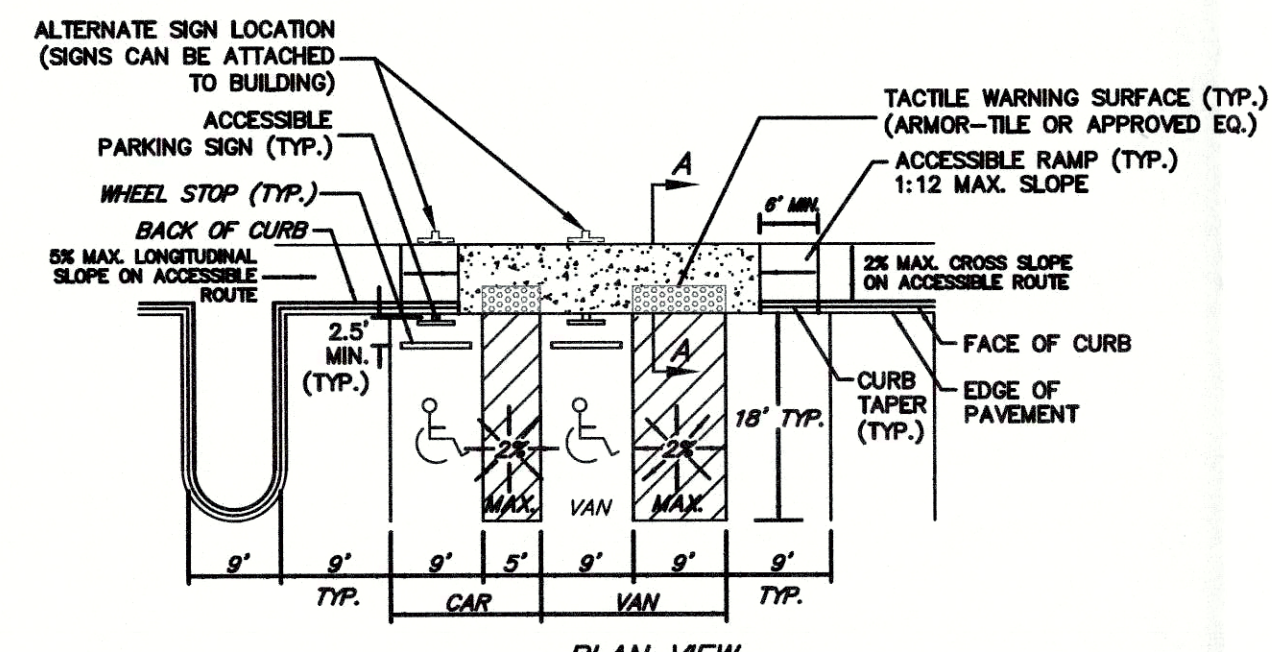


- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - PROTECTION OF TREES TO BE PRESERVED: PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED 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.
 - THE DEVELOPMENT LIES IN THE ST. MATTHEWS FIRE DISTRICT.
 - ALL LUMINAIRE SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (E.G. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 41.3 OF THE LDC.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
 - TREE CANOPY COVERAGE COMPLIANCE NOT REQUIRED PER 10.1.2.B.3 THE INCREASE IN BUILDING FOOTPRINT OR IMPERVIOUS SURFACE IS LESS THAN 20%.
 - LANDSCAPE DESIGN COMPLIANCE IS NOT REQUIRED PER 10.2.2.A.3, THE INCREASE IN BUILDING FOOTPRINT OR IMPERVIOUS SURFACE AREA IS LESS THAN 20%.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 - RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
 - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 - 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 SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.

WAIVER REQUEST:
1. A WAIVER OF 6.2.6 OF THE LDC IS REQUESTED TO NOT PROVIDE THE SIDEWALK ALONG INDIAN HILLS TRAIL.



