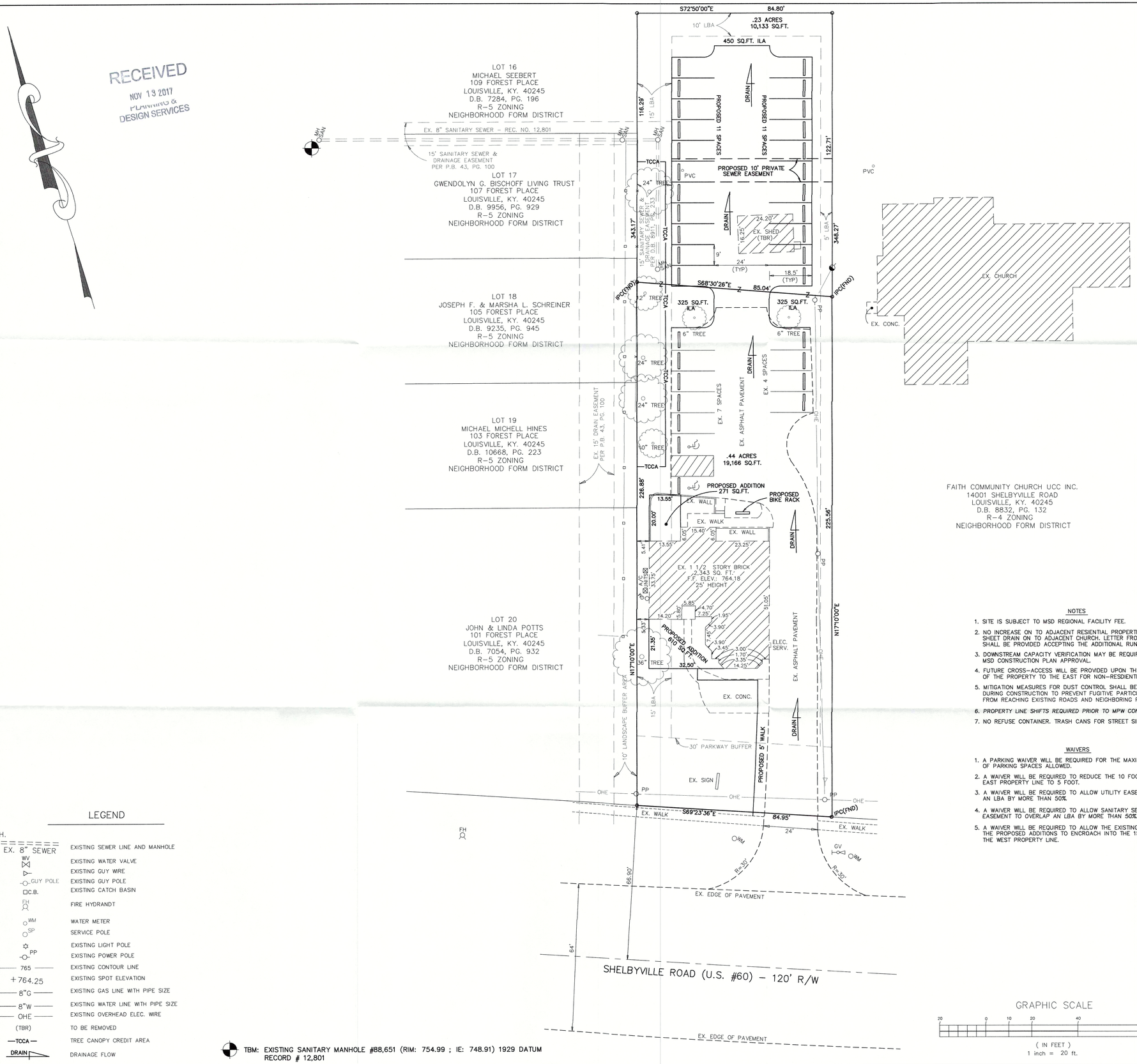
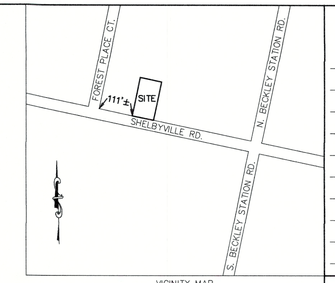
RECEIVED
NOV 13 2017
PLANNING & DESIGN SERVICES





VICINITY MAP
NOT TO SCALE

CALL 2 WORKING DAYS BEFORE YOU DIG!!!
1-800-752-6007
KENTUCKY UNDERGROUND PROTECTION

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE KENUCKY UNDERGROUND UTILITY PROTECTION, INC. (PHONE: 1-800-752-6007) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDED ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. cables, electrical wires, gas, and water lines). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

SAFETY NOTE

The Contractor shall comply with the U.S. Dept of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

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 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 BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

EXISTING IMPERVIOUS	INCREASE IMPERVIOUS	TOTAL IMPERVIOUS
10,500 SQ.FT.	7,178 SQ.FT.	17,678 SQ.FT.

NOTES

1. SITE IS SUBJECT TO MSD REGIONAL FACILITY FEE.
2. NO INCREