

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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 (BEST MANAGEMENT PRACTICES) 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.

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

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

NOTES:

- WASTEWATER: LATERAL EXTENSION N/A.
WASTEWATER TREATMENT PLANT : MORRIS FOREMAN
- SANITARY SEWER CONNECTIONS
ANY PROPOSED PROPERTY SERVICE CONNECTIONS SHALL BE 6" AND ARE SUBJECT TO APPLICABLE FEES. PROJECT TO BE SERVED BY EXISTING 6" PSC.
- 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. THERE IS AN EXISTING 12" WATER MAIN LOCATED ON EASTERN PARKWAY THAT HAS A PRESSURE ZONE OF 660.
A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- 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."
- THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT.
- THE SUBJECT PROPERTY DOES LIE IN ZONE 'X' WHICH IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN HAZARD AREA AS PER FEMA'S FIRM MAPPING, (21111C0058 E), DATED DECEMBER 5, 2006. 100 YEAR FLOOD
- ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
- CONTOURS ARE NOT SHOWN BECAUSE NO IMPROVEMENTS MINOR IN NATURE WITH THE EXCEPTION OF A MINOR ADDITION TO PARKING LOT AND BUILDING EXPANSION.
- THERE SHALL BE NO COMMERCIAL SIGNS ON STATE OR LOCAL RIGHT OF WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL DUMPSTERS, HVAC, ELECTRICAL TRANSFORMERS AND TELECOMMUNICATION BOXES SHALL BE SCREENED PER CHAPTER 10 OF LDC.
- NO INCREASE OF DRAINAGE SHALL RUNOFF TO STATE RIGHT OF WAY.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT OF WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTS TO ALTER DRAINAGE ON A RIGHT OF WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
- THERE SHALL BE NO LANDSCAPING OR WORK IN STATE OR LOCAL RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
- THERE SHALL BE NO INCREASE IN DRAINAGE TO THE STATE RIGHT OF WAY.
- ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT OF WAY SHALL BE DESIGNED PER THE STATE REQUIREMENTS.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP OR BUILT TO ADA CURRENT STANDARDS.
- ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE CONSTRUCTION PLANS, BOND AND PERMIT.
- MILLER AVENUE IS WITHIN THE RIGHT-OF-WAY OF THEREFOR A MINOR PLAT WILL NOT BE REQUIRED. HOWEVER MILLER AVENUE WILL HAVE TO HAVE CONSTRUCTION PLANS, BOND AND PERMIT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THERE SHALL BE NO INCREASE IN RUN-OFF PERMITTED ON TO ADJACENT PROPERTY OWNERS.
- THE NEAREST TRANSIT STOP IS LOCATED AT EASTERN PARKWAY AND BRADLEY AVENUE.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCY / UTILITY COMPANIES.
- NO FREE STANDING BUSINESS SIGNS ARE PERMITTED ALONG EASTERN PARKWAY WITHOUT A WAIVER.
- RADIUSES FOR NEW COMMERCIAL ENTRANCES SHALL BE 35FT. MINIMUM WITHIN STATE RIGHT OF WAY.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.

BEFORE YOU DIG: ALL UTILITY RELOCATIONS & ADJUSTMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811, WWW.KENTUCKY811.COM) FORTY-EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW, GROUND UTILITIES I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES. WHEN CONTACTING THE KENTUCKY 811, CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED M.S.D. SEWER AND 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.

REVISION NO.	REVISION DATE	DESCRIPTION
1	10.1.16	PER AGENCY COMMENTS
2	10.12.16	PER STAFF REPORT
2	11.7.16	PER MSD COMMENTS



**Know what's below.
Call before you dig.**

SOIL DESCRIPTION:

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL SURVEY, THE SITE CONSISTS OF (Ua) URBAN LAND AND (UbC) URBAN LAND-ALFIC UDARENTS COMPLEX, LOAMY SUBSTATUM.

LEGEND:

- R/W RIGHT-OF-WAY
- EOP EDGE OF PAVEMENT
- CL CENTERLINE OF R/W
- EX. EXISTING
- FND FOUND

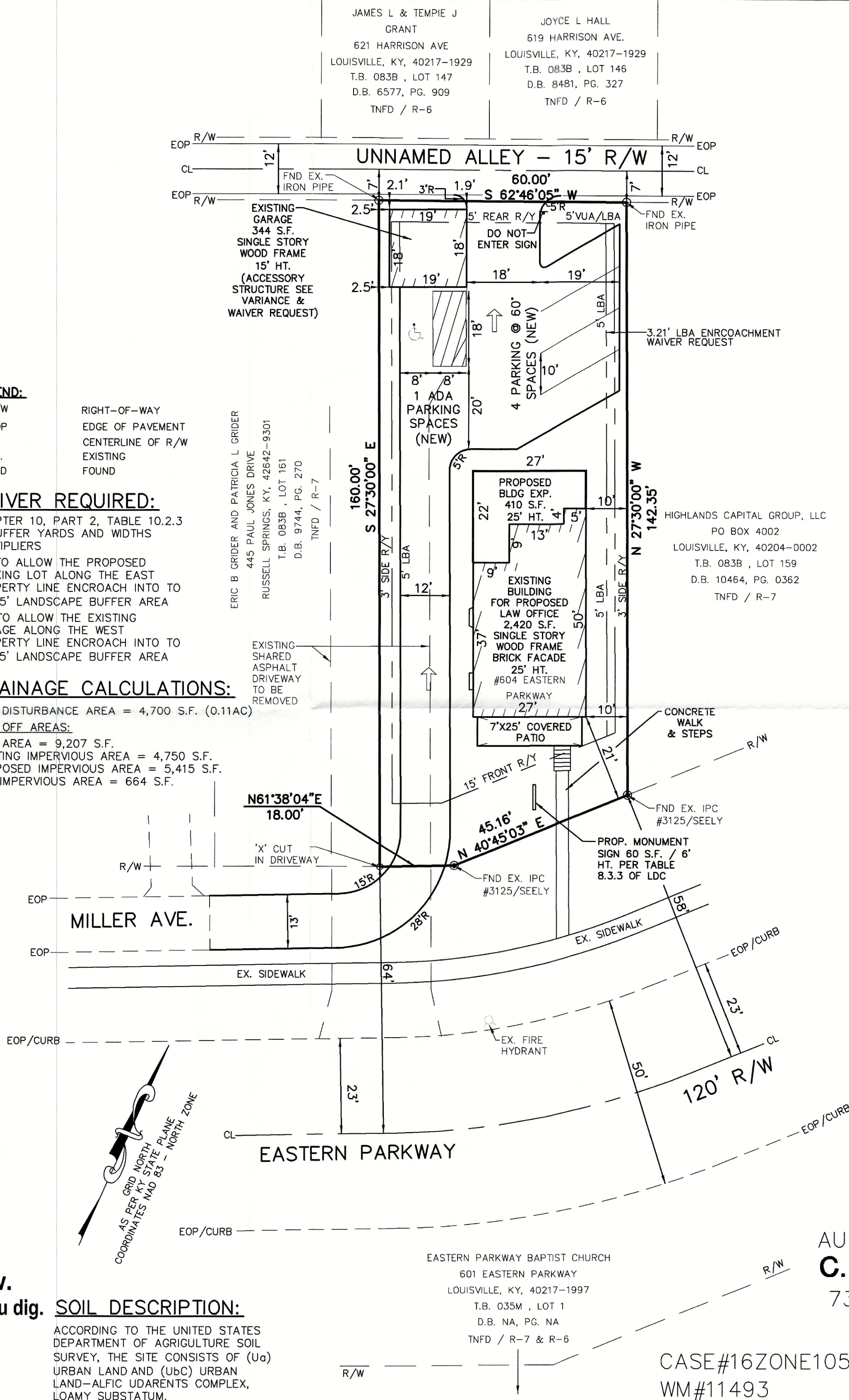
WAIVER REQUIRED:

CHAPTER 10, PART 2, TABLE 10.2.3 - BUFFER YARDS AND WIDTHS MULTIPLIERS

- TO ALLOW THE PROPOSED PARKING LOT ALONG THE EAST PROPERTY LINE ENCROACH INTO TO THE 5' LANDSCAPE BUFFER AREA
- TO ALLOW THE EXISTING GARAGE ALONG THE WEST PROPERTY LINE ENCROACH INTO TO THE 5' LANDSCAPE BUFFER AREA

DRAINAGE CALCULATIONS:

SITE DISTURBANCE AREA = 4,700 S.F. (0.11AC)
 RUN OFF AREAS:
 SITE AREA = 9,207 S.F.
 EXISTING IMPERVIOUS AREA = 4,750 S.F.
 PROPOSED IMPERVIOUS AREA = 5,415 S.F.
 NET IMPERVIOUS AREA = 664 S.F.



SITE DATA:

LAND AREA:	0.211 ACRES (9,207 S.F.)
EXISTING ZONING:	R-7
EXISTING FORM DISTRICT:	TNFD
EXISTING USE:	VACANT
PROPOSED USE:	LAW OFFICE ONLY NO RESIDENTIAL.
PROPOSED ZONING:	OR
EXISTING BUILDING SIZE:	2,420 S.F. ±
EX. ACCESSORY STRUCTURE SIZE	344 S.F. ±
PROPOSED BUILDING EXP:	410 S.F. ±
TOTAL BUILDING SIZE	3,174 S.F. ±
FLOOR AREA RATIO:	0.35 (1.0 MAX.)

PARKING SUMMARY:

TARC PARKING CREDIT:	1 SPACE
1 SPACE PER 500 S.F. (MIN.):	5 SPACES
1 SPACE PER 200 S.F. (MAX.):	16 SPACES
TOTAL SPACES PROVIDE:	5 SPACES

VEHICULAR USAGE AREA:

VEHICLE USE AREA	3,864 S.F.
I.L.A. REQUIRED (0%)	0 S.F.
I.L.A. PROPOSED	0 S.F.

TREE CANOPY CALCULATION:

CANOPY CLASS	CLASS C
LAND AREA	0.211 ACRES (9,207 S.F.)
EXISTING BUILDING S.F.	2,764
EXPANSION S.F. / %	410 S.F. / 15%
EX. TREE CANOPY	0 S.F.
PRESERVED TREE CANOPY	0 S.F.
TREE CANOPY AREA % REQUIRED	0%
TREE CANOPY AREA REQUIRED	0 S.F.
NEW TREE CANOPY AREA PROVIDED	0 S.F.
TOTAL TREE CANOPY % PROVIDED	0%

VARIANCE REQUIRED:

- CHAPTER 5, PART 3, TABLE 5.3.1 - DIMENSIONAL STANDARDS - RESIDENTIAL DEVELOPMENT
- TO ALLOW AN EXISTING ACCESSORY STRUCTURE ENCROACH 0.50' INTO THE REQUIRE 3' SIDE REQUIRED YARD.
 - TO ALLOW AN EXISTING ACCESSORY STRUCTURE ENCROACH 3.10' INTO THE REQUIRE 5' REAR REQUIRED YARD.

REVISED DETAILED DISTRICT DEVELOPMENT PLAN AND REZONING PLAN

OWNER/FOR:
VENTURE 604, LLC
 3306 MOUNT SHASTA WAY
 LOUISVILLE, KY 40241-6214
 SITE ADDRESS:
 604 EASTERN PARKWAY
 LOUISVILLE, KY 40217
 D.B. 10296, PG. 986
 T.B. 083B, LOT 160

LOUISVILLE METRO JEFFERSON COUNTY

AUGUST, 2016 SCALE: 1"=20'
C. R. P. & ASSOCIATES, INC.
 7321 New LaGrange Road, Suite 111
 Louisville, KY. 40222
 (502)423-8747

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 DESIGN SERVICES

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