

LOCATION MAP
NO SCALE

GENERAL NOTES
 MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRAINAGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 ALL LIGHTING ON THE SITE SHALL BE DIRECTED DOWN AND AWAY FROM ADJACENT PROPERTIES.

PROJECT DATA

EXISTING & PROPOSED ZONING : OR-3 FORM DISTRICT : REGIONAL CENTER
 TOTAL SITE AREA : 3.58 ACRES
 EXISTING USE : VACANT PROPOSED USE : APARTMENTS (52 Dwelling Units)
 TOTAL BUILDING AREA : 59,674 SF
 BUILDING #1 31/2 -STORY 38,650 SF
 BUILDING #2 3-STORY 21,024 SF
 PARKING CALCULATION: 78 MINIMUM SPACES REQUIRED, 156 MAXIMUM
 PROPOSED PARKING 80 SPACES (INCLUDES 4 ACCESSIBLE & 8 GARAGE SPACES)
 VEHICULAR USE AREA : 32,042 SF
 INTERIOR LANDSCAPE AREA
 REQUIRED ILA @ 7.5% : 2,403 SF PROVIDED ILA : 2,925 SF
 TREE CANOPY CALCULATIONS
 REQUIRED TREE CANOPY AREA = 15% TOTAL SITE AREA = 153,945 SF
 EXISTING TREE CANOPY COVERAGE : 100% TREE PROTECTION AREA = 43,899 SF
 PRESERVED TREE CANOPY AREA = 28%

Amendment of Binding Elements are being requested to allow and additional 3,546 sf of building area for a total of 61,146 sf on subject tract.
 A Variance from the stream buffer requirements was granted to allow fill for Building 2 within the required buffer areas.

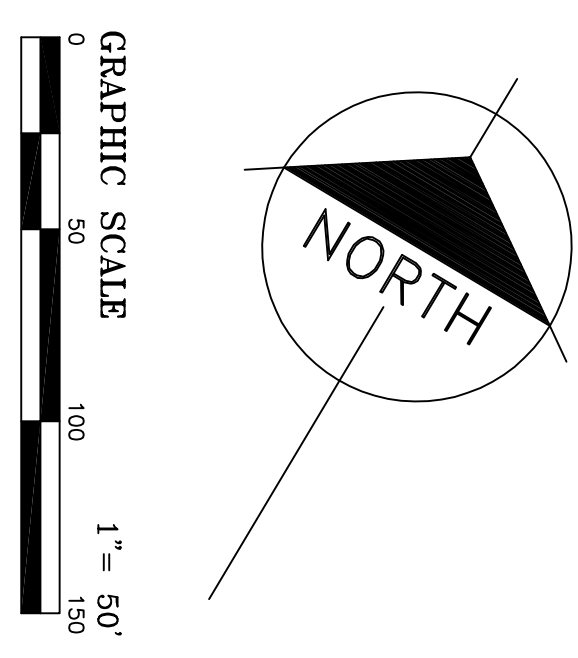
**MAPLE BROOK
 RETREAT**

11400 MAPLE BROOK DRIVE, LOUISVILLE, KY 40241

PROJECT# 15605 RELATED DOCKET # 9-86-88
 DB 12105 P 653 PARCEL ID# 0014-0416-0000

OWNER/DEVELOPER:
 MAPLEBROOK CHAMBERLAIN LLC
 4511 BARDSTOWN ROAD
 LOUISVILLE, KY 40207

| REVISIONS | SCALE |
|-----------|--------|
| 1" = 50' | |
| OR | |
| CK | |
| DATE | 8-6-23 |



MILLER • WHIRY
 MWGLC
 Land Planners • Engineers • Surveyors
 1387 South Fourth St. Louisville, KY 40208 (502)636-5501

MSD NOTES
 THIS SITE IS WITHIN FLOODPLAIN ZONE AE PER FIRM MAP COMMUNITY PANEL NO. 21111C0019E DATED DECEMBER 5, 2006. 100 YEAR FLOOD ELEVATION 668.00 LOWEST FINISH FLOOR OF STRUCTURES MUST BE ONE FOOT ABOVE THE ELEVATION OF THE 100-YEAR LOCAL REGULATORY FLOODPLAIN.
 PROPOSED STRUCTURES ON FILL IN THE FLOODPLAIN MUST HAVE COMPACTION CERTIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION APPROVAL.
 SANITARY SEWERS AVAILABLE BY CONNECTION SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE HITE CREEK WWTP.
 DRAINAGE PATTERN INDICATED BY ARROWS (→) IS FOR CONCEPTUAL PURPOSES. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 EROSION & SILT CONTROL. PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.
 SUBJECT TO MSD FLOODPLAIN PERMIT.
 DIVISION OF WATER APPROVAL REQUIRED.
 SITE WILL BE SUBJECT TO ELEVATION CERTIFICATE.
 EXISTING IMPERVIOUS AREA : 0 SF PROPOSED IMPERVIOUS AREA : 55,238 SF