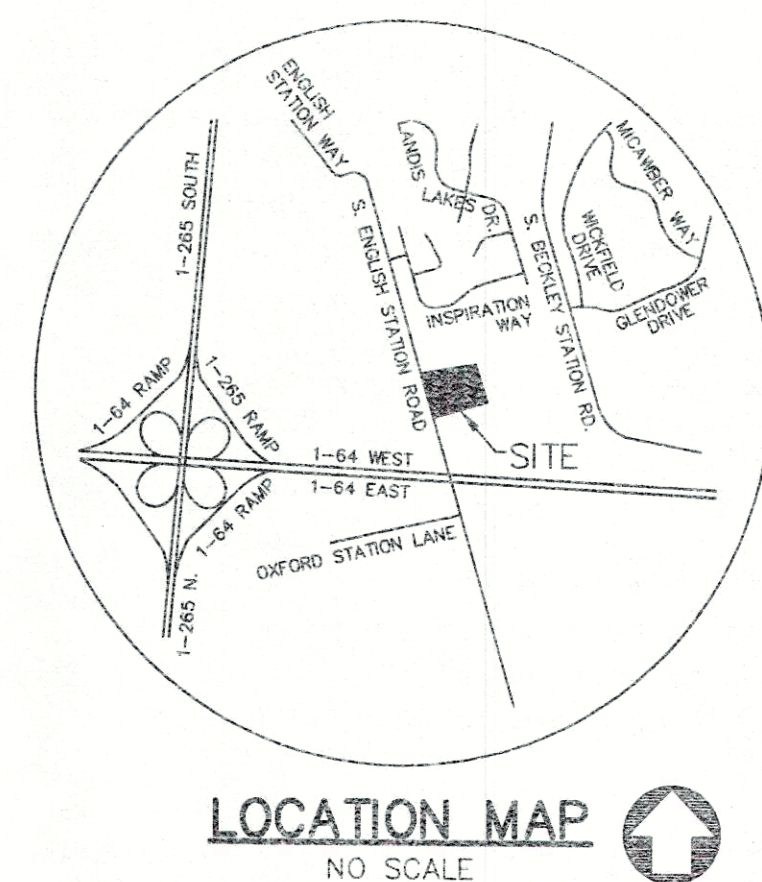
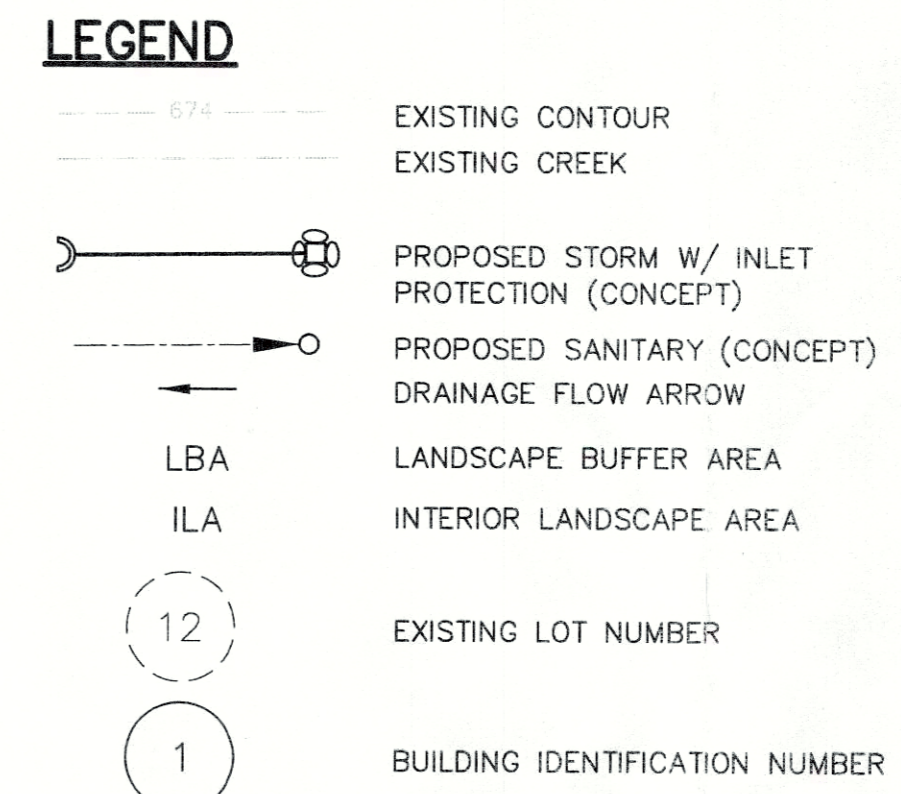
BENCHMARK (1929 DATUM)

