

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. ANY NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- 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.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK A. SITES ON 11/30/18 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.

MSD NOTES:

- WASTEWATER: EX. SANITARY SEWER CONNECTION CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES. DRAINAGE PATTERN (DEPICTED BY FLOW 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 AND 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.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0 111E).
- SINGLE LOT RESIDENTIAL CONSTRUCTION PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- CONSTRUCTION PLANS AND KTC BOND AND PERMIT ARE REQUIRED BY MPW PRIOR TO CONSTRUCTION APPROVAL.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER MPW STANDARDS.
- ALL DRIVE LANES AND PARKING AREAS TO BE A HARD AND DURABLE SURFACE.

STORMWATER POLLUTION PREVENTION PLAN NOTE:

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP 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 SEEDDED 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 SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

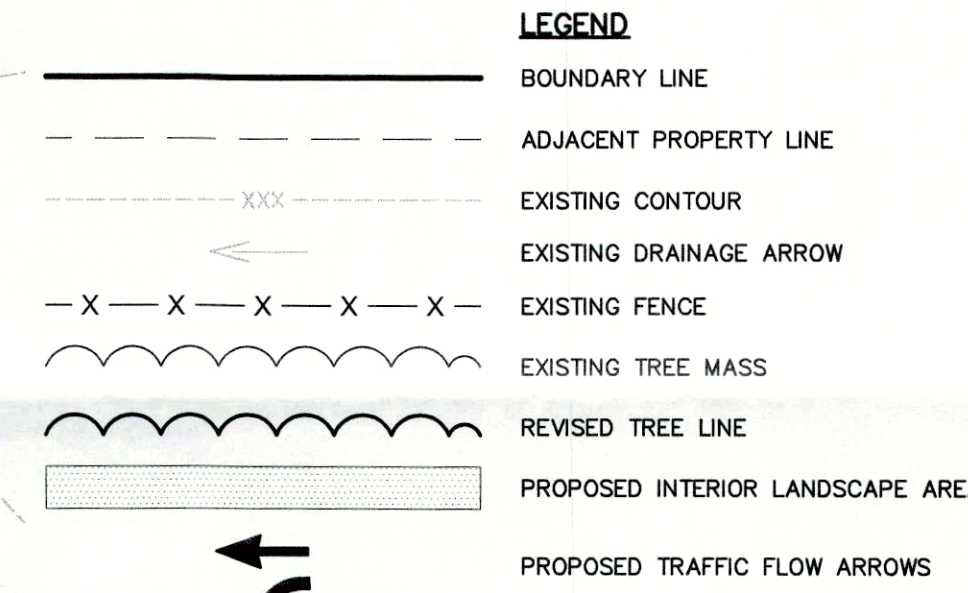
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES 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.



LOCATION MAP
NO SCALE



SITE DATA:

EXISTING FORM DISTRICT	R4	NEIGHBORHOOD	R4
EXISTING ZONING	ON	NEIGHBORHOOD	R4
PROPOSED ZONING	ON	SINGLE FAMILY RESIDENTIAL	OFFICE
EXISTING LAND USE	OFFICE	TOTAL LAND AREA	0.53± AC.
PROPOSED LAND USE	OFFICE	BUILDING AREA	2,450± S.F.
TOTAL LAND AREA	0.53± AC.	STORAGE	500± S.F.
BUILDING AREA	2,450± S.F.	TOTAL	2,950 ± S.F.
OFFICE	2,450± S.F.	FLOOR AREA RATIO (MAX. ALLOWED 0.5)	0.13
STORAGE	500± S.F.	PARKING REQUIRED	7 SPACES
TOTAL	2,950 ± S.F.	MINIMUM (1 SPACE/350 S.F.)	13 SPACES
		MAXIMUM (1 SPACE/200 S.F.)	13 SPACES
		PARKING REDUCTION	10%
		TRANSIT WITHIN 200'	20%
		GREEN DEV. CRITERIA (>20% 0.5)	30%/-2 SPACES
		TOTAL	5 SPACES
		MINIMUM REQUIRED	5 SPACES
		PARKING PROVIDED	5 SPACES
		(INCLUDES 2 ACCESSIBLE SPACES)	

TREE CANOPY DATA:

GROSS SITE AREA	23,25± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	10,07± S.F. (43%)
TREE CANOPY TO BE PRESERVED	9,82± S.F. (42%)
TREE CANOPY TO BE PLANTED	0± S.F. (0%)
TREE CANOPY REQUIRED	3,48± S.F. (15%)
TREE CANOPY PROVIDED	9,82± S.F. (42%)

