

Revisions	Date	By	Comments
9/23/18	9/23/18	PKM	KEYNOTE COMMENTS
9/23/18	9/23/18	PKM	KEYNOTE COMMENTS
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Vertical Scale: N/A
 Horizontal Scale: 1"=100'
 Date: 7/23/18
 Job Number: 3501
 Sheet: 1
 of 1

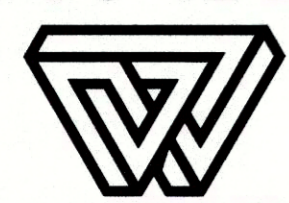
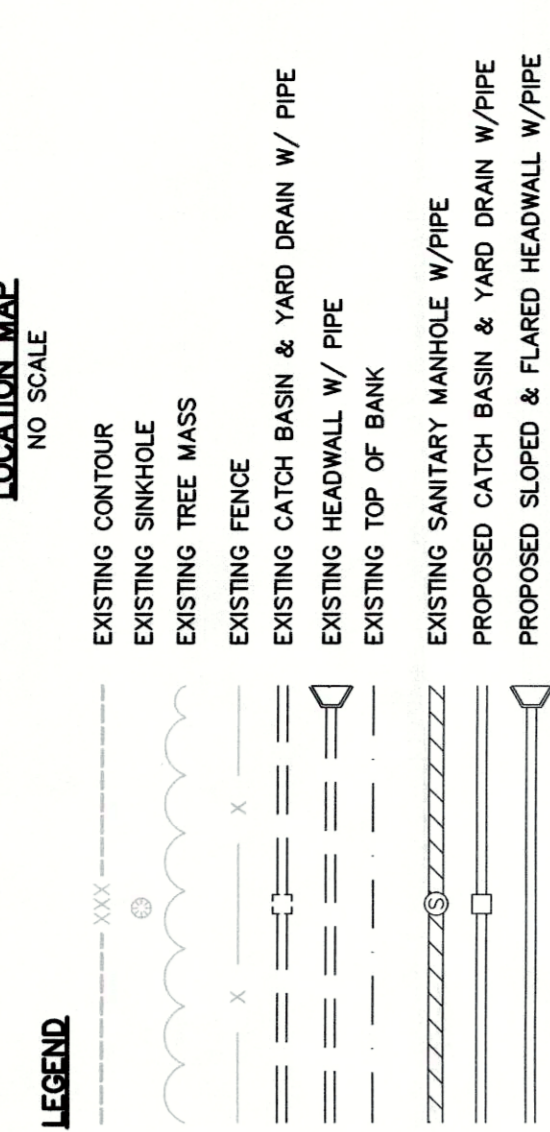
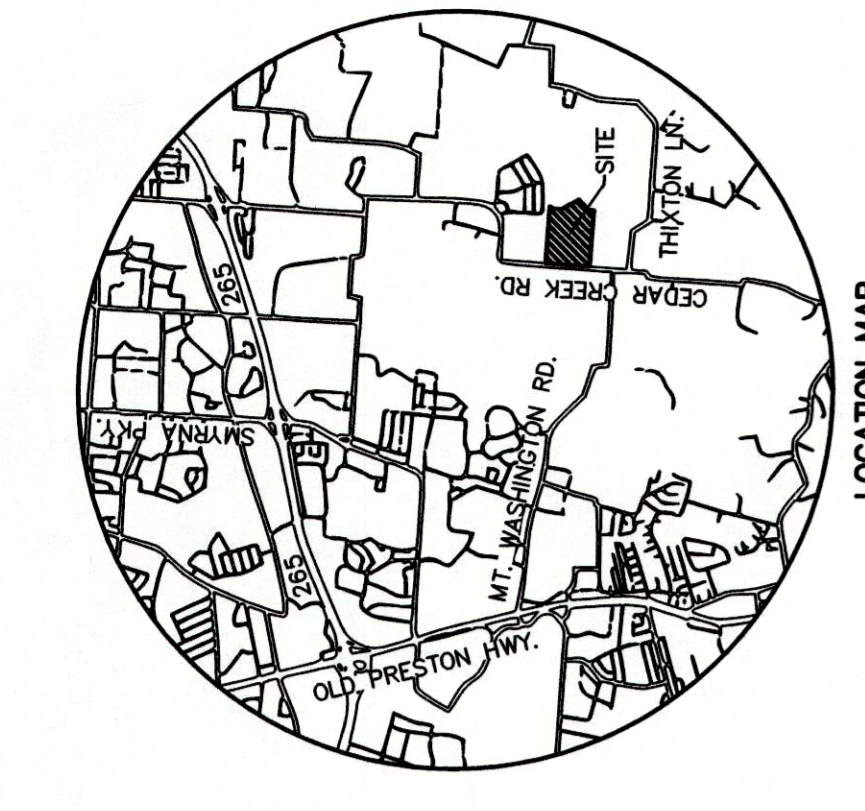
OWNER: PATRICA SPENNER DAVIS
 1420 PLAZA ST #240
 CHULA VISTA, CA 91913

