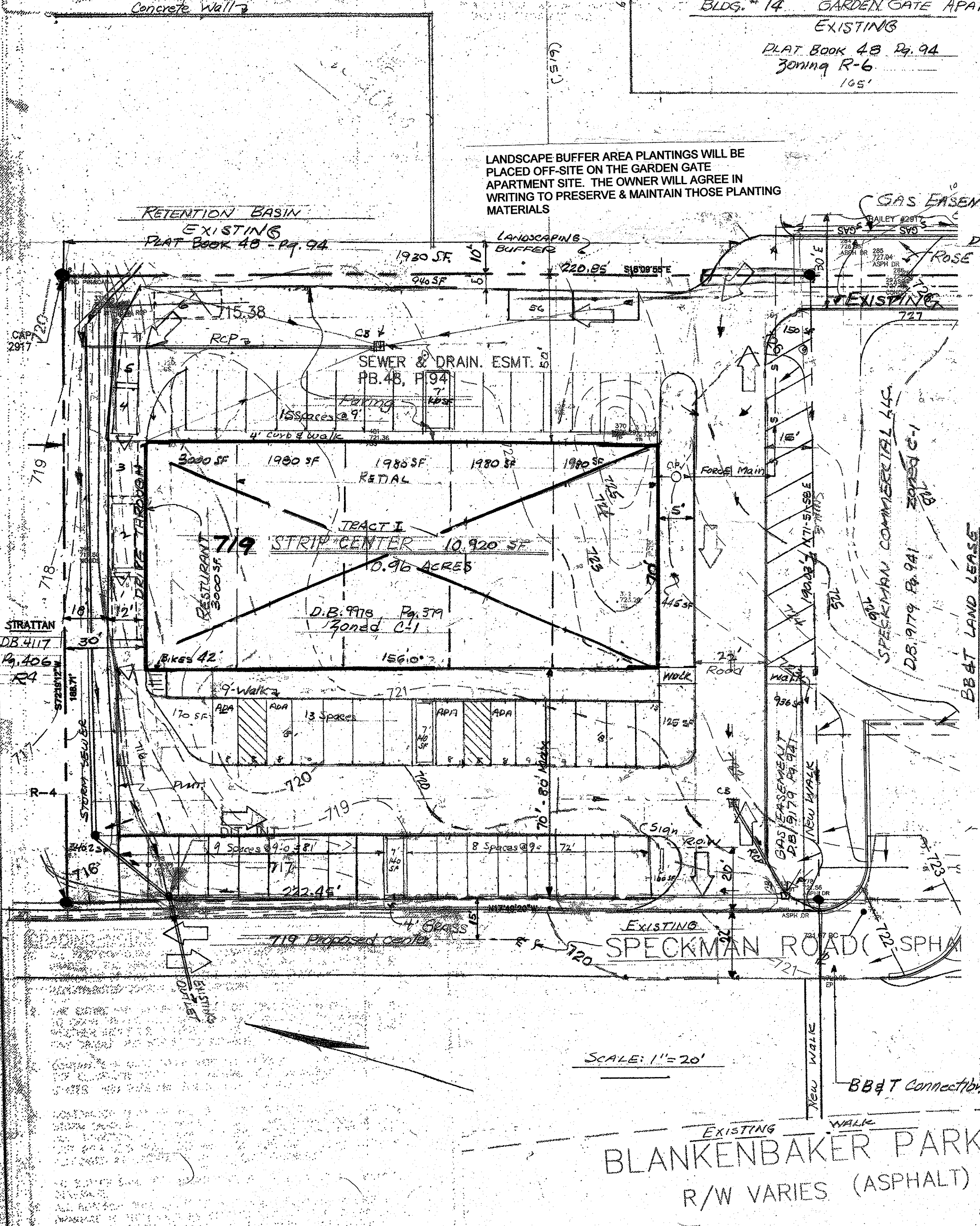


BLDG. # 14 GARDEN GATE APARTMENTS
EXISTING
PLAT BOOK 48 Pg. 94
Zoning R-6
105'

