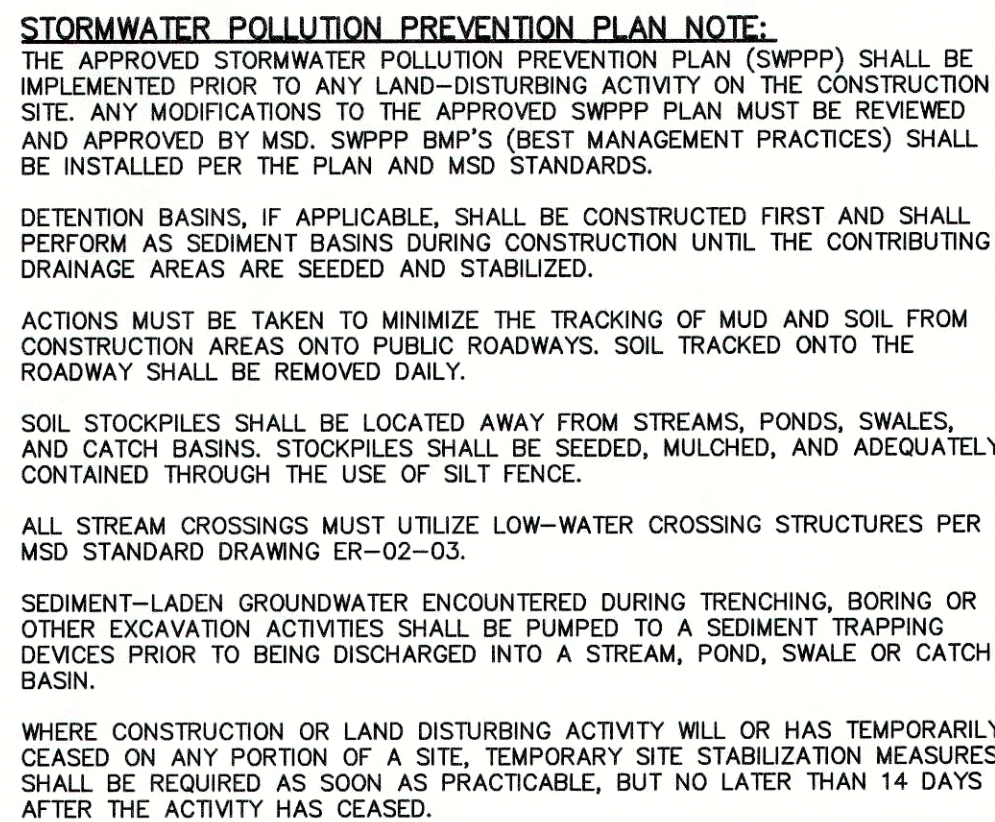
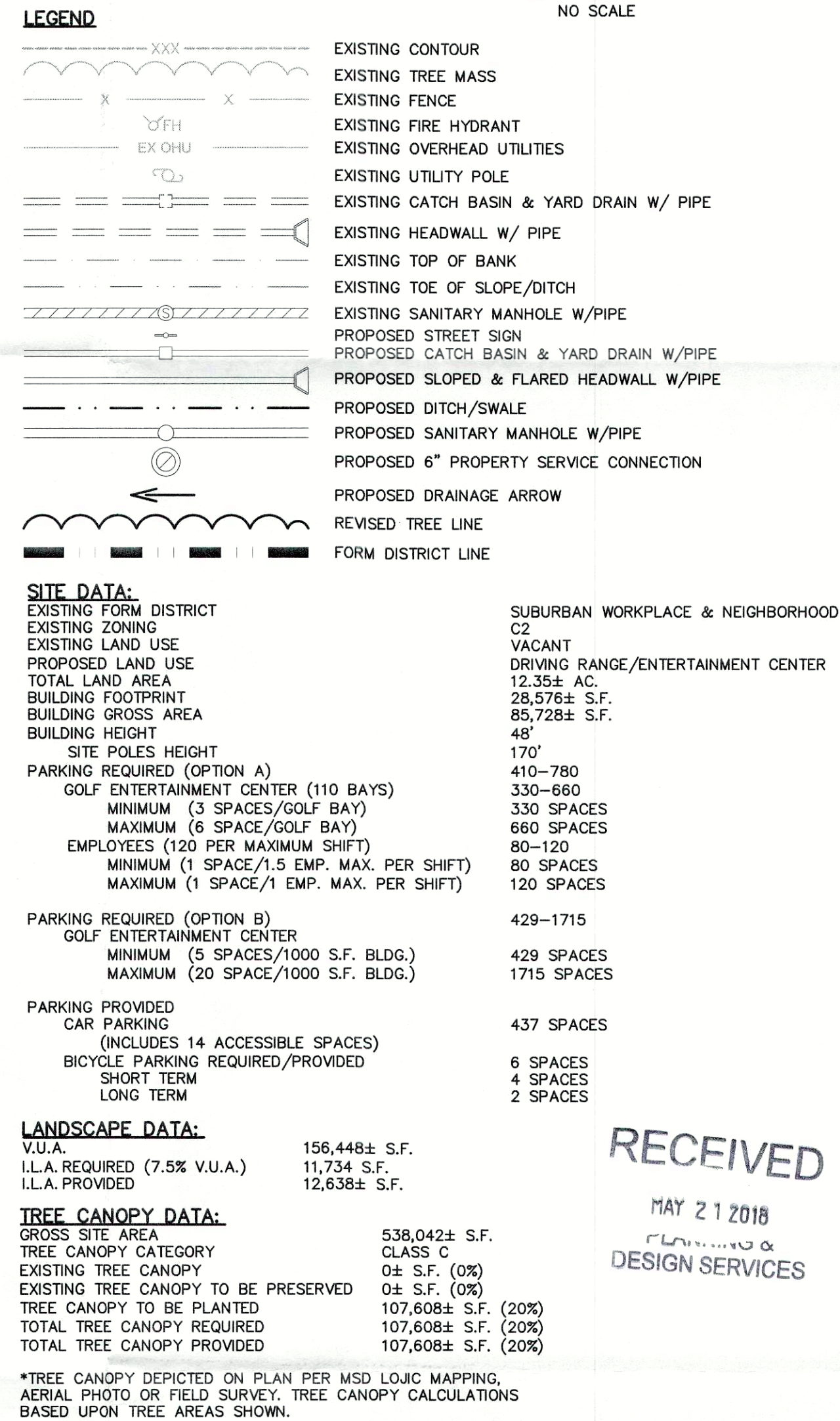




