

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. There shall be no commercial signs in the right-of-way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of soil 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. No parking, material storage or construction activities shall be permitted within the fenced area.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulates from reaching existing roads and neighboring properties.
7. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
8. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from oversteering/side-slipping, properties or public right-of-way, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, roadway or structure.
9. Benchmark and topographical information shown herein were derived from Kentucky LIDAR. Boundary information was taken from deed.
10. A Karst survey was performed on 12-12-2023 by Theodore Bernstein, RLA and no KARST features were observed.
11. Street trees to be provided in all adjacent rights-of-way. Final location and type to be shown on the approved landscape plan.

MSD NOTES:

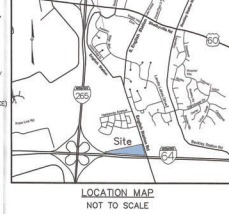
1. All retail shops must have individual connections per MSD's lots, lots and grease policy.
2. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
3. Sanitary sewer not available, subject to Board of Health approval prior to MSD construction plan approval. A Downstream Facilities Capacity request will be submitted to MSD.
4. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0049/2020 F dated February 28th 2021.
5. Drainage pattern indicated by arrows (---) is for conceptual purposes.
6. If the site has thru drainage an easement plot will be required prior to MSD construction plan approval.
7. On-site detention will be provided. Pre-developed peak flows will be limited to pre-developed peak flows for 2.10, 2.25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
8. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MSA and MSD Design Manual requirements.
9. The final design of this project must meet all MSA water quality regulations established by MSD. Site layout may change at the design phase due to proper siting of Green Best Mgmt. Practices.
10. MSD easement bond required prior to construction plan approval.
11. If the final site design has through drainage, an easement plot will be required prior to MSD grading construction plan approval.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 12,688 AC. (332,394 SF)
EXISTING TREE CANOPY AREA	= 21,88 (130,923 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED	= 08 (0.5 AC.)
EXISTING TREE CANOPY TO BE PRESERVED	= 6.98 (35,722 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 308 (19,338 S.F.)
TOTAL TREE CANOPY TO BE PROVIDED	= 28.54 (157,616 S.F.)

PROJECT DATA

GROSS SITE AREA	= 12,688 AC. (332,394 SF)
AREA OF R/W DEDICATION	= 0.108 AC. (4,805 SF)
NET SITE AREA	= 12,580 AC. (348,589 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-4
TOWN DISTRICT	= RESIDENTIAL
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= 15' + 15' STORY (35' TALL MAX) + 0.24 (5.0 MAX. ALLOWED)
PROPOSED BUILDING HEIGHT	= 15'
PROPOSED BUILDING FOOTPRINT AREA	= 13,400 SF (STORAGE & OFFICE)
GROSS FLOOR AREA	= 13,400 SF
BUILDING HEIGHT	= 15'
F.A.R.	= 0.24 (5.0 MAX. ALLOWED)
PARKING REQUIRED	= 14 SPACES (INCL. 2 HC)
STORAGE	= 1 SP/500 SF + 1 PER 15 CLIMATE CONTROLLED UNITS (MIN)
CLIMATE CONTROLLED UNITS (MIN)	= 23 SPACES
CLIMATE CONTROLLED UNITS (MAX)	= 59 SPACES
OFFICE	= 1 SP/400 SF
STORAGE	= 1 SP/150 SF
TOTAL PARKING REQUIRED	= 29 (MIN) 75 (MAX)
PARKING PROVIDED	= 14 SPACES (INCL. 2 HC)
BICYCLE PARKING PROVIDED	= 3 SPACES
TOTAL VEHICULAR USE AREA	= 148,315 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 11,124 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 14,250 SF