OWNER: THEODORE J. SPENNER
 616 VATES DR
 RADCLIFF, KY 40160

OWNER: CAROLYN LOUISE BEAVER
 1035 EIDER WAY
 OCEANSIDE, CA 92057

DEVELOPER: AS ACQUISITIONS LLC
 9707 SHELBURNE ROAD
 LOUISVILLE, KY 40223

MINDLE SCOTT
 ENGINEERING ► SURVEYING ► PLANNING ► LANDSCAPE ARCHITECTURE
 513 Jefferson Blvd, Louisville, KY 40219
 502-485-1508 ► mindlescott.com

SITE DATA (NOT UPDATED)

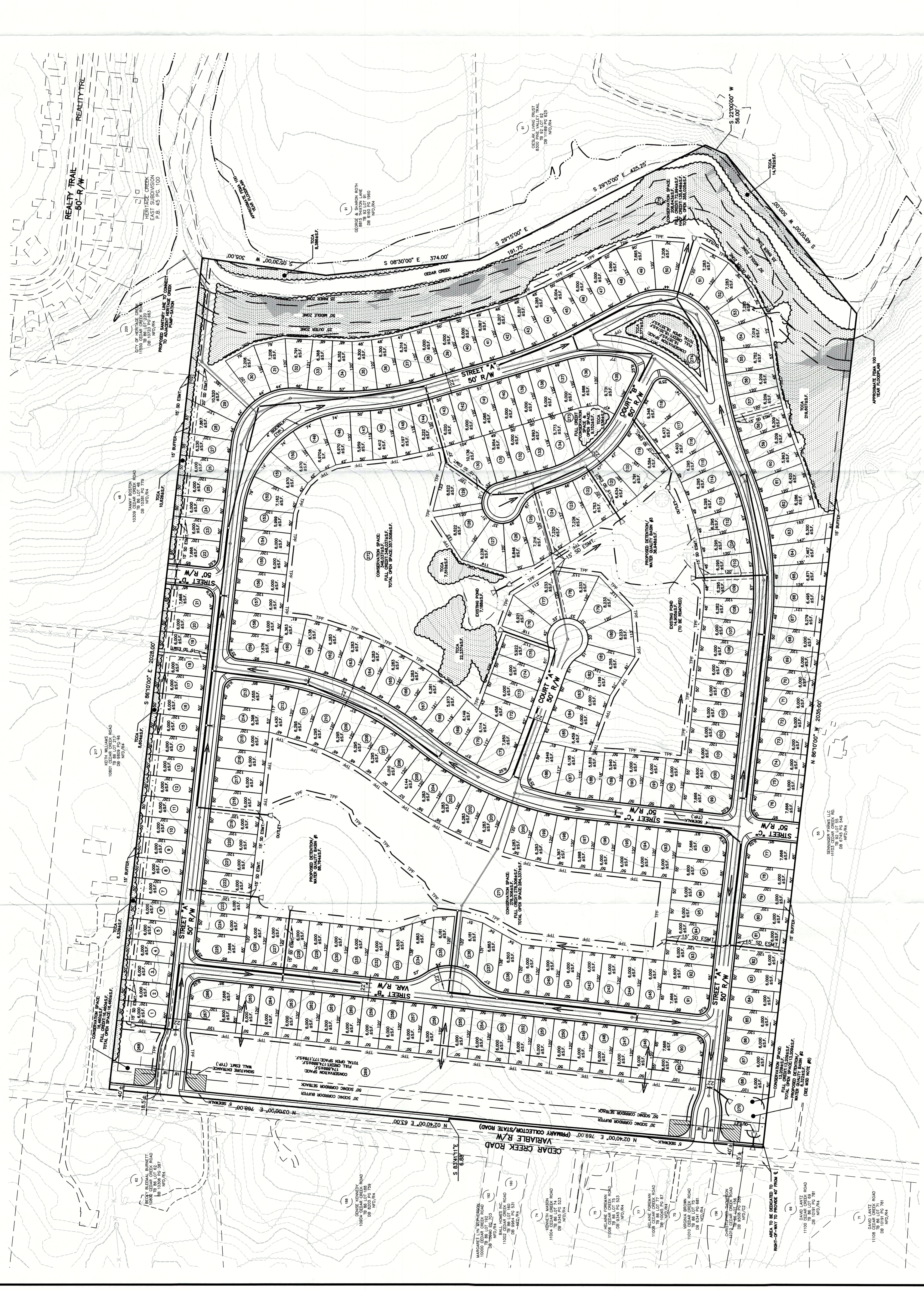
NEIGHBORHOOD: SINGLE FAMILY/AGRICULTURAL
 EXISTING LAND USE: SINGLE FAMILY
 NET LAND AREA: 87,844 AC.
 NON-BUILDABLE LOTS: 8
 GROSS DENSITY: 3.37 DU/AC
 CONSERVATION AREA PROVIDED: 1,034,870.64 S.F. (23.6)
 CONSERVATION AREA REQUIRED: 831,404.84 S.F.
 TOTAL OPEN SPACE: 133,648.84 S.F. (3.1)
 DIMENSIONAL STANDARDS:
 MINIMUM LOT SIZE: 2,500± S.F.
 MINIMUM LOT WIDTH: 40± FT.
 MINIMUM LOT DEPTH: 25± FT.
 MAXIMUM BUILDING HEIGHT: 15± FT.
 MAXIMUM BUILDING FOOTPRINT: 25' x 25' (24' FOR GARAGE)
 REAR YARD MIN. (5' IF ADJACENT TO ALLEY) 15' (40' IF CORNER LOT)
 FRONT YARD MIN. 10' (15' IF ADJACENT TO ALLEY) 15' (40' IF CORNER LOT)
 MAXIMUM LOT COVER: 25%
 MAXIMUM BULKHEAD: 25%
 MAXIMUM BUILDING HEIGHT: 15± FT.
 MAXIMUM BUILDING FOOTPRINT: 25' x 25' (24' FOR GARAGE)
 MAXIMUM BUILDING SETBACK: 5± FT.
 MAXIMUM BUILDING SETBACK: 5± FT.
 MAXIMUM BUILDING SETBACK: 5± FT.
 MAXIMUM BUILDING SETBACK: 5± FT.