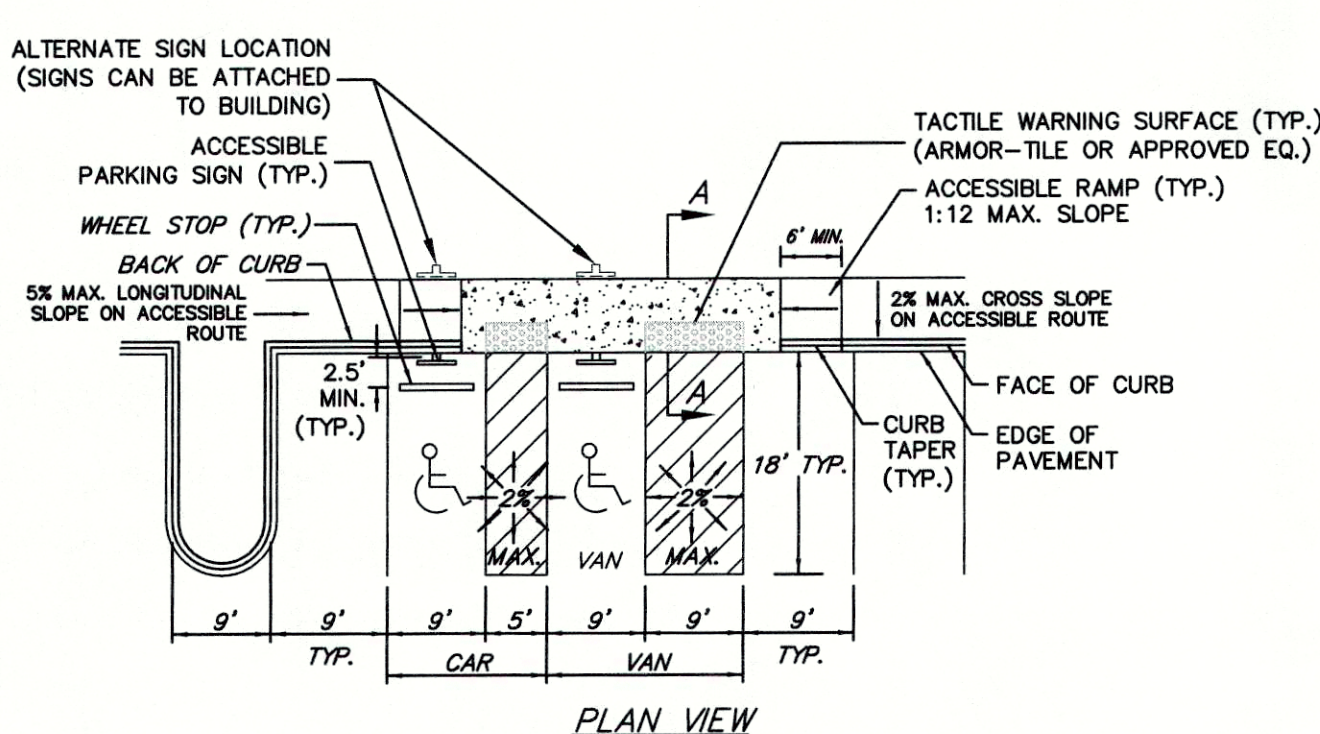
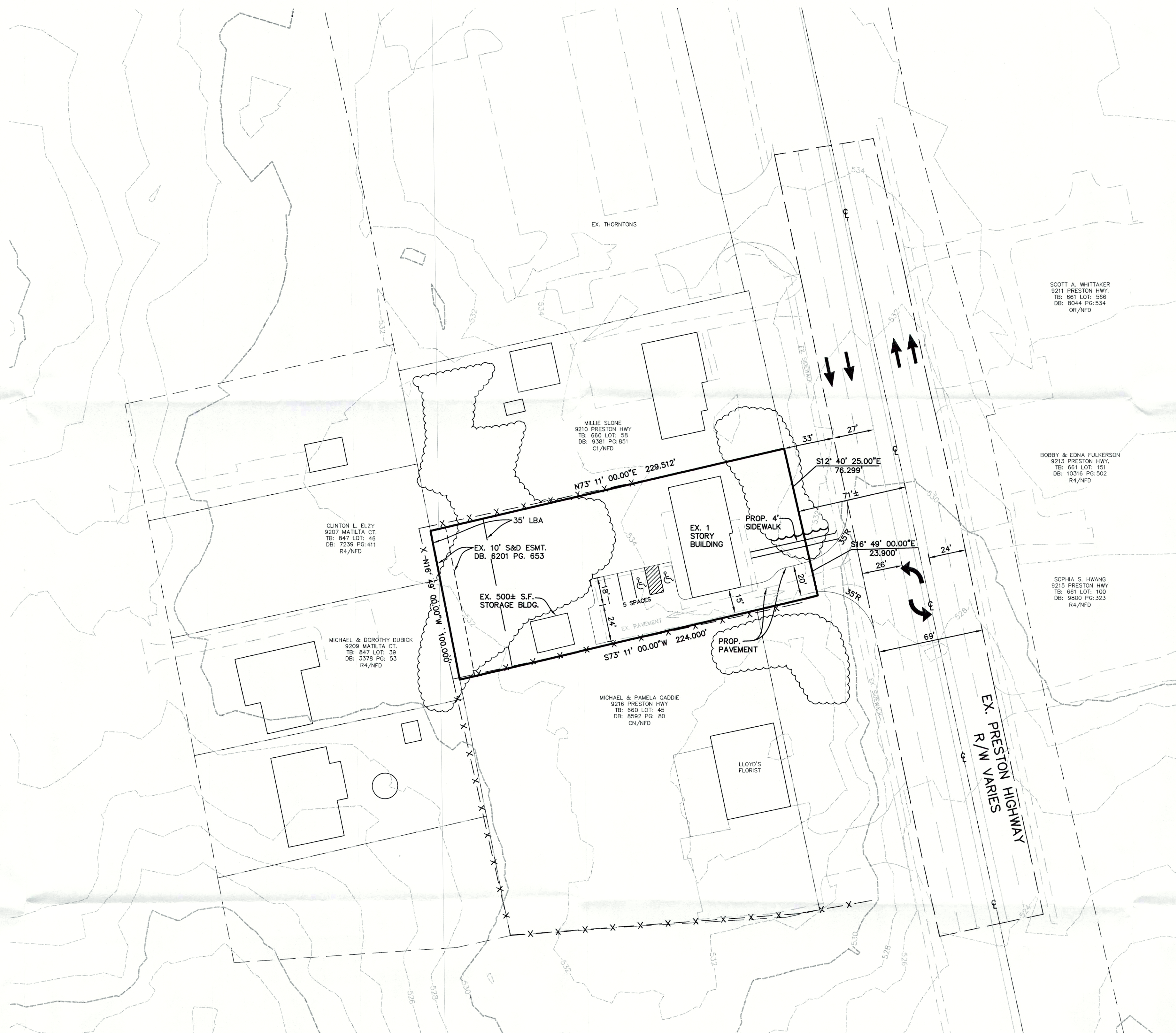
*TREE CANOPY DEPICTED ON PLAN PER MSD LOIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

