

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 ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTOR TO 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 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.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 10/14/2019 AND ONE POTENTIAL KARST FEATURE WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY AND A LOW POTENTIAL FOR KARST.
- THE SHOWN LOTS SHALL BE CONSOLIDATED BY DEED.

MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: EXISTING SEPTIC SYSTEM (SEWERS NOT AVAILABLE). BOARD OF HEALTH APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- DRAINAGE/STORMWATER DETENTION: SITE MAY BE SUBJECT TO REGIONAL FACILITIES FEES. ANY ADDITIONAL DEVELOPMENT OF THIS SITE MAY REQUIRE DETENTION AND/OR OTHER STORM WATER MANAGEMENT.
- 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 054E).
- THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 1,500± S.F.

WAIVER REQUEST:

- A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO ALLOW THE EXISTING GRAVEL PAVEMENT TO ENCOACH THE 25' PERMETER BUFFER ALONG NORTH PROPERTY LINE.

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- AN ENCOACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR RIGHT OF WAY IMPROVEMENTS.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADI, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- 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.
- NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.
- ALL EXISTING AND PROPOSED GRAVEL SHALL BE TREATED WITH A BINDING AGENT TO STABILIZE THE SURFACE AND PREVENT DUST AS REQUIRED PER 9.1.2.2.A.1 OF THE LDC.

SITE DATA:

EXISTING FORM DISTRICT	R4	NEIGHBORHOOD	R4
EXISTING ZONING	C2	PROPOSED ZONING	C2
PROPOSED ZONING		EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE		PROPOSED LAND USE	RESIDENCE/CONTRACTOR SHOP
TOTAL LAND AREA	4,16± AC.	TOTAL LAND AREA	4,16± AC.
BUILDING AREA	7,141 ± S.F.	BUILDING AREA	7,141 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)		FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.04
PARKING REQUIRED		PARKING REQUIRED	2-5 SPACES
RESIDENCE (MIN-MAX)		RESIDENCE (MIN-MAX)	1-1 SPACE
OFFICE (MIN 1 SP./350 SF, MAX 1 SP./200 SF)		OFFICE (MIN 1 SP./350 SF, MAX 1 SP./200 SF)	4-6 SPACES
SHOP EMPLOYEES (MIN. 1 SP./1.5 EMP., 1 SP./1 EMP.)		SHOP EMPLOYEES (MIN. 1 SP./1.5 EMP., 1 SP./1 EMP.)	9-12 SPACES
TOTAL MIN-MAX		TOTAL MIN-MAX	12 SPACES
PARKING PROVIDED		PARKING PROVIDED	
(INCLUDES 1 ADA SPACES)		(INCLUDES 1 ADA SPACES)	

TREE CANOPY DATA:

GROSS SITE AREA	181,209± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	82,223± S.F. (45%)
EXISTING TREE CANOPY TO BE PRESERVED	33,156± S.F. (18%)
TOTAL TREE CANOPY REQUIRED	28,358± S.F. (15%)

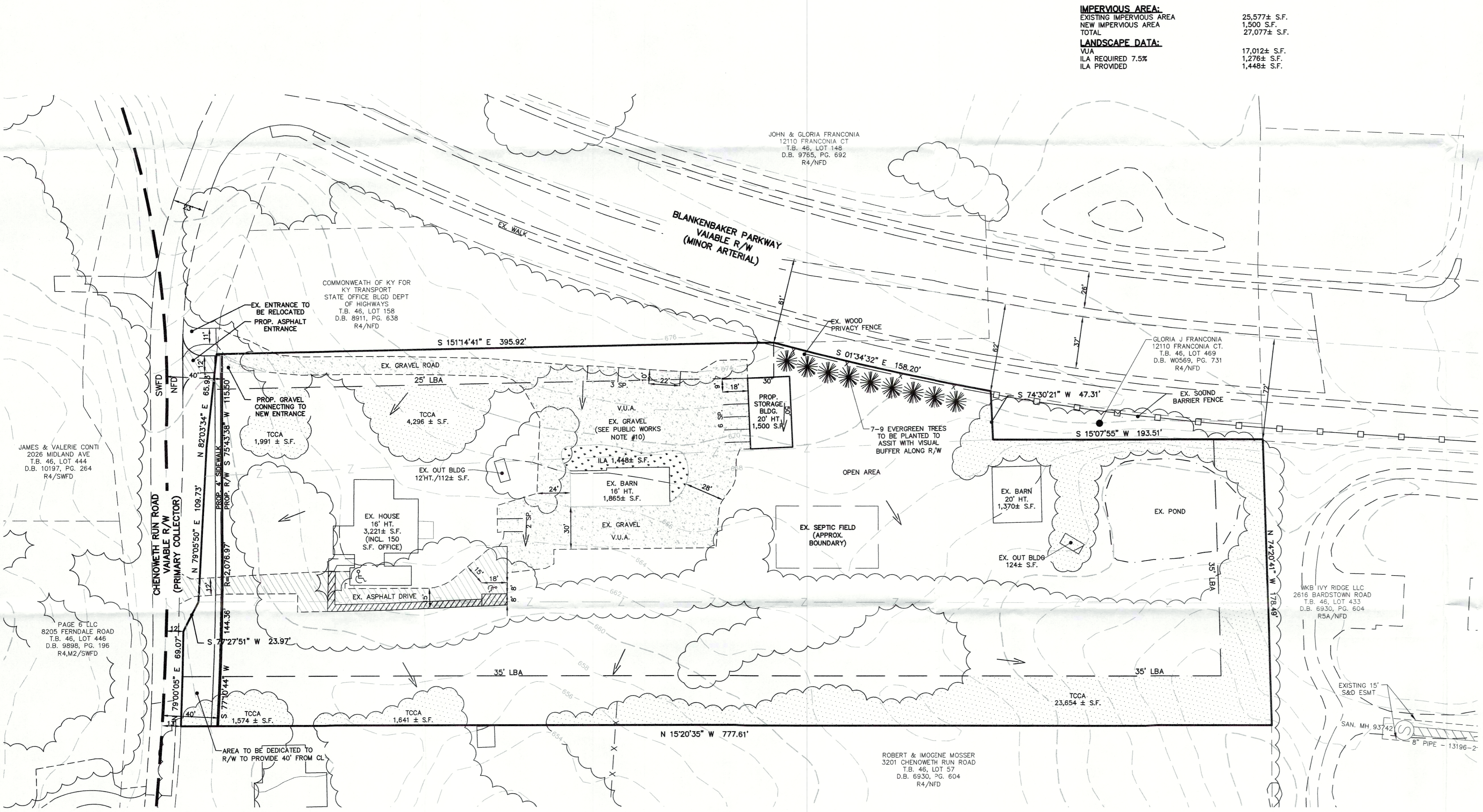
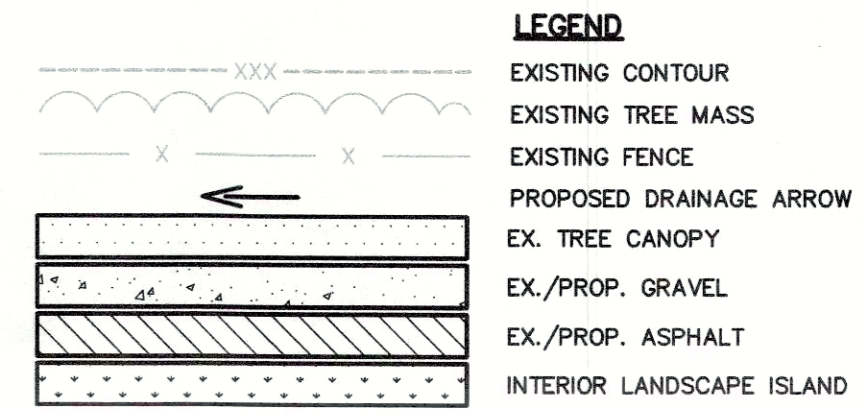
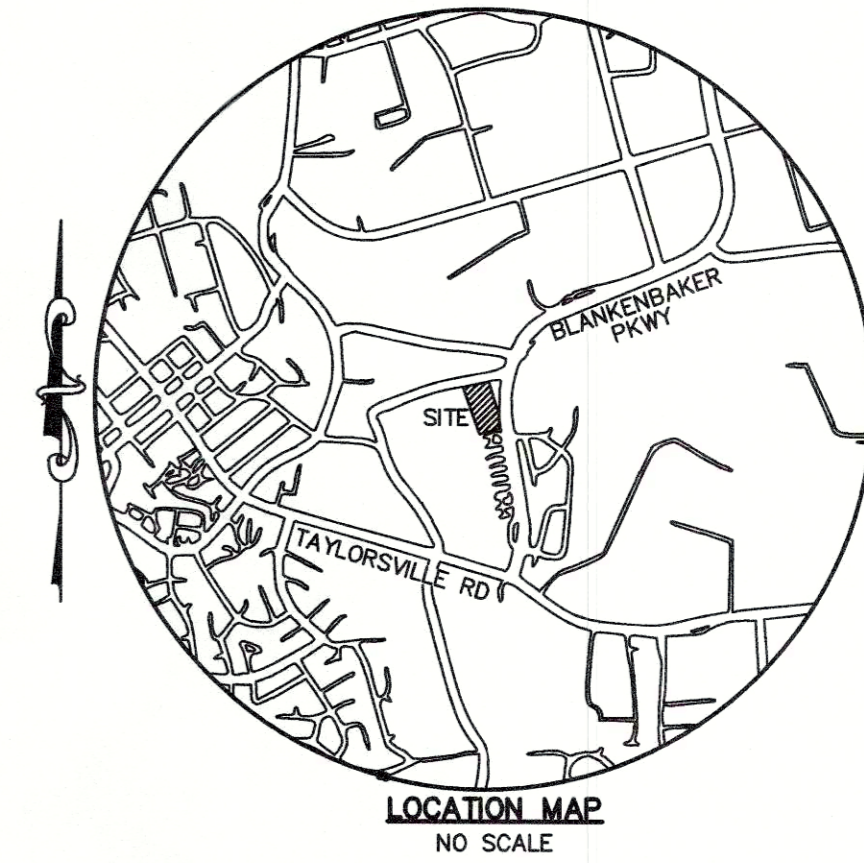
*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	25,577± S.F.
NEW IMPERVIOUS AREA	1,500 S.F.
TOTAL	27,077± S.F.