TREE CANOPY DATA:
 TREE CANOPY CATEGORY: CLASS C
 EXISTING TREE CANOPY: 230,984.84 S.F. (5.2)
 TOTAL TREE CANOPY TO BE PRESERVED: 278,443.33 S.F. (6.3)
 TOTAL TREE CANOPY REQUIRED: 586,472.57 S.F. (13.3)
 AERIAL PHOTO OR FIELD SURVEY TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

DETENTION CALCULATIONS:
 2.77 AVERAGE DEPTH (1) = 3.63 AC-FT
 2.77 AVERAGE DEPTH (2)

GENERAL NOTES:
 1. DOMESTIC WATER SUPPLY BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 2. A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING AND CONSERVATION DIVISIONS OF THE CITY OF LOUISVILLE PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 3. PROTECTION OF TREES TO BE PRESERVED SHALL BE PROVIDED TO ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 4. CONSTRUCTION ACTIVITIES-PREPARING COMPACTED ROOT SYSTEMS OF TREES SHALL BE PROVIDED TO ANY CONSTRUCTION ACTIVITIES ON THE SITE.
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MSD NOTES:
 1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 2. WASTEWATER TREATMENT SHALL BE PROVIDED TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY A LEGAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER SHALL BE PROVIDED TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY A LEGAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER SHALL BE PROVIDED TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY A LEGAL EXTENSION AGREEMENT, SUBJECT TO FEES.
 3. DRAINAGE STORMWATER DETENTION, RETENTION, OR STORAGE SHALL BE PROVIDED TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY A LEGAL EXTENSION AGREEMENT, SUBJECT TO FEES.
 4. DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. DETENTION SHALL BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. DETENTION SHALL BE PROVIDED ON SITE AS DEPICTED ON THE PLAN.
 5. FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO FACILITIES SHALL CONFORM TO MSB REQUIREMENTS.
 6. CONSTRUCTION OF STORMWATER DETENTION, RETENTION, OR STORAGE SHALL BE PROVIDED TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY A LEGAL EXTENSION AGREEMENT, SUBJECT TO FEES.
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PUBLIC WORKS AND MSD NOTES:
 1. ALL PUBLIC WORKS SHALL BE PERMITTED IN STATE AND FEDERAL AGENCIES.
 2. METRO WORKS RIGHT-OF-WAY, SEWER, OR WATER MAINS SHALL BE RECORDED PRIOR TO THE CONSTRUCTION OF PUBLIC WORKS OR WITH ASSOCIATED PERMITS.
 3. ALL PUBLIC WORKS SHALL BE PROVIDED TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY A LEGAL EXTENSION AGREEMENT, SUBJECT TO FEES.
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