

GENERAL NOTES

1. PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
2. NO PORTION OF THE SITE IS WITHIN THE 100-YEAR FLOODPLAIN PER FIRM MAPS No. 21111C0040E & 21111C0041E, DATED DECEMBER 5TH, 2006.
3. DRAINAGE PATTERN DEPICTED BY ARROW (→) IS FOR CONCEPTUAL PURPOSES. 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.
4. ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
5. ANY PROPOSED LIGHTING TO NOT SURPASS 0.5 FOOT CANDLES PAST THE PROPERTY LINE, PER CODE.
6. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED, OR TURNED OFF.
7. THERE ARE NO WETLANDS OR FLOODPLAIN RECORDED ON THIS PROPERTY.
8. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION COMPLETED ON THIS PROPERTY.
9. THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
10. SANITARY SEWER SERVICE WILL BE PROVIDED BY PROPERTY SERVICE CONNECTION. WASTE WATER TREATMENT PROVIDED BY MORRIS FORMAN TREATMENT PLANT.
11. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ALL DISTURBED AREAS NOT INDICATED TO RECEIVE A SPECIFIC SURFACE TREATMENT WILL BE SEEDED.
12. COMPATIBLE UTILITIES, IF NEEDED, SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
13. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
14. SIGNAGE TO COMPLY WITH LOCAL ZONING REQUIREMENTS.
15. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
16. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
17. ALL RESTAURANTS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
18. ALL NEW AND EXISTING SIDEWALKS SHALL EITHER BE BROUGHT UP TO OR BUILT TO CURRENT ADA STANDARDS.
19. NO NEW SANITARY CONNECTIONS ARE PROPOSED WITH THIS DEVELOPMENT. SANITARY SEWER SERVICE TO BE PROVIDED BY EXISTING 8" PSC.
20. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
21. MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
22. PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.
23. 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.
24. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
25. SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL. PRE-DEVELOPED DRAINAGE AREA AND FLOW RATE TO BE EVALUATED AND DOWNSIDE CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

DROP OFF / DISMISSAL PLAN

THE BUS DROP OFF / PICKUP AREA WILL BE COMPLETELY SEGREGATED FROM THE CAR DROP OFF/PICKUP AREA. BUSES WILL BE ROUTED TO THE SITE ENTRANCE OFF OF DIXIE HIGHWAY, WITH THE BUSES THEN ROUTING THROUGH THE PARKING LOT TO 2 QUEUING AISLES IMMEDIATELY ADJACENT TO THE SIDEWALK ALONG THE WEST SIDE OF THE SCHOOL. A BYPASS LANE IS ALSO INCLUDED HERE TO ALLOW OTHER VEHICLES TO PASS AND LEAVE THE PARKING LOT.

CAR DROP OFF/PICKUP WILL OCCUR OFF OF MAPLE STREET. VEHICLES WILL QUEUE ON MAPLE STREET AND ENTER THE SITE THROUGH THE EASTERN DRIVE ENTRANCE. CHILDREN WILL BE DROPPED OFF/PICKED UP AT THE SIDEWALK IMMEDIATELY SOUTH OF THE BUILDING. VEHICLES WILL THEN CONTINUE OUT OF THE SITE AND RETURN TO MAPLE STREET.

EROSION PREVENTION & SEDIMENT CONTROL NOTES

CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AS WELL AS OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