LANDSCAPE DATA:

ILA	17,012± S.F.
ILA REQUIRED 7.5%	1,276± S.F.
ILA PROVIDED	1,448± S.F.

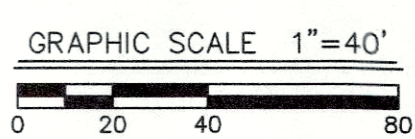


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OWNER/DEVELOPER
ROBER LOPEZ CASTELLANOS
 9400 GALENE DRIVE
 LOUISVILLE, KY 40299

DETAILED DISTRICT DEVELOPMENT PLAN
LOPEZ PROPERTY REZONING
 3115, 3109 & 3119 CHENOWETH RUN ROAD
 LOUISVILLE, KY, 40299
 T.B. 46, LOT 157, 166, & 208
 DEED BOOK 10583, PAGE 531

Revisions	
08-17-19	FORMAL REVIEW
09-16-19	PER AGENCY COMMENTS
09-30-19	PER AGENCY COMMENTS
10-07-19	PER AGENCY COMMENTS
10-21-19	PER AGENCY COMMENTS
Vertical Scale:	N/A
Horizontal Scale:	1"=40'
Date:	4/22/19
Job Number:	3605
Sheet	1
	of 1



RECEIVED
 OCT 21 2019
 DESIGN SERVICES

CASE # 19-ZONE-0023
 MSD WM # 11970