

[illegible]

WAIVER:

PROJECT DATA	
TOTAL AREA	= 1.08 AC.
EXISTING ZONING	= L-2 (GULF, PREDEVELOPED)
"OWN DISTRICT"	NEARBY HARBORLAND CORP.
EXISTING USE	UNDEVELOPED
PROPOSED USE	RECREATION
PROPOSED BUILDING AREA - P&O AREA	= 10,800 S.F. + 2,000 S.F.
MINIMUM # OF ST	= 30 (20' MAX. ALLOWED)
P&O	= 12.0 (10' MAX. ALLOWED)
PARKING REQUIRED	SEE MAX.
EXISTING SHOPPING CENTER - 10,800 S.F.	SEE MAX.
4 S.F./SPIN S. MIN.	= 413 S.F.
5 S.F./SPIN S.F. MAX.	= 516 S.F.
PROPOSED BUILDING AREA + PARKING	SEE MAX.
10,800 S.F./25 S.F. MIN.	= 87 SF
10,800 S.F./25 S.F. MAX.	= 217 SF
10,800 S.F./25 S.F.	= 250 SF
TOTAL PARKING REQUIRED	= 250 SF
EXISTING SHOPPING CENTER	(15.0% OF 10,800)
TOTAL PARKING PROVIDED	= 250 (15.0% OF 10,800)
TOTAL VEHICULAR USE AREA	= 10,800 (15.0% OF 10,800)
INTERIOR LANDSCAPE AREA REQUIRED	= 1,000 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 2,833 S.F.

GENERAL NOTES:

1. Parking areas and drive areas to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done on the right-of-way.
3. Construction fencing shall be erected prior to any construction or cyclic activities preventing compaction of road systems of trees to be preserved. The fencing shall enclose the area beneath the drip-line of the tree canopy and shall be maintained in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
5. All grading will be directed east and away from adjacent residential properties.
6. City of San Diego Hills approval is required.

MSD NOTES:

1. Sewerage service will be provided by contractor and subject to applicable laws and regulations.
2. No portion of the site is within the 100 year flood plain per FEMA Map No. 22171-C 0248 E dated December 5, 2008.
3. Drainage pattern desired by owner (±±±) is for conceptual purposes only. Final drainage pattern and flow rates and channels will be determined during the construction plan design process. Drainage facilities are subject to MSO approval.
4. If the site has this drainage an assessment study will be required prior to MSO granting construction plan approval.
5. Sewerage Service Company has been approved by MSO by letter dated 05/11/2011.
6. The final design of this project must meet all MSO water quality regulations and MSO MS4 stormwater management design practices as set forth in Green Street Management, Position. The area of catchment for MS4 is 1.5 acres. The site is not in the MS4 catchment area. The water quality is not a concern.
7. All retail stores must have indirect connections per MSO's facts, oils, and grease policy.
8. Dumpster is provided outside of the existing entrance bay for "Midwestern" and "Midwest" at 10000 Pacific Highway.

9. MSD drainage bond required prior to MSD construction plan approval.

- EROSION PREVENTION AND SEDIMENT CONTROL NOTES**
The approved erosion prevention and sediment control (EPPSC) plan and its implementation prior to and during the activity on the construction site. Any modification to the approved EPPSC plan must be reviewed and approved by the project development review office (PDRO) and be included per the plan and title documents.

TREE CANOPY CALCULATIONS	
TOTAL SITE AREA	= 43,571 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (8,714 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 11% (4,800 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 10% (4,320 S.F.)
TOTAL TREE CANOPY ARE TO BE PROVIDED	= 21% (9,120 S.F.)

OWNER:	SITE ADDRESS:
MO BLANKENBAKER LLC	11400 MAIN STREET
6044 MONTGOMERY ROAD STE 710	LOUISVILLE, KY 40243
CINCINNATI, OH 45236	TAX BLOCK 2990, LOT 13
	D.B. 9887, PG. 01000

SITE ADDRESS:
11400 MAIN STREET
LOUISVILLE, KY 40243
TAX BLOCK 2990, LOT 13
D.B. 9887, PG. 01000

COUNCIL DISTRICT - 18
FIRE PROTECTION DISTRICT - MIDDLETOWN MSD WM #1121

ENGINEER'S SEAL	SURVEYOR'S SEAL
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LD&D
LAND DESIGN & DEVELOPMENT, INC.
2000 W. LAMAR AVENUE • LAMAR SQUARE
SUITE 300 • DENVER, COLORADO 80202
TEL: 303.733.1100 FAX: 303.733.1101
WWW.LDANDD.COM

LOUINO
DEVELOPER
CNI, COUTLER PROPERTIES LLC
2555 SARATOGA DRIVE
LOUISVILLE, KY 40205

JOB NO.
15056

SHEET
1
OF 1



① WEST (FRONT) ELEVATION
SCALE = 1/8" = 1'-0"