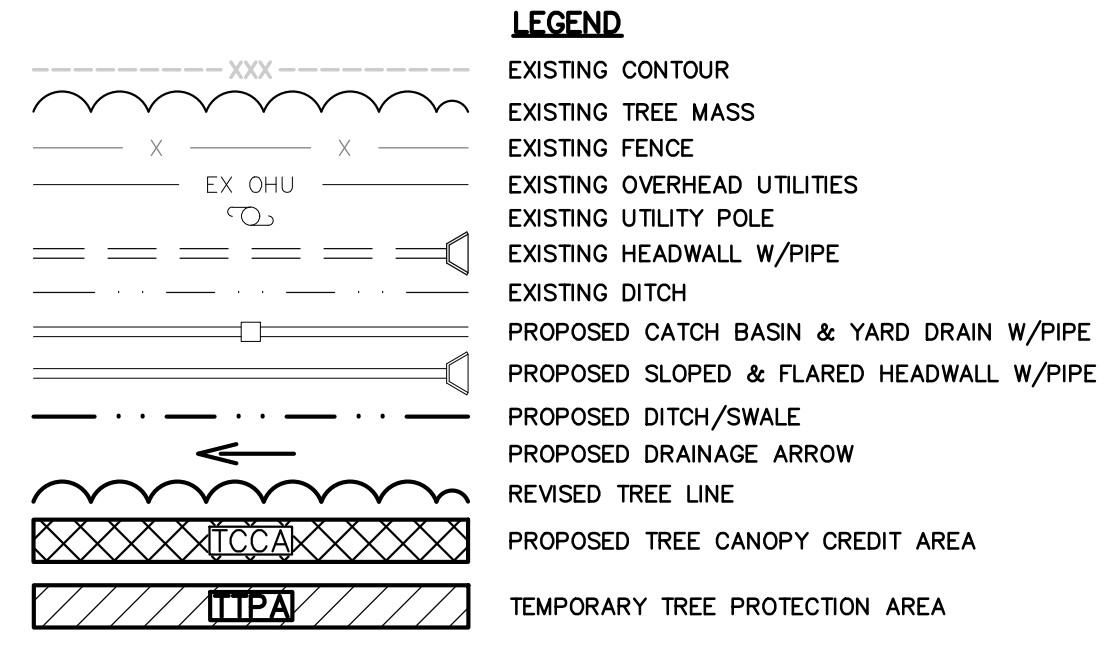
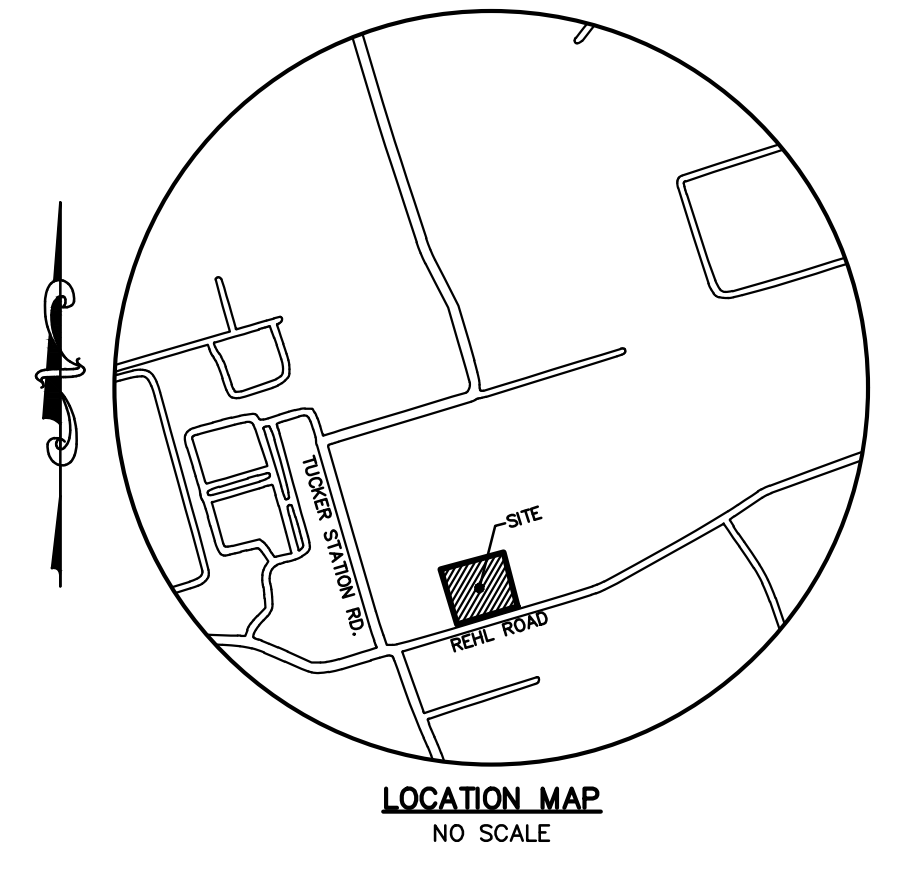