THE STATION IS 1150' SOUTH ALONG BECKLEY STATION ROAD FROM THE 1-64 OVERPASS TO THE INTERSECTION OF WIBBLE HILL ROAD AND GILLILAND ROAD; THENCE GO 450' S.E. ALONG GILLILAND ROAD TO THE STATION ON THE LEFT; STATION IS 11.6' N.E. OF THE CENTERLINE OF GILLILAND ROAD AND 0.5' BELOW. ELEV. 585.02



METRO
LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 15744
APPROVAL DATE 9/14/11
EXPIRATION DATE 9/14/13
SIGNATURE OF PLANNING COMMISSION

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.



NOTES

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DOMESTIC WATER SUPPLY: NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- DRAINAGE / STORM WATER DETENTION: POST-DEVELOPED PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2.10 & 100 YEAR STORMS. DRAINAGE PATTERN DEPICTED BY 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.
- 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.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0115 D).
- 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.
- ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED.
- PROPOSED ROADS WILL HAVE A MINIMUM GRADE OF 1% AND A MAXIMUM GRADE OF 10%.
- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY ALONG SOUTH ENGLISH STATION ROAD.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT SHALL BE RECORDED PRIOR TO FULL CONSTRUCTION APPROVAL BY PUBLIC WORKS.
- EXTENSION OF STORMWATER BOUNDARIES IS REQUIRED.
- L.E. REQUIRED
- CAPS TO BE CALCULATED.
- RIGHT OF WAY TO THE SOUTH ON ENGLISH STATION ROAD SHALL BE CLEARED PER PUBLIC WORKS REQUIREMENTS TO ACHIEVE ACCEPTABLE SIGHT DISTANCE FOR PROPOSED ENTRANCE.
- ALL ROADWAY INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO WORKS.
- VERGE AREAS WITHIN PUBLIC RIGHT OF WAY TO BE PROVIDED PER 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 EFFECT PUBLIC SAFETY OF HAMPER SIGHT DISTANCE FINAL LOCATION WILL BE DETERMINED DURING THE CONSTRUCTION APPROVAL PROCESS.
- AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE DEVELOPMENT DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- ALL STREET NAME SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND INSTALLED PRIOR TO OCCUPANCY OF THE FIRST RESIDENCE ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF BOND RELEASE.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1%, MAXIMUM GRADE SHALL BE 10%.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- CURB AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
- ALL CUL-DE-SACS AND BUBBLE WIDTHS, RADIUS, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- ALL EXISTING ENTRANCES SHALL BE REMOVED.
- EXISTING POND TO BE USED FOR DETENTION; MODIFICATION OF POND SIZE WILL BE DETERMINED DURING SITE CONSTRUCTION PHASE.
- INDIVIDUAL TRASH COLLECTION WILL BE PROVIDED WITHIN THE DEVELOPMENT.
- A ROOF OR AWNING MAY BE CONSTRUCTED TO COVER THE PROPOSED DECKS AND PATIOS.
- A MINOR PLAT SHALL BE RECORDED TO CONSOLIDATE THE LOTS, DEDICATE RIGHT OF WAY AND CREATE LOTS AS SHOWN PRIOR TO RECORDING OF THE CONDOMINIUM PLAT.
- MINIMUM DRIVEWAY LENGTH IS 22' FROM GARAGE OR BUILDING FACE TO BACK OF SIDEWALK OR EDGE OF PAVEMENT. MAXIMUM RESIDENTIAL DRIVEWAY WIDTH IS 20'.