LANDSCAPE DATA:

V.L.A.	3,78± S.F.
I.L.A. REQUIRED	0 S.F.
I.L.A. PROVIDED	0 S.F.

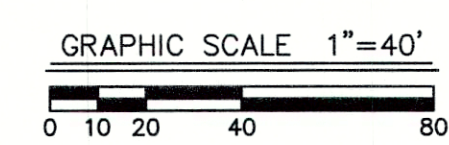
IMPERVIOUS AREA:

EXISTING	6,60± S.F.
PROPOSED INCREASE	1,01± S.F.
TOTAL	7,62± S.F.



TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

RECEIVED
MAR 2 6 2018
PLANNING &
DESIGN SERVICES



CASE # 17ZONE1063

MINDEL SCOTT
ENGINEERING & SURVEYING > PLANNING > LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 > MindelScott.com

OWNER/DEVELOPER
MOUSER PROPERTIES, LLC.
3955 E. BLUELICK ROAD
LOUISVILLE, KY 40229

DETAILED DISTRICT DEVELOPMENT
9212 PRESTON HIGHWAY
9212 PRESTON HWY
LOUISVILLE, KY 40229
TAX BLOCK 660, LOT 56
DEED BOOK 10805, PAGE 674

Revisions

3/28/18	PER AGENCY REVIEW
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Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 02/19/18
Job Number: 3450
Sheet
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