SITE DATA:		SUBURBAN WORKPLACE	
EXISTING FORM DISTRICT	R4	OR	CHURCH
EXISTING ZONING	COMMERCIAL/OFFICE		
PROPOSED ZONING	3.20± AC.		
EXISTING LAND USE	15,360 ± S.F.		
PROPOSED LAND USE	0.1		
TOTAL LAND AREA			
EX. BUILDING AREA			
OFFICE	38 SPACES		
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	77 SPACES		
PARKING REQUIRED			
OFFICE	38 SPACES		
MINIMUM (1 SPACE/400 S.F.)	77 SPACES		
MAXIMUM (1 SPACE/200 S.F.)			
PARKING PROVIDED			
CAR PARKING	38 SPACES		
(INCLUDES 2 ACCESSIBLE & 2 CARPOOL SPACES)			
BICYCLE PARKING REQUIRED/PROVIDED	4 SPACES		
SHORT TERM	2 SPACES		
LONG TERM (PROVIDED IN BLDG)	2 SPACES		

IMPERVIOUS AREA:	
EXISTING IMPERVIOUS AREA	38,454± S.F.
PROPOSED IMPERVIOUS AREA	43,046± S.F.
NET INCREASE	4,592± S.F.

TREE CANOPY DATA:	
GROSS SITE AREA	139,518± S.F.
LAND USE	COMMERCIAL
EXISTING TREE CANOPY	1,970± S.F. (1%)
EXISTING TREE CANOPY TO BE PRESERVED	1,870± S.F. (1%)
TOTAL TREE CANOPY REQUIRED	48,831± S.F. (35%)
TOTAL TREE TO BE PROVIDED (MIN.)	48,831± S.F. (35%)

LANDSCAPE DATA:	
V.L.A.	24,566± S.F.
I.L.A. REQUIRED* (7.5%)	1,842 S.F.
I.L.A. PROVIDED	2,450± S.F.



- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. THE 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 WITHIN 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 JEFFERSONTOWN FIRE DISTRICT.
  - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
  - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
  - AT THE TIME OF LANDSCAPE AND TREE PRESERVATION PLAN DESIGN, EXISTING VEGETATION ALONG THE PROPERTY LINES TO BE USED FOR SCREENING PURPOSES AS ALLOWED BY THE LDC. ANY GAPS TO BE FILLED WITH NEW PLANTINGS AS REQUIRED BY THE LDC.
  - WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF-WAYS, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES IN ACCORDANCE WITH THE LDC.
  - A DUMPSTER WILL NOT BE PROVIDED ON-SITE. ROLL-OUT TRASH RECEPTACLES WILL BE UTILIZED.
  - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY VIA SITE VISIT WAS PERFORMED BY TRAVIS BROWN, PE ON 9/10/2021 AND NO KARST TOPOGRAPHY WAS FOUND. ADDITIONALLY, A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
  - WASTEWATER: CURRENT FACILITY IS BEING SERVED BY SEPTIC FIELD/LEACH FIELD PERMITTED BY METRO HEALTH DEPARTMENT.
  - DRAINAGE/STORMWATER DETENTION: DETENTION IS PROVIDED ON SITE IN THE EXISTING BASIN. INCREASED RUN OFF VOLUME SHALL BE EXCAVATED OUT OF THE EXISTING BASIN AREA. VOLUME TO BE CALCULATED USING THE TRF CALCULATION.
  - 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 065F).
  - BOARD OF HEALTH APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
  - THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 9,891± S.F.

- PUBLIC WORKS AND KTC NOTES:**
- NO COMMERCIAL SIGNS SHALL BE PERMITTED IN METRO WORKS RIGHT-OF-WAY.
  - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
  - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALK RAMPS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.

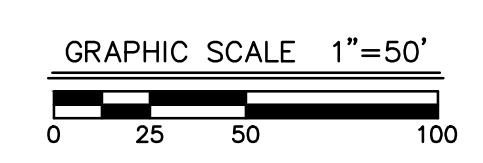
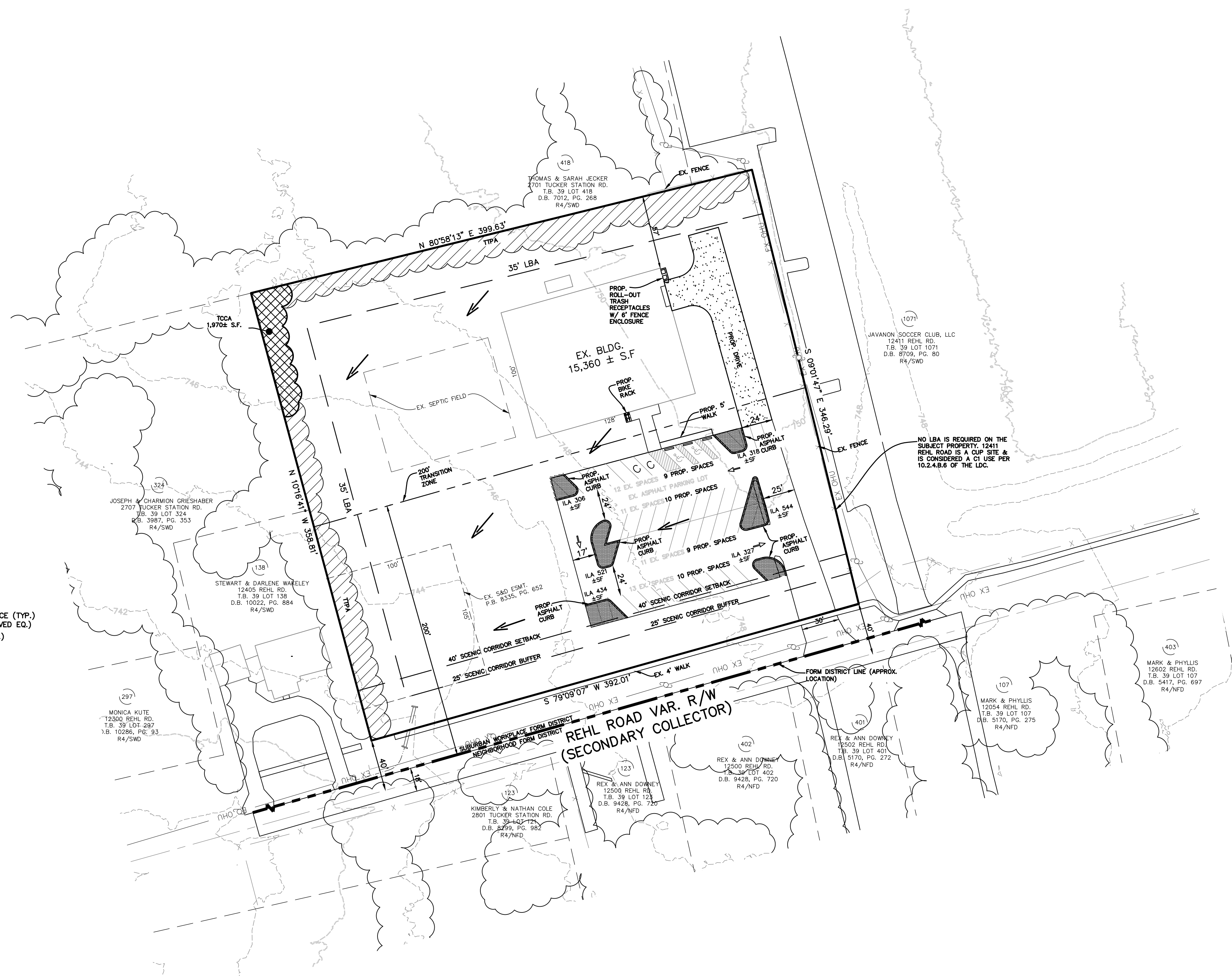
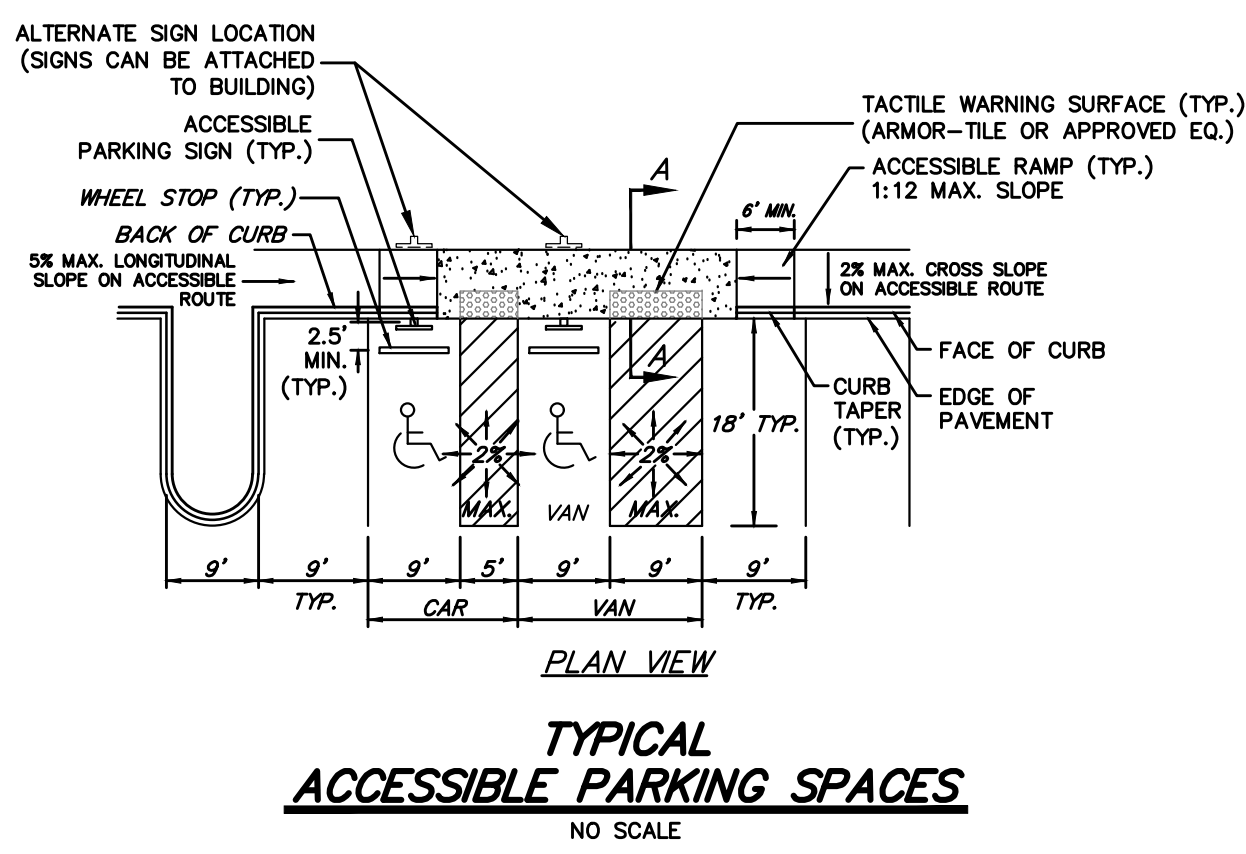
ENGINEERING & PLANNING > LANDSCAPE ARCHITECTURE  
 5151 Jefferson Blvd., Louisville, KY 40219  
 502-465-1508 > mindelscott.com

DEVELOPER  
 UNBRIDLED CHICKEN, LLC  
 11820 RANSOME DR  
 SUITE 101 LOUISVILLE, KY 40243

OWNER  
 KOREAN BAPTIST MISSION CHURCH  
 12407 REHL ROAD  
 LOUISVILLE, KY 40299  
 TAX BLOCK 39, LOT 1070  
 DEED BOOK 8293, PAGE 910

Revisions	DATE	BY	REASON

Vertical Scale: N/A  
 Horizontal Scale: 1"=50'  
 Date: 8/9/2021  
 Job Number: 3829  
 Sheet: 1 of 1



CASE # 21-ZONE-0107  
 RELATED CASE # 21-ZONEPA-0088  
 MSD WM # 8370, 21 1049