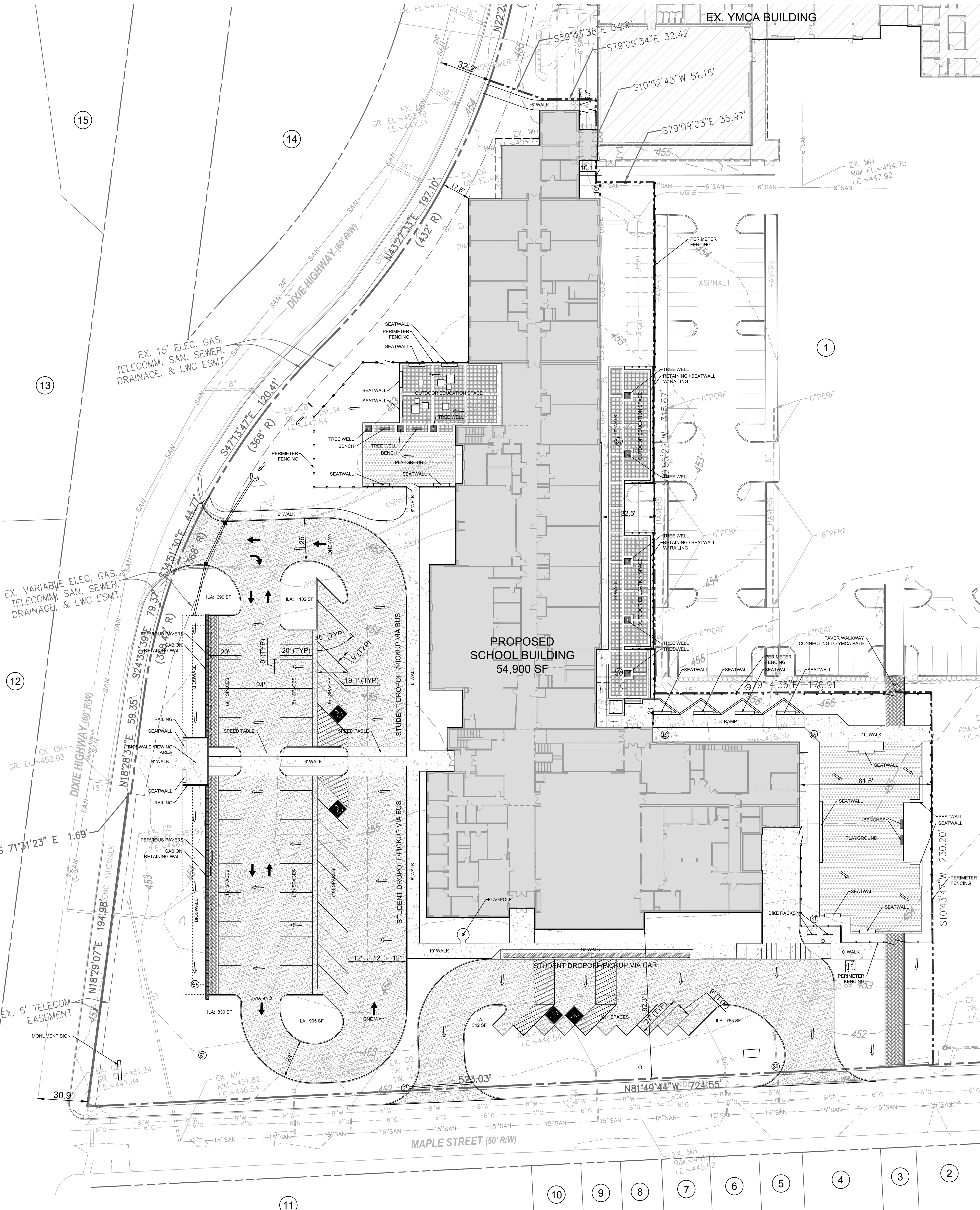
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BE DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

UTILITIES NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION SO EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES), WHEN CONTRACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.