PLAN VIEW
TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

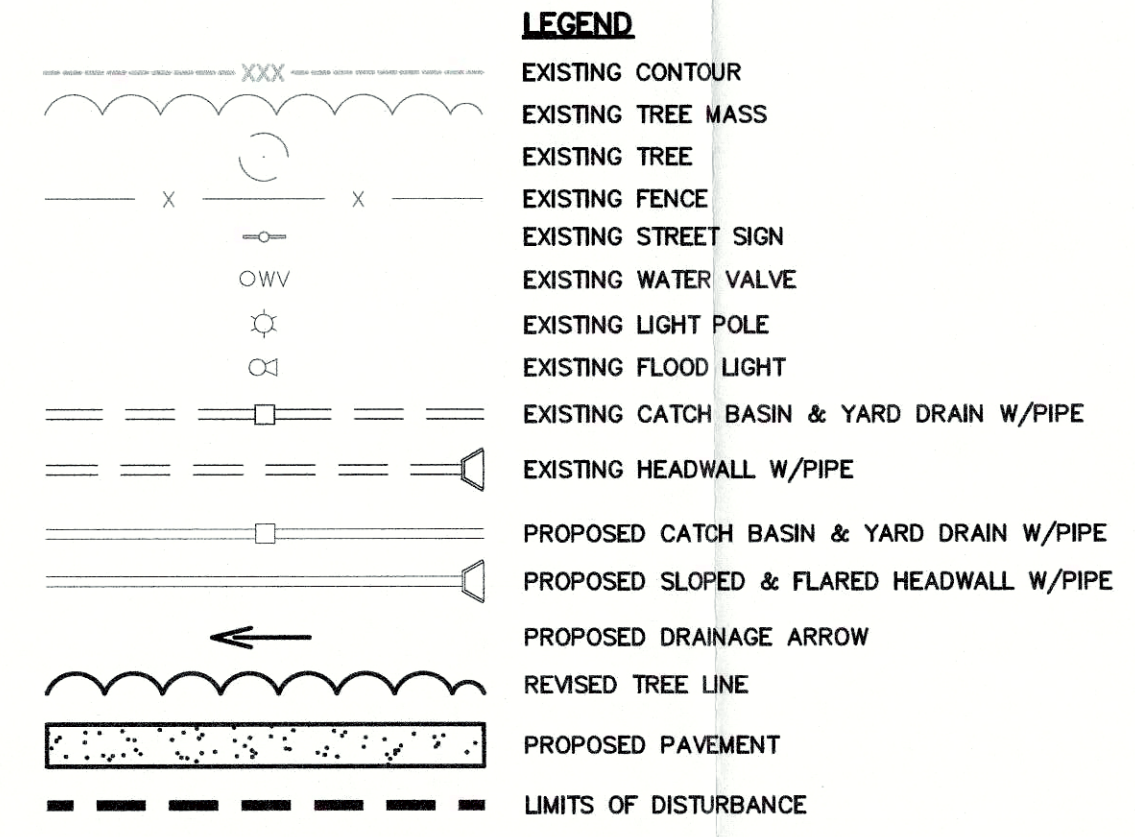
SITE DATA:

| | |
|--------------------------|----------------------------|
| EXISTING ZONING | NFD |
| EXISTING LAND USE | GOLF COURSE |
| TOTAL LAND AREA | 121,611± AC. |
| BUILDING AREA | |
| EX. CLUBHOUSE | 52,982± S.F. |
| EX. EQUIPMENT SHOP | 2,175± S.F. |
| EX. MAINTENANCE BLDG. | 11,563± S.F. |
| EX. PRO SHOP | 3,004± S.F. |
| EX. GARAGE | 71,095± S.F. |
| TOTAL | |
| PARKING REQUIRED | |
| MINIMUM | 84 SPACES |
| MAXIMUM | 336 SPACES |
| TOTAL | 84-336 SPACES |
| PARKING PROVIDED | |
| EXISTING SPACES | 40 SPACES |
| EMPLOYEE | 159 SPACES |
| VISITOR | (INCLUDES 7 ACCESSIBLE) |
| TOTAL | 199 SPACES |
| PROP. SPACES | 50 SPACES |
| NET GAIN | 30 SPACES |
| TOTAL | 229 SPACES |
| IMPERVIOUS AREA: | |
| EXISTING IMPERVIOUS AREA | 456,702± S.F. |
| PROPOSED IMPERVIOUS AREA | 12,082± S.F. (2% INCREASE) |
| TOTAL | 468,784± S.F. |