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:

BY: [Signature]
DATE: [Date]
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PROJECT DATA

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-5A
EXISTING LAND USE	MULTI-FAMILY RESIDENTIAL CONDOMINIUMS
PROPOSED LAND USE	7.16± AC.
TOTAL LAND AREA	48
NO. OF DWELLING UNITS	97,458± S.F.
TOTAL BUILDING AREA	
PARKING:	
REQUIRED (MIN 1.5/UNIT, MAX 3/UNIT)	72-144 SPACES
PROVIDED (2 CAR GARAGES)	96 SPACES
PARKING AREA RATIO	2 SPACES/UNIT
DENSITY (MAX. 12.01 D.U./AC.)	6.70± D.U./AC.
FLOOR AREA RATIO (MAX. 0.5)	0.31±
OPEN SPACE REQUIRED	1.22± AC. (15% GLA)
OPEN SPACE PROVIDED	1.41± AC.
V.U.A.	62,573± S.F.
I.L.A. REQUIRED (7.5% X VUA)	4,693 S.F.
I.L.A. PROVIDED	19,040± S.F.
MAX. BUILDING HEIGHT	35 FEET

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 SEEDED, 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.

TREE CANOPY DATA

GROSS SITE AREA	317,553± S.F.
TREE CANOPY CATEGORY	CLASS C
TREE CANOPY TO BE PRESERVED	0 S.F. (0%)
TOTAL TREE CANOPY REQUIRED	63,510± S.F. (20%)
TREE CANOPY TO BE PLANTED	63,510± S.F. (20%)
48 TYPE A TREES @ 1 3/4" CAL. (720 S.F. CREDIT EACH)	34,560± S.F.
50 TYPE B TREES @ 1 3/4" CAL. (432 S.F. CREDIT EACH)	21,600± S.F.
70 TYPE C TREES @ 1 3/4" CAL. (106 S.F. CREDIT EACH)	7,420± S.F.
TOTAL TREE CANOPY PROVIDED	63,580± S.F.

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

PRELIMINARY APPROVAL
Condition of Approval:
[Signature] 9/31/11
Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

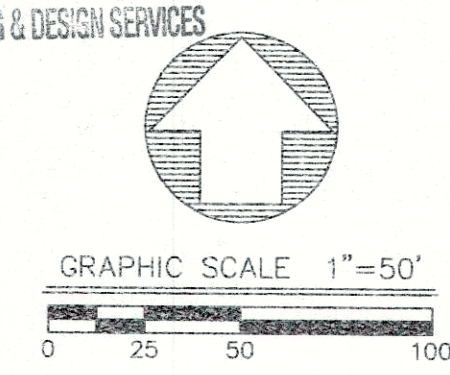
Mindel, Scott & Associates, Inc.
Planning • Engineering • Surveying • Landscape Architecture
Utility Consulting • Program Management
4445 Bibbway Lane, Suite 200, Louisville, KY 40218
Phone: (502) 485-1538 • Fax: (502) 485-1536 • Email: msand@msand.com

OWNER/DEVELOPER
MICHAEL R. EFFINGER, LLC.
7018 WOODED MEADOW ROAD
LOUISVILLE, KY. 40241
(502) 425-4452

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
LAKE VILLAGE AT LANDIS LAKES
LAKE VILLAGE, RIDGE POINT AND CRESENT COVE DR.
TAX BLOCK 32, LOT 239
D.B. 8772 PG. 627, 629 & 631

RECEIVED
AUG 10 2011

PLANNING & DESIGN SERVICES



Vertical Scale: N/A
Horizontal Scale: 1"=50'
Date: 01/31/11
Job Number: 2364

Sheet
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of 1

MSD WM # 9024 CASE # 15444
PREVIOUS CASE # 9-45-05 AND 9026

15444