- MSD NOTES:
1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL, AND ALL APPLICABLE REGULATIONS, ORDINANCES, AND LOCAL STATE AND FEDERAL ORDINANCES.
2. WASTEWATER:
3. SANITARY SEWER WILL CONNECT TO THE FLOYS FORD WASTEWATER TREATMENT PLANT. PROPERLY SIZED AND SLOPED SANITARY SEWER SHALL BE PROVIDED WITH THE CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
4. DRAINAGE/STORMWATER DETENTION:
5. DRAINAGE FACILITIES SHALL BE PROVIDED FOR PER MM11374. 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 CREEK OR RIVERWATER. THE DESIGN FLOW SHALL BE THE LARGER OF THE TWO (SEE 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.
6. EROSION AND SILT CONTROL:
7. EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
8. THE SLOPE OF THE SEWER SHALL BE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211100C034E & 211100C021E).
9. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL M54 WATER QUALITY REQUIREMENTS FOR ESTABLISHING A NEW DEVELOPMENT SITE.
10. PHASE TWO TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
11. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
12. AN EROSION CONTROL PLAN IS REQUIRED FOR THRU DRAINAGE PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

PUBLIC UTILITIES AND KTC NOTES:

1. COMPUTABLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
2. 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.
3. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ANY SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
4. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
5. 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.
6. ALL ROADWAY AND ENTRANCE INTERSECTION SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET FORTH BY METRO PUBLIC WORKS.