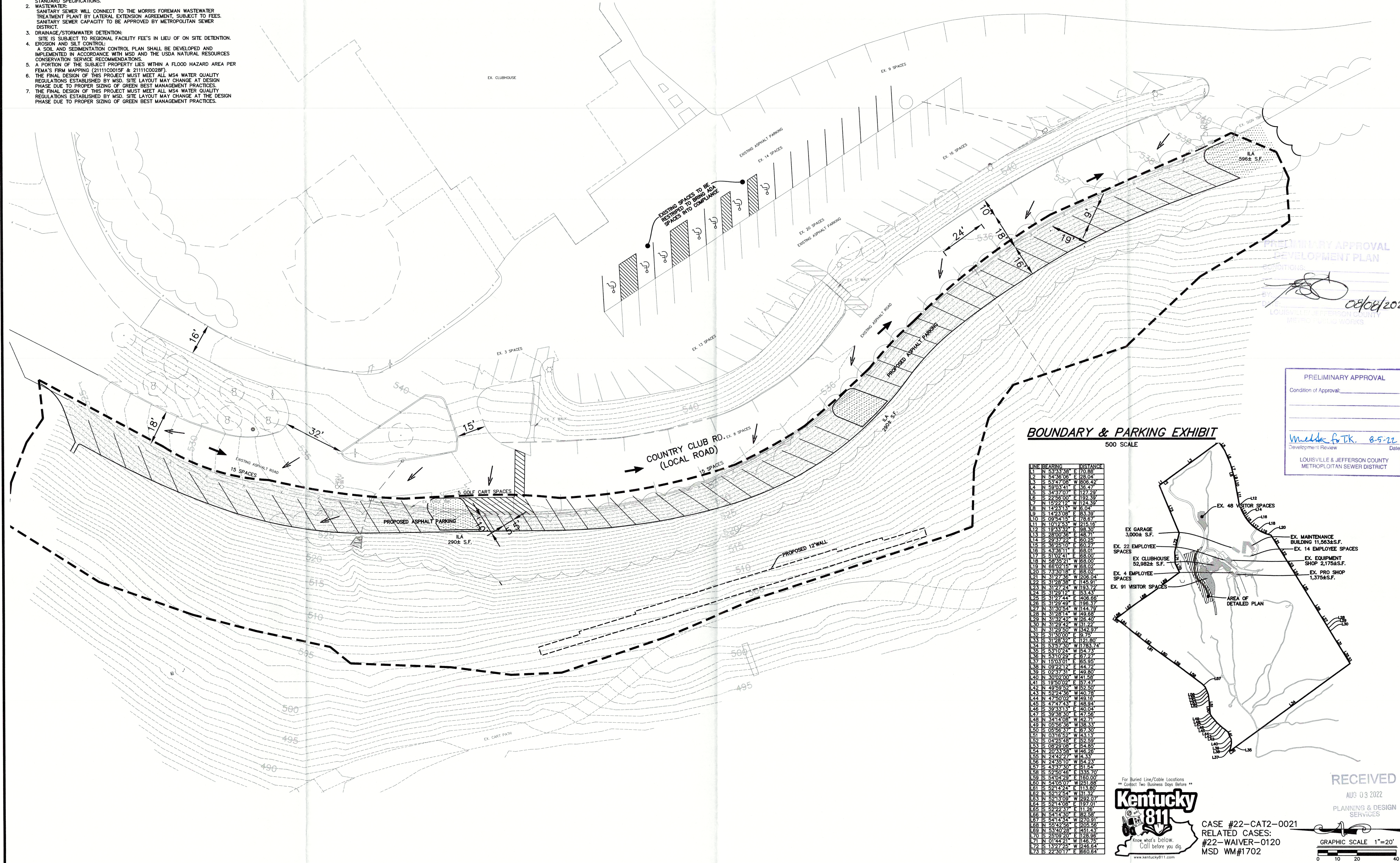
AREA OF DISTURBANCE: 1.23 AC

LANDSCAPE DATA:

| | |
|------------------------|--------------|
| PROPOSED V.U.A. | 10,323± S.F. |
| ILL.A. REQUIRED (7.5%) | 774± S.F. |
| ILL.A. PROVIDED | 1,176± S.F. |