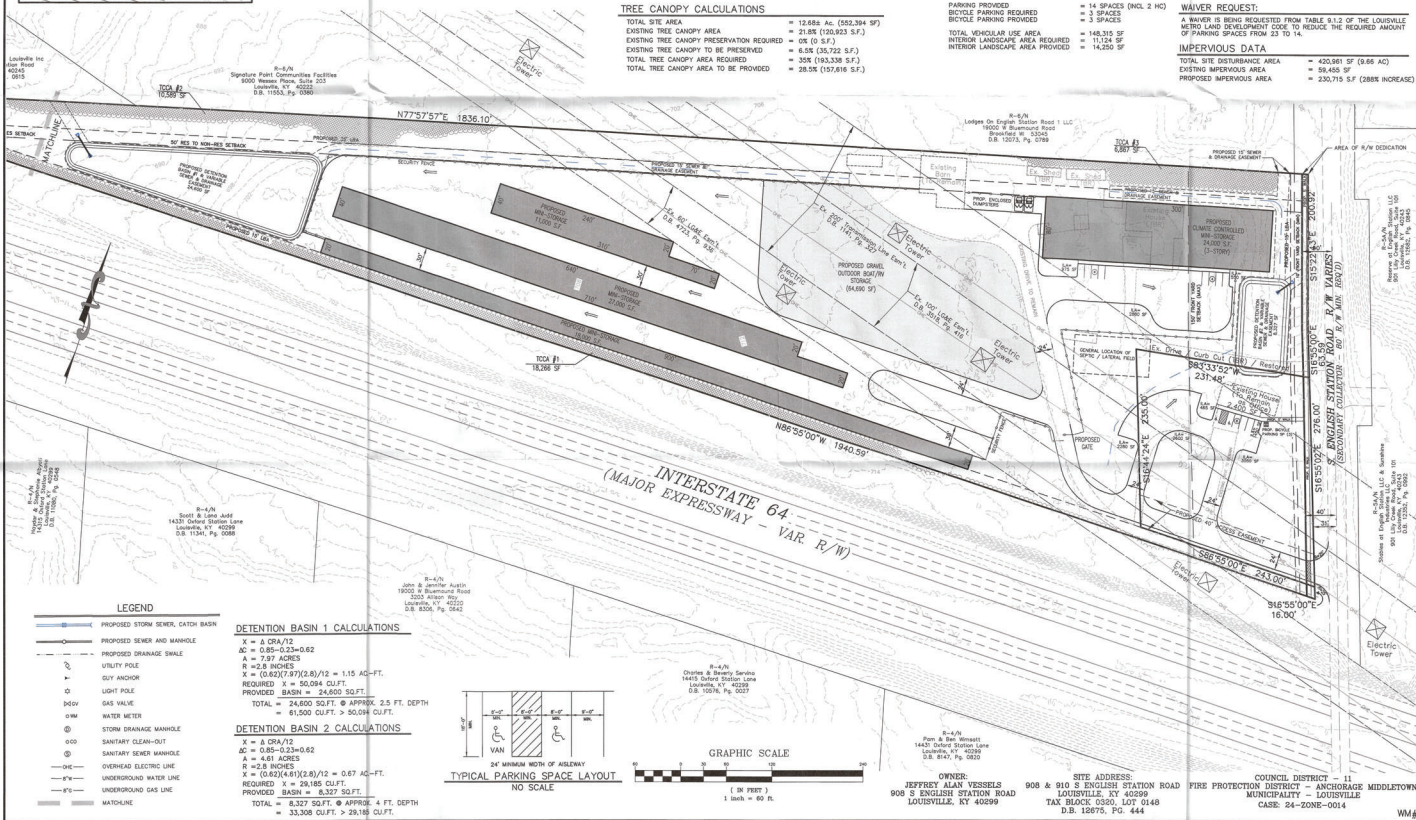


WAIVER REQUEST:

A WAIVER IS BEING REQUESTED FROM TABLE 8.1.2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED AMOUNT OF PARKING SPACES FROM 23 TO 14.

IMPERVIOUS DATA

TOTAL SITE DISTURBANCE AREA	= 425,881 SF (9.66 AC)
EXISTING IMPERVIOUS AREA	= 84,480 SF
PROPOSED IMPERVIOUS AREA	= 230,715 SF (288% INCREASE)



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OWNER/DEVELOPER	DATE	BY	DESCRIPTION
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