

TREE CANOPY CALCULATIONS

CLASS: C (0%-40% COVERED)

SITE AREA: 0.49 AC (21,423 SF)

EXISTING TREE CANOPY PRESERVED:	3,300 S.F.	(15%)
REQUIRED TREE CANOPY:	0 S.F.	(0%)
NEW TREE CANOPY PROVIDED:	644 SF	(3%)
1 ~ 1 3/4" TYPE B TREES (432 SF EACH) =	432 SF	
2 ~ 1 3/4" TYPE C TREES (106 SF EACH) =	212 SF	
TOTAL TREE CANOPY PROVIDED:	3,944 SF	(18%)

PRIVATE YARD REQUIREMENT

A WAIVER WAS APPROVED TO REDUCE PRIVATE YARD OPEN SPACE REQUIRED PER CASE #B-74-05W

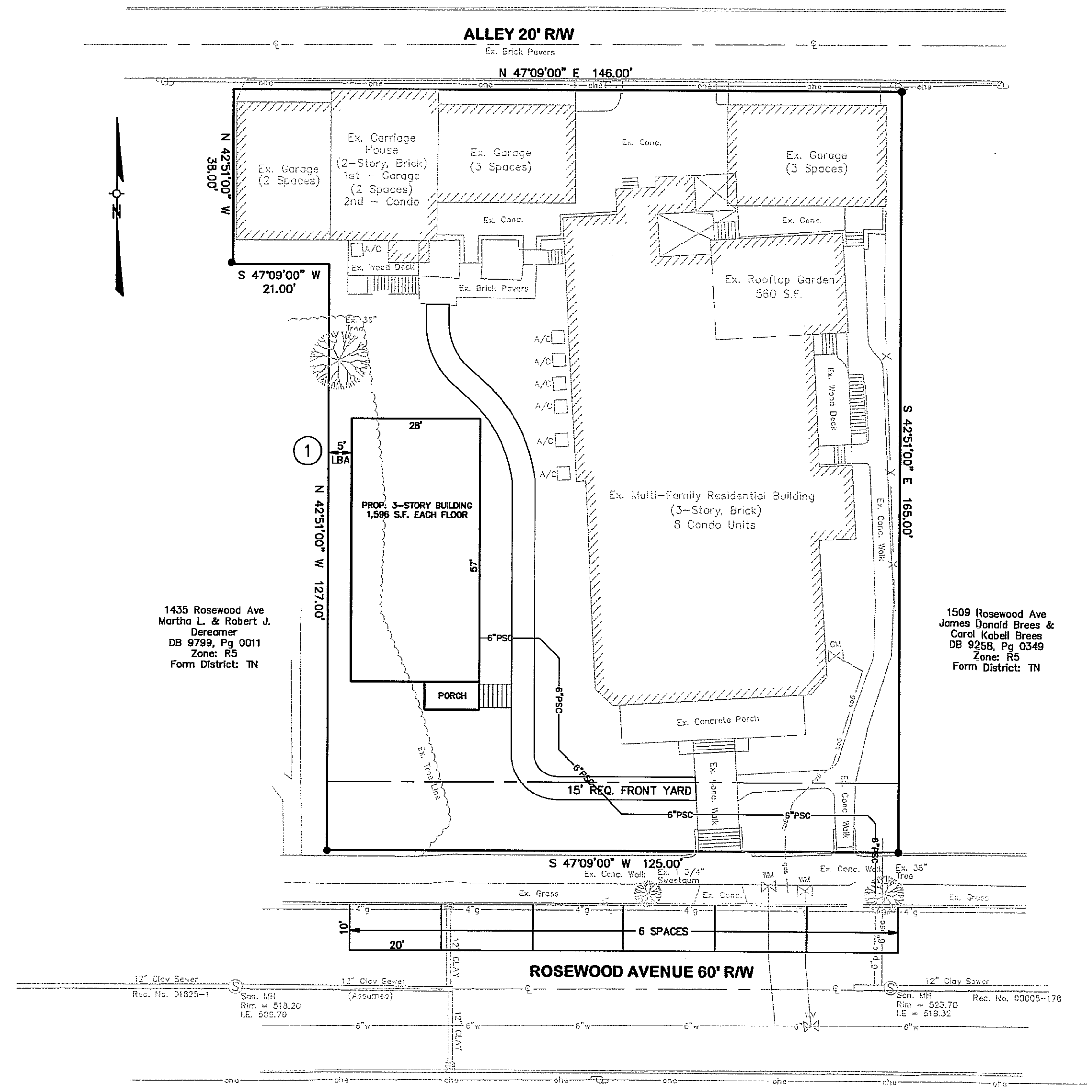
WAIVERS REQUESTED

- 1 A WAIVER IS BEING REQUESTED FROM TABLE 10.2.3 OF CHAPTER 10.2.4 TO REDUCE THE 10' PROPERTY PERIMETER LANDSCAPE BUFFER AREA TO 5'.
- 2 A PARKING WAIVER IS BEING REQUESTED TO ALLOW ON STREET PARKING TO MEET THE MINIMUM PARKING REQUIREMENTS.

PROJECT SUMMARY

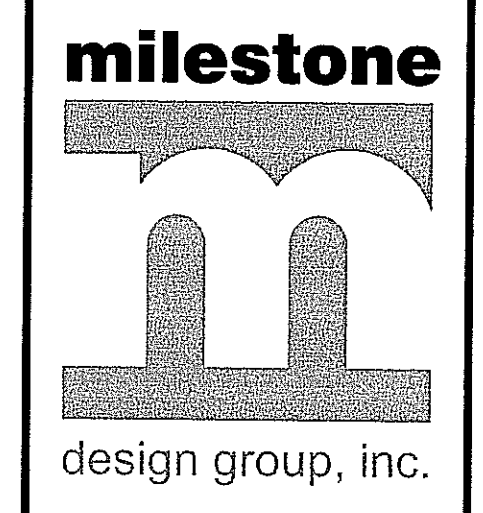
EXISTING ZONE	R-7
EXISTING USE	MULTI-FAMILY
PROPOSED USE	MULTI-FAMILY TRADITIONAL NEIGHBORHOOD
FORM DISTRICT	0.49 AC. (21,423 SF)
GROSS ACREAGE	17,829 SF
EXISTING BUILDING SF	4,788 SF
PROPOSED NEW BUILDING SF	22,617 SF
TOTAL BUILDING SF	17
MAXIMUM DENSITY (AT 34.8 D.U./AC.)	12
PROPOSED NUMBER OF D.U.	24.5 D.U./AC.
PROPOSED DENSITY	

- GENERAL NOTES**
1. ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
 2. ALL PARKING SPACES ARE 9 FEET WIDE BY 18 FEET DEEP UNLESS OTHERWISE NOTED.