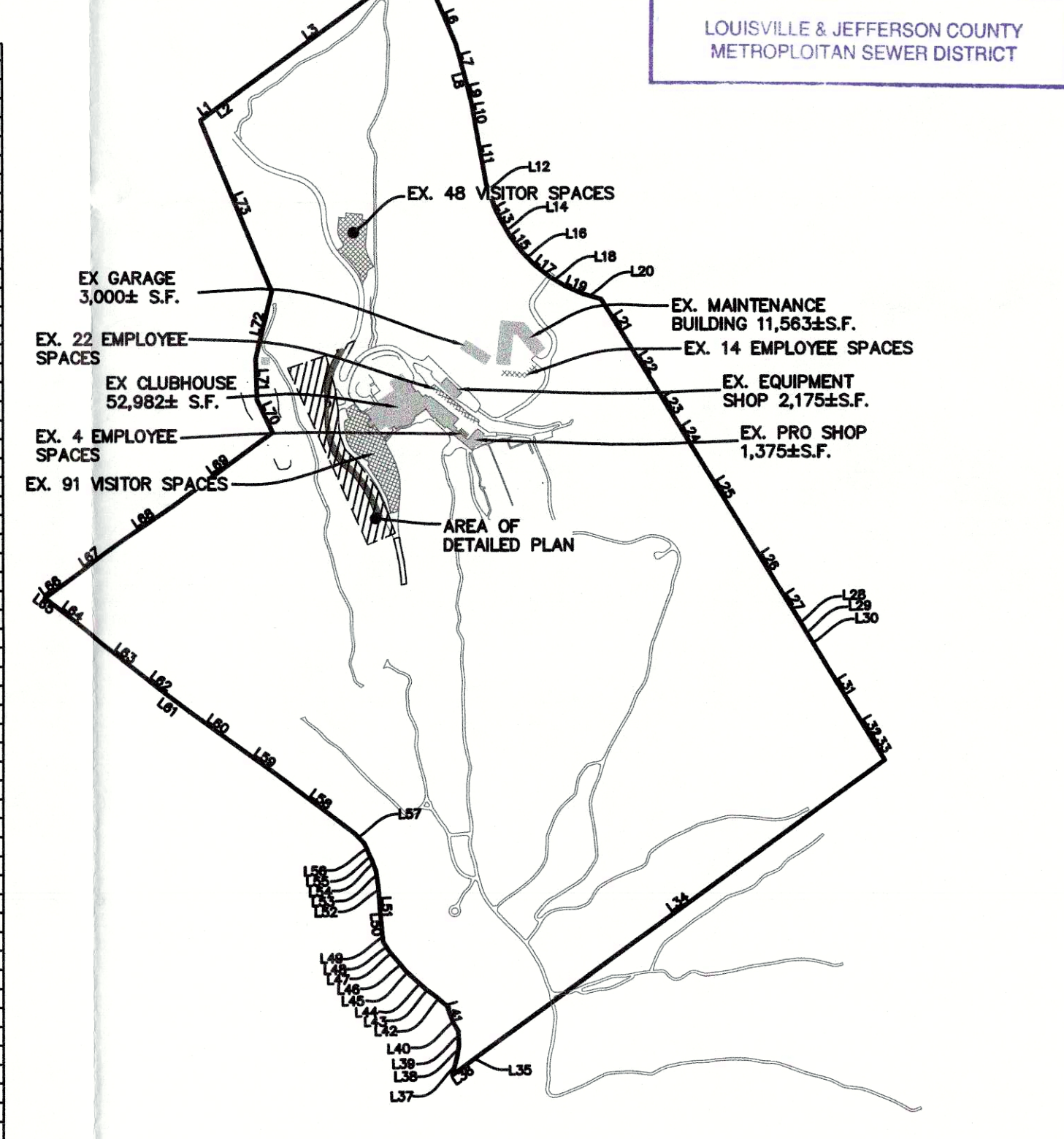


- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER DETENTION: SITE IS SUBJECT TO REGIONAL FACILITY FEE'S IN LIEU OF ON SITE DETENTION. 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.
 - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0015F & 21111C0028F).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.