1st TIER ADJOINING PROPERTY OWNERS

1. PARCEL: 036C01580300 OWNER: Health Equity Partners Properties Inc. ADDRESS: 1720 West Broadway DB / PG: 11983 / 120 ZONING: TW / EZ1	2. PARCEL: 036H00750000 OWNER: Gerald & Carole Stamler ADDRESS: 1712 Maple Street DB / PG: 8709 / 0320 ZONING: TW / EZ1	3. PARCEL: 036H00830000 OWNER: Gerald & Carole Stamler ADDRESS: 1714 / 1732 Maple Street DB / PG: 8709 / 0320 ZONING: TW / EZ1	4. PARCEL: 036H00740000 OWNER: Gerald & Carole Stamler ADDRESS: 1722 Maple Street DB / PG: 8709 / 0320 ZONING: TW / EZ1	5. PARCEL: 036H00730000 OWNER: Gerald & Carole Stamler ADDRESS: 1714 Maple Street DB / PG: 8709 / 0320 ZONING: TW / EZ1	6. PARCEL: 036H00720000 OWNER: Gerald & Carole Stamler ADDRESS: 1722 Maple Street DB / PG: 8709 / 0320 ZONING: TW / EZ1	7. PARCEL: 036H00710000 OWNER: Gerald & Carole Stamler ADDRESS: 1724 Maple Street DB / PG: 8709 / 0320 ZONING: TW / EZ1	8. PARCEL: 036H00700000 OWNER: Gerald & Carole Stamler ADDRESS: 1730 Maple Street DB / PG: 8709 / 0320 ZONING: TW / EZ1	9. PARCEL: 036H00690000 OWNER: Gerald & Carole Stamler ADDRESS: 1730 Maple Street DB / PG: 8709 / 0320 ZONING: TW / EZ1	10. PARCEL: 036H00680000 OWNER: Brown Forman Corp. ADDRESS: 1740 Maple Street DB / PG: 7104 / 0165 ZONING: TW / EZ1	11. PARCEL: 036H00490000 OWNER: Brown Forman Corp. ADDRESS: 801 829 Dixie Highway DB / PG: 5349 / 0079 ZONING: TW / EZ1	12. PARCEL: 036C01700000 OWNER: University Health Care Inc. dba Passp ADDRESS: 744 Dixie Highway DB / PG: 57 / 87 ZONING: TW / PD	13. PARCEL: 036C00850000 OWNER: Passport Health Solutions LLC ADDRESS: 1912 West Broadway DB / PG: 11273 / 681 ZONING: TW / PD	14. PARCEL: 036C01720000 OWNER: University Health Care Inc. ADDRESS: Dixie Highway DB / PG: 1098 / 395 ZONING: TW / PD
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SITE DATA

EXISTING FORM DISTRICT	TRADITIONAL WORKPLACE (TO REMAIN)
EXISTING ZONING	EZ-1 (TO REMAIN)
SPECIAL ZONING	ENTERPRISE ZONE
SITE AREA	4.64 ACRES (201,944 SF)
EXISTING USE	PARKING LOT / VACANT
PROPOSED USE	ELEMENTARY SCHOOL (79,184 SF)
PROPOSED BUILDING FOOTPRINT	54,900 SF
PROPOSED BUILDING AREA	(1st FL: 54,900 SF, 2nd FL: 24,284 SF) = 79,184 SF

DIMENSIONAL INFO

MIN. FRONT / STREET SIDE SETBACK	0 FT
MAX. FRONT / STREET SIDE SETBACK	25 FT
EAST SIDE SETBACK	0 FT
REAR SETBACK	0 FT
MAXIMUM BUILDING HEIGHT	45 FT, OR 3 STORIES
PROPOSED BUILDING HEIGHT	37.5 FT, OR 2 STORIES
MAXIMUM F.A.R. ALLOWED	5.0 (PER LDC 2.6.1.E.1)
PROPOSED F.A.R.	79,184 SF / 201,944 SF = 0.39

PARKING REQUIREMENTS

PROPOSED USE	ELEMENTARY SCHOOL
UNIT OF CALCULATION	NOT APPLICABLE
MIN. REQ. PARKING	TO BE DETERMINED BY PLANNING DIRECTOR OR DESIGNEE
MAX. REQ. PARKING	NO MORE THAN 25% ABOVE MINIMUM
TOTAL MIN. REQUIRED / MAX. ALLOWED	TO BE DETERMINED
STREET PARKING PROVIDED	0 SPACES
OFF-STREET PARKING PROVIDED	71 SPACES
TOTAL PARKING PROVIDED	71 SPACES

BICYCLE PARKING REQUIREMENTS

PER TABLE 9.2.5 OF THE LDC, NO BICYCLE PARKING IS REQUIRED FOR THIS USE.	14 SPACES
TOTAL SHORT-TERM PARKING PROVIDED	14 SPACES

TREE CANOPY REQUIREMENTS (N/A)

TREE PRESERVATION IS NOT REQUIRED IN TRADITIONAL FORM DISTRICTS, PER TABLE 10.1.1 OF THE LDC.