LANDSCAPE BUFFER AREA PLANTINGS WILL BE PLACED OFF-SITE ON THE GARDEN GATE APARTMENT SITE. THE OWNER WILL AGREE IN WRITING TO PRESERVE & MAINTAIN THOSE PLANTING MATERIALS



- NOTES
- < DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
 - SANITARY SEWER SERVICE IS IN ROSE GARDEN ROAD. PROPERTY IS SUBJECT TO APPLICABLE FEES.
 - STORM WATER DETENTION IS PROVIDED IN PRESENT BASIN FOR TRACT I.
 - A SEDIMENTATION AND EROSION CONTROL PLAN WILL BE PREPARED AND IMPLEMENTED IN ACCORDANCE WITH M.S.D. AND U.S.D.A. NATURAL RESOURCES AND CONSERVATION SERVICES RECOMMENDATIONS.
 - FREESTANDING SIGNS WILL COMPLY WITH THE LOUISVILLE JEFFERSON COUNTY DEVELOPMENT CODE.
 - A TREE PRESERVATION PLAN WILL BE PREPARED, APPROVED AND IMPLEMENTED PRIOR TO INITIATING CONSTRUCTION ACTIVITY. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING AND/OR CONSTRUCTION ACTIVITY. FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN FENCED AREA.
 - ALL SITE LIGHTING WILL BE DIRECTED DOWN AND AWAY FROM ADJOINING RESIDENCES.
 - ALL PARKING SPACES ARE 9 FEET WIDE BY 18 FEET DEEP UNLESS OTHERWISE NOTED.
 - CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE PROTECTED AREA.
 - MSD IWD APPROVAL REQUIRED.
 - ALL WORK WITHIN THE P.O.W. REQUIRES PERMIT AND BOND
 - OWNER: SPECKMAN COMMERCIAL, 7410 NEW LAGRANGE RD., STE 100 LOUISVILLE, KY 40222
 - TITLE BY DEED: TAX BLOCK 3534 LOT 1, SUB LOT 0000 DISTRICT 22.
 - GEM ENGINEERING WAS ON SITE IN FEBRUARY OF 2012 AND NO KARSETS WERE FOUND.

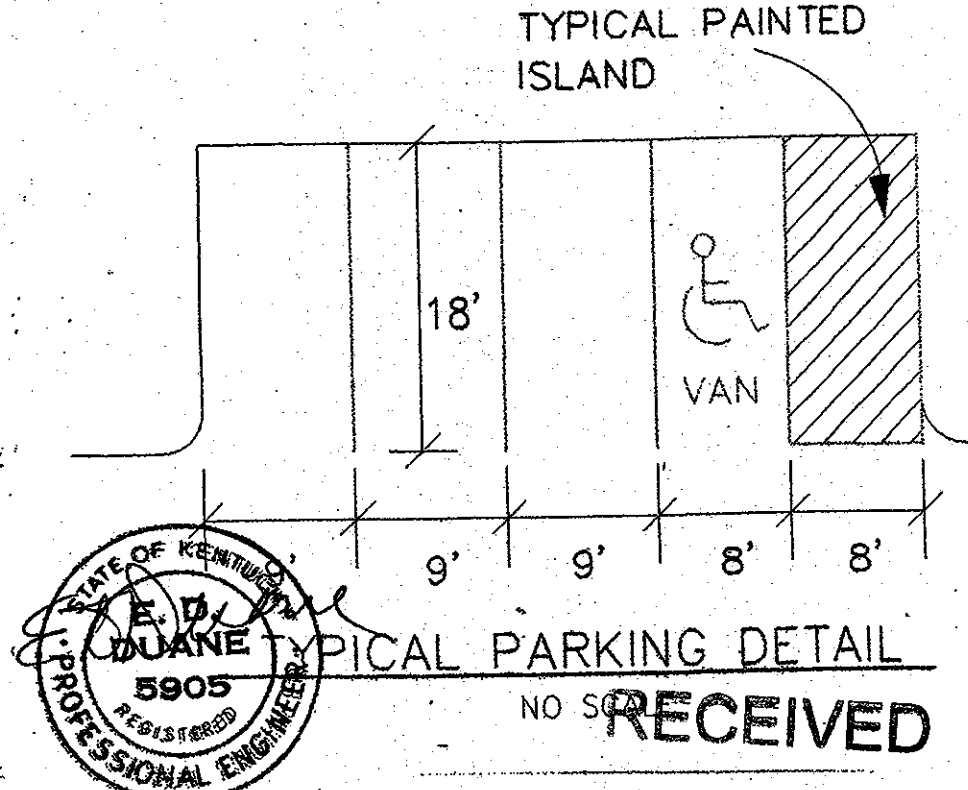
- MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FLIGHTIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

- WAIVERS
- TO OMIT THE SIDEWALK ALONG SPECKMAN ROAD (LDC SECTION 5.8.1.B)
 - TO WAIVE THE 35' LBA, PLANTINGS, AND SCREEN ALONG THE NORTH PROPERTY LINE (LDC SECTION 10.2.4)
 - TO WAIVE THE 35' LBA, PLANTINGS, AND SCREEN ALONG THE EAST PROPERTY LINE (LDC SECTION 10.2.4)
 - TO WAIVE THE 10' VUA LBA, PLANTINGS, AND SCREEN ALONG WEST PROPERTY LINE (LDC SECTION 10.2.10)
- VARIANCES
- TO ALLOW VUA TO BE 0' FROM THE WEST PROPERTY LINE (LDC TABLE 5.3.2)
 - TO ALLOW VUA TO BE 18' FROM THE NORTH PROPERTY LINE (LDC TABLE 5.3.2)
 - TO ALLOW VUA TO BE 0' FROM THE EAST PROPERTY LINE (LDC TABLE 5.3.2)

PROJECT SUMMARY

FORM DISTRICT	TRACT I	Neighborhood
EXISTING ZONE	C1	VACANT
EXISTING USE		RETAIL RESTAURANT
PROPOSED USE		10,920 SQ. FT.
BUILDING SQ. FT.		0.96 AC.
SITE ACREAGE		20,558 SQ. FT.
V.U.A.	3 REQUIRED	1542 SF
I.L.A.	5 PROVIDED	8,990 SQ. FT.
GROSS DENSITY		N/A
BUILDING HEIGHT		1 STORY MAX - 30' HIGH
NUMBER OF UNITS		N/A
SIGN SQ. FT.		60 SQ. FT. - 6' HIGH
SIGN		25 SQ. FT.
PARKING SPACES		4 EACH ADA; need 56 spaces
DRIVE THRU WINDOW FOR RESTAURANT		1
LANDSCAPING: 6 AREAS TO PLANT TREES		
SITE AREA 41,885 SF, SANDY 8,364 SF 20% 96		
NORTH LINE SOLID TREES		
RESTAURANT - 3000 SF		
RETAIL - 7920 SF		

THE PARKING CALCS
RESTAURANT: MIN=24, MAX=60
*RETAIL: MIN=32, MAX=53
TOTAL: MIN=56, MAX=113
PARKING PROVIDED: 58
4 ADA



REVISED GENERAL AND DETAILED DISTRICT DEVELOPMENT PLAN

PROJECT NAME
STRIP CENTER
749 Speckman Road
Louisville, KY 40243

OWNER
SPECKMAN COMMERCIAL

DATE: 12-9-14

DEC 19 2014
PLANNING & DESIGN SERVICES

DEC 19 2014
PLANNING & DESIGN SERVICES
12-16-14
11-25-14
DATE: 12-9-14

5-1