BOUNDARY & PARKING EXHIBIT
500 SCALE

| LINE BEARING | DISTANCE |
|--------------------------|----------|
| L1 N 53°33'36" E 7.0 | 68.4 |
| L2 S 53°47'08" W 896.42 | |
| L3 N 53°03'21" E 58.47 | |
| L4 N 34°37'02" W 122.25 | |
| L5 S 22°50'00" E 192.39 | |
| L6 S 11°29'19" W 124.00 | |
| L7 N 12°53'13" W 6.04 | |
| L8 S 05°25'48" E 53.57 | |
| L9 S 05°25'48" E 53.57 | |
| L10 N 10°12'53" W 215.18 | |
| L11 S 42°21'10" E 60.39 | |
| L12 S 42°21'10" E 60.39 | |
| L13 S 28°00'36" E 48.71 | |
| L14 S 42°21'10" E 60.39 | |
| L15 S 42°21'10" E 60.39 | |
| L16 S 42°21'10" E 60.39 | |
| L17 N 58°35'21" W 88.00 | |
| L18 N 73°00'18" E 88.02 | |
| L19 N 31°27'36" W 208.04 | |
| L20 S 42°21'10" E 60.39 | |
| L21 N 31°27'24" W 153.72 | |
| L22 S 31°27'24" E 153.72 | |
| L23 S 31°27'24" E 153.72 | |
| L24 S 31°27'24" E 153.72 | |
| L25 S 31°27'24" E 153.72 | |
| L26 S 31°27'24" E 153.72 | |
| L27 S 31°27'24" E 153.72 | |
| L28 N 31°27'24" W 153.72 | |
| L29 S 31°27'24" E 153.72 | |
| L30 N 31°27'24" W 153.72 | |
| L31 S 31°27'24" E 153.72 | |
| L32 S 31°27'24" E 153.72 | |
| L33 S 31°27'24" E 153.72 | |
| L34 S 31°27'24" E 153.72 | |
| L35 S 31°27'24" E 153.72 | |
| L36 S 31°27'24" E 153.72 | |
| L37 S 31°27'24" E 153.72 | |
| L38 S 31°27'24" E 153.72 | |
| L39 S 31°27'24" E 153.72 | |
| L40 N 31°27'24" W 153.72 | |
| L41 S 31°27'24" E 153.72 | |
| L42 S 31°27'24" E 153.72 | |
| L43 N 31°27'24" W 153.72 | |
| L44 S 31°27'24" E 153.72 | |
| L45 S 31°27'24" E 153.72 | |
| L46 S 31°27'24" E 153.72 | |
| L47 S 31°27'24" E 153.72 | |
| L48 N 31°27'24" W 153.72 | |
| L49 S 31°27'24" E 153.72 | |
| L50 S 31°27'24" E 153.72 | |
| L51 S 31°27'24" E 153.72 | |
| L52 N 31°27'24" W 153.72 | |
| L53 S 31°27'24" E 153.72 | |
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| L56 S 31°27'24" E 153.72 | |
| L57 S 31°27'24" E 153.72 | |
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| L59 S 31°27'24" E 153.72 | |
| L60 N 31°27'24" W 153.72 | |
| L61 S 31°27'24" E 153.72 | |
| L62 N 31°27'24" W 153.72 | |
| L63 S 31°27'24" E 153.72 | |
| L64 S 31°27'24" E 153.72 | |
| L65 S 31°27'24" E 153.72 | |
| L66 S 31°27'24" E 153.72 | |
| L67 S 31°27'24" E 153.72 | |
| L68 S 31°27'24" E 153.72 | |
| L69 S 31°27'24" E 153.72 | |
| L70 S 31°27'24" E 153.72 | |
| L71 S 31°27'24" E 153.72 | |
| L72 S 31°27'24" E 153.72 | |
| L73 S 31°27'24" E 153.72 | |



PRELIMINARY APPROVAL
Condition of Approval:

Mickie F. K. 8-5-22
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

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CASE #22-CAT2-0021
RELATED CASES:
#22-WAIVER-0120
MSD WM#1702

GRAPHIC SCALE 1"=20'
0 10 20 40

MINDEL SCOTT
ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1518 | MindelScott.com

OWNER/DEVELOPER
LOUISVILLE COUNTRY CLUB REALTY CO.
25 MOCKINGBIRD VALLEY TRAIL
LOUISVILLE, KY 40207-1367

CATEGORY 2B PLAN
LOUISVILLE COUNTRY CLUB
PARKING EXPANSION
25 MOCKINGBIRD VALLEY TRAIL, LOUISVILLE, KY 40207
TAX BLOCK 19, LOT 1
DEED BOOK 3427, PAGE 369

| Revisions | DATE | PER AGENCY COMMENTS |
|-----------|---------|---------------------|
| 7/6/22 | 7/6/22 | PER AGENCY COMMENTS |
| 7/19/22 | 7/19/22 | PER AGENCY COMMENTS |
| 7/20/22 | 7/20/22 | PER AGENCY COMMENTS |

Vertical Scale: N/A
Horizontal Scale: 1"=20'
Date: 04/25/22
Job Number: 3592
Sheet: 1
of 1

22-CAT2-0021