LANDSCAPE REQUIREMENTS

PERIMETER LANDSCAPE BUFFERS	NONE
VEHICLE USE AREA (VIA)	52,400 SF
REQUIRED VIA BUFFER	10 FT
INTERIOR LANDSCAPE AREAS (ILA'S) REQUIRED	7.5%, OR 3,930 SF
ILA'S PROVIDED	4,624 SF

IMPERVIOUS SURFACE

TOTAL EXISTING IMPERVIOUS SURFACE	4.18 ± ACRES (182,081 SF)
TOTAL PROPOSED IMPERVIOUS SURFACE	3.53 ± ACRES (153,767 SF)
NET CHANGE (DECREASE)	0.65 ± ACRES (28,314 SF)

DRAINAGE CALCULATIONS

NOTE: THE PRE-DEVELOPMENT CONDITION FOR THIS SITE IS CONSIDERED TO BE BEFORE THE YMCA DEVELOPMENT PER DISCUSSION WITH MSD DATED DECEMBER 5, 2019.

DETENTION:		
PRE-DEVELOPMENT	Q10 = 23.00 CFS VOL100 = 65,652 FT ³	Q100 = 43.90 CFS VOL100 = 129,488 FT ³
POST DEVELOPMENT	Q10 = 22.29 CFS VOL100 = 61,869 FT ³	Q100 = 43.41 CFS VOL100 = 125,349 FT ³
NET	Q10 = (-0.71) CFS VOL100 = (-3,783) FT ³	Q100 = (-0.49) CFS VOL100 = (-4,139) FT ³
TREATMENT:		
IMPERVIOUS AREA	3.53 ac = 153,767 ft ²	
TREATMENT DEPTH	0.6" = 0.05 ft	
TOTAL	WQVreq = 0.90 X 153,767 X 0.05 = 6,920 FT ³	

LEGEND

[Symbol]	NEW BUILDING
[Symbol]	NEW CONCRETE PAVEMENT
[Symbol]	NEW ASPHALT PAVEMENT
[Symbol]	NEW PAVER/CONC. STAMP 1
[Symbol]	NEW PAVER/CONC. STAMP 2
[Symbol]	NEW PLAYGROUND PLAY SURFACE
[Symbol]	PROPOSED DRAINAGE FLOW ARROWS

JCPS WEST BROADWAY EL. SCHOOL COMMUNITY FACILITY REVIEW PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 15 30 60 90
GRAPHIC SCALE

OWNER/DEVELOPER: JEFFERSON COUNTY PUBLIC SCHOOLS, 3332 NEWBURG ROAD, LOUISVILLE, KY 40218

OWNER SOURCE OF TITLE: PARCEL 036C01730000, DB 11983 / PG 120

SITE ADDRESS: 755 DIXIE HIGHWAY, LOUISVILLE, KY 40213

WM# 10779

SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY

737 South 3rd Street
Louisville, Kentucky 40202-2100
Tel: 502-595-4181 Fax: 502-597-0488
www.luckettfarley.com

Lockett & Farley
Architecture | Engineering | Interior Design

JEFFERSON COUNTY PUBLIC SCHOOLS
WEST BROADWAY ELEMENTARY SCHOOL

1720 W BROADWAY
LOUISVILLE, KY 40203

FORM NO. 2019.199
DATE: 2021-04-19
BY: MDG

COMMUNITY FACILITY REVIEW PLAN

DRAWING NO. CFR