 3. 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 AREA.
 4. ALL DUMPSTERS AND SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
 5. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE RIGHT-OF-WAY.
 6. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
 7. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 9. SITE LIGHTING WILL BE MINIMAL, BUT SUFFICIENT TO ENSURE SAFETY. ANY SITE LIGHTING SHALL COMPLY WITH THE LAND DEVELOPMENT CODE.



PARKING SUMMARY

PARKING REQUIRED	12 UNITS
1.5 SPACES/UNIT	18 SPACES
PARKING PROVIDED	10 SPACES
EXISTING GARAGE SPACES	6 SPACES
ON-STREET CREDIT PER LDC 9.1.10	6 SPACES
TOTAL PROVIDED	16 SPACES



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THE ROSEWOOD II

DATE: 6/2/14
DRAWN BY: T.D.M.
CHECKED BY: A.A.W.
SCALE: 1"=20' (HORZ)
SCALE: N/A (VERT)

REVISIONS

RECEIVED
JUN 02 2014
PLANNING &
DESIGN SERVICES

WAIVER EXHIBIT
OF
THE ROSEWOOD II
1505 ROSEWOOD AVENUE
LOUISVILLE, KENTUCKY 40204
FOR
OWNER/DEVELOPER:
HIGHLANDS RESTORATION GROUP, LLC
11915 CREEL LODGE DRIVE
LOUISVILLE, KENTUCKY 40223
D.B. 8488 Pg. 0271
TAX BLOCK 27E, LOT 79

SITE PLAN

JOB NUMBER
13032

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OF
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