

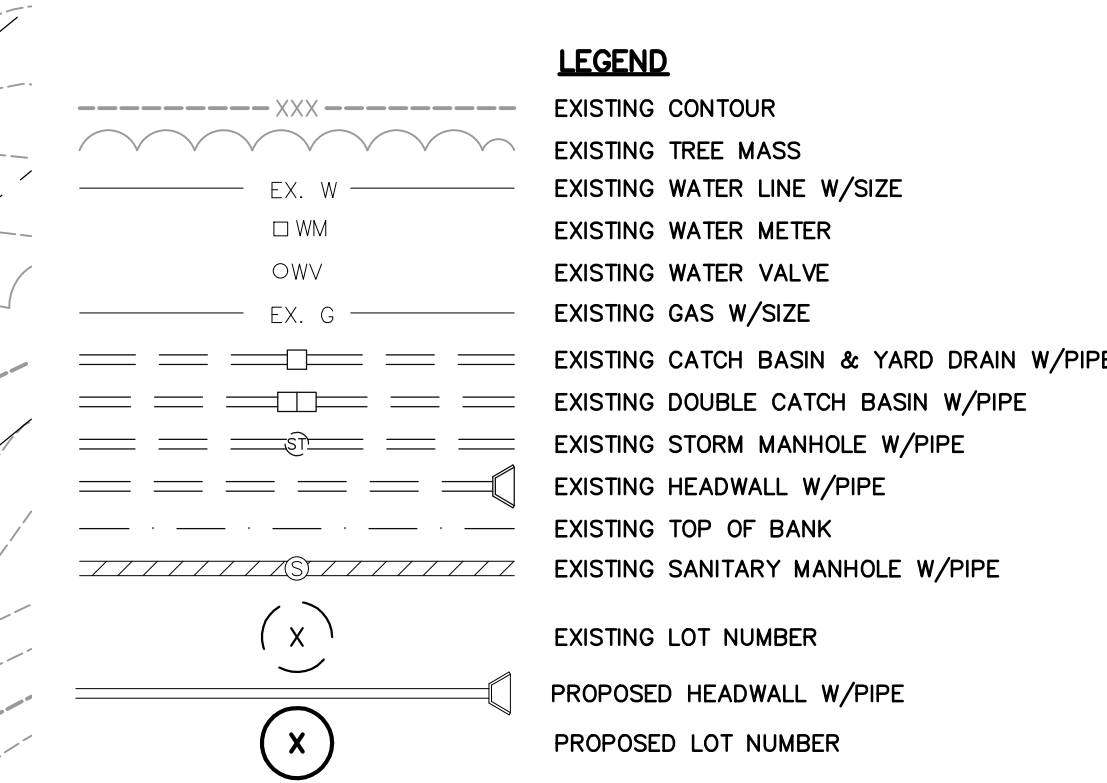
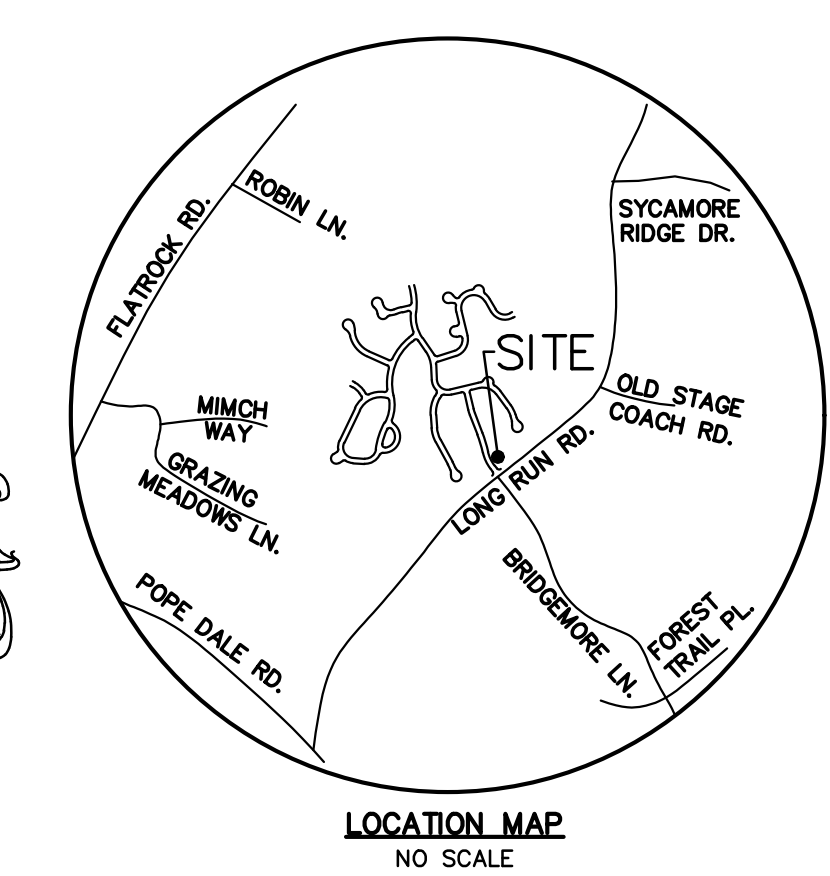
- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY:  
SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
  - TREE PRESERVATION:  
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
  - PROTECTION OF TREES TO BE PRESERVED:  
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 ANCHORAGE MIDDLETOWN FIRE DISTRICT.
  - IF PROPOSED, SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
  - ALL LUMINAIRES 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 (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
  - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
  - WASTEWATER:  
SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
  - DRAINAGE/STORMWATER DETENTION:  
DETENTION TO BE PROVIDED ON SITE AS DEPICED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO DOWNSTREAM CAPACITY, WHICH IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE 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 (211100 030E).
  - 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.

- 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 SITE 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 SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

**ADJACENT PROPERTY OWNERS:**

- BOLAND MALONEY REALTY CO.  
17916 MEREMONT HEIGHTS WAY  
LOUISVILLE, KY 40245  
TB: 3964 LOT: 2  
DB: 9538 PG: 909  
NFD/R4
- BOLAND MALONEY REALTY CO.  
17914 MEREMONT HEIGHTS WAY  
LOUISVILLE, KY 40245  
TB: 3964 LOT: 2  
DB: 9538 PG: 909  
NFD/R4
- BOLAND MALONEY REALTY CO.  
17912 MEREMONT HEIGHTS WAY  
LOUISVILLE, KY 40245  
TB: 3964 LOT: 3  
DB: 9538 LOT: 909  
NFD/R4
- BRANDON R. WURTH & PAIGE M. SEADLER  
17910 MEREMONT HEIGHTS WAY  
LOUISVILLE, KY 40245  
TB: 3964 LOT: 4  
DB: 10938 PG: 782  
NFD/R4
- GEORGE & JULIA WILLIAMS  
17908 MEREMONT HEIGHTS WAY  
LOUISVILLE, KY 40245  
TB: 3964 LOT: 5  
DB: 11297 PG: 922  
NFD/R4
- TERRY & CARISSA JOHNSON  
1820 MEREMONT RIDGE RD  
LOUISVILLE, KY 40245  
TB: 3964 LOT: 157  
DB: 11048 PG: 787  
NFD/R4
- CHAD & MICHELE ELESON  
1818 MEREMONT RIDGE RD  
LOUISVILLE, KY 40245  
TB: 3964 LOT: 158  
DB: 10622 PG: 629  
NFD/R4
- LUIS RODRIGUEZ & MARCELA MI MARO OLIVERAS  
17909 MEREMONT HEIGHTS WAY  
LOUISVILLE, KY 40245  
TB: 3964 LOT: 168  
DB: 11608 PG: 410  
NFD/R4
- CHRIS & LAURA HAMBURGER  
17911 MEREMONT HEIGHTS WAY  
LOUISVILLE, KY 40245  
TB: 3964 LOT: 169  
DB: 11550 PG: 732  
NFD/R4
- EMILY HELEN LOUISE SEARCE  
17913 MEREMONT HEIGHTS WAY  
LOUISVILLE, KY 40245  
TB: 3964 LOT: 170  
DB: 11555 PG: 812  
NFD/R4



**SITE DATA:**

FORM DISTRICT	R4
EXISTING ZONING	VACANT
EXISTING LAND USE	SINGLE FAMILY
PROPOSED LAND USE	SINGLE FAMILY
GROSS LAND AREA	21,746± S.F. (0.50± AC.)
PROPOSED BLDG FOOTPRINT	2,650± S.F.

**NEIGHBORHOOD**

**OVERALL SITE DATA (PER APPROVED PLAN):**

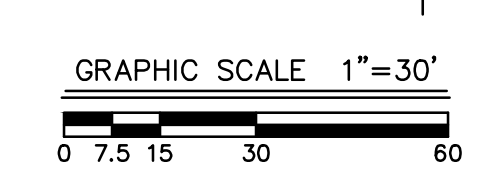
FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
EXISTING LAND USE	SINGLE FAMILY
GROSS LAND AREA	72.13± AC.
NET LAND AREA	57.95± AC.
BUILDABLE LOTS	171
NON-BUILDABLE LOTS	6
GROSS DENSITY	2.37 D.U./AC.
NET DENSITY	2.95 D.U./AC.
TOTAL OPEN SPACE PROVIDED	5± S.F.

**OVERALL TREE CANOPY DATA (PER APPROVED PLAN):**

GROSS SITE AREA	3,324,934± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY TO BE PRESERVED	146,261± S.F. (4%)
TOTAL TREE CANOPY REQUIRED	655,060± S.F. (20%)
TREE CANOPY TO BE PLANTED	532,064± S.F. (16%)
TOTAL TREE CANOPY PROVIDED	678,325± S.F.

**WAIVER REQUEST:**

1. A WAIVER IS REQUESTED OF 10.3.6 OF THE LDC TO REDUCE THE WIDTH OF THE SCENIC CORRIDOR SETBACK FROM 50' TO 35' FOR HOME PLACEMENT.



CASE # 20-WAIVER-0063  
RELATED CASE # 9456  
MSD WM # 1164

**MINDEL SCOTT**  
ENGINEERING ► SURVEYING ► PLANNING ► LANDSCAPE ARCHITECTURE  
5151 Jefferson Blvd. Louisville, KY 40219  
502-465-1508 ► mindel@scott.com

OWNER/DEVELOPER  
BOLAND MALONEY REALTY CO.  
297 N. HUBBARDS LN. STE 103  
LOUISVILLE, KY 40207

WAIVER PLAN  
**MEREMONT SUBDIVISION**  
LOT 171  
17915 MEREMONT HEIGHTS WAY, LOUISVILLE, KY  
TAX BLOCK 3964, LOT 171  
DEED BOOK 9538, PAGE 909

Revisions	
8/21/2020	REVISIONS PER DRG. RECOMMENDATION
Vertical Scale:	N/A
Horizontal Scale:	1"=30'
Date:	6/29/2020
Job Number:	2361
Sheet	1
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