VARIANCE (APPROVED PER 1670NE.01019)

1. A VARIANCE OF 5.31.C & 5.3.4.0.4 OF THE LDC WAS APPROVED TO PERMIT THE BUILDING HEIGHT NOT TO EXCEED 53' IN BOTH THE NEIGHBORHOOD FORM DISTRICT AND SUBURBAN WORKPLACE FORM DISTRICT.

VARIANCE & WAIVER REQUEST:

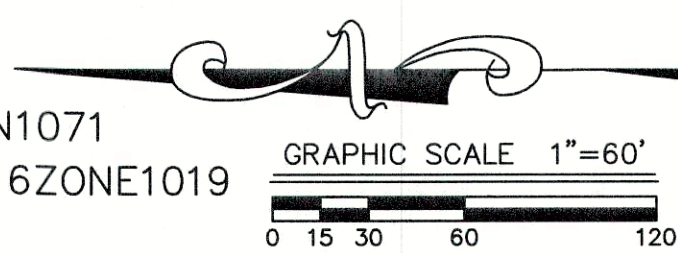
1. A VARIANCE OF SECTION 5.3.4.0.4 & 5.7 TO EXCEED THE MAXIMUM PERMITTED HEIGHT AND TO ALLOW THE DRIVING RANGE ENCLOSURE STRUCTURE (POLES & NETTING) TO BE A HEIGHT OF 170'.
2. A LANDSCAPE WAIVER OF 10.2.4.B.3 OF THE LDC IS REQUESTED TO ALLOW A GREATER THAN 50% OVERLAP OF THE PERIMETER PROPERTY BUFFER WITH AN EXISTING UTILITY EASEMENT ALONG THE WEST PROPERTY LINE.
3. A WAIVER OF 5.7.1.B.3.a. TO REDUCE THE 35' LANDSCAPE BUFFER WITHIN THE TRANSITION ZONE TO 20'.
4. A WAIVER OF 10.2.4.B.3 OF THE LDC IS REQUESTED TO ALLOW A GREATER THAN 50% OVERLAP OF AN EXISTING EASEMENT AND TO ALLOW THE BUFFER AREA TO BE MADE UP ENTIRELY OF TYPE "C" TREES WITH THE REQUIRED 3" SCREEN.

C.U.P. RELIEF REQUEST:

1. RELIEF OF THE CUP REQUIREMENT OF SECTION 4.2.58.A OF THE LDC THAT ALL GOLF DRIVING RANGE BUILDINGS AND STRUCTURES BE AT LEAST 30' FROM ANY PROPERTY LINE AND TO PERMIT THE DRIVING RANGE ENCLOSURE TO BE LOCATED WITHIN 10' ABOVE OF THE PLANE.
2. RELIEF OF THE CUP REQUIREMENT OF SECTION 4.2.58.D OF THE LDC THAT THE GOLF DRIVING DIRECTION SHALL BE AWAY FROM ANY STREET, HIGHWAY OR RESIDENTIAL AREA.

GENERAL NOTES:

1. DOMESTIC WATER SUPPLY:
SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NEARBY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF AND AN ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. TREE CANOPY COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED, THE FENCING SHALL AROUND THE AREA BENEATH THE TREE LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO CONSTRUCTION, STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. LANDSCAPE DEVELOPMENT LINES:
ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES, PROJECTED LIGHT SPACES (OR CONSERVATION EASEMENTS, OPEN SPACE OR PARKWAY) OR ADJACENT OR NEARBY PROPERTIES, OR CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
6. ALL UTILITIES, POLES, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
7. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
8. ALL EXTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
10. IN ADDITION TO CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES ON JUNE 9, 2016 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.



CASE #18DEVPLAN1071
RELATED CASE #16ZONE1019
MSD WM #11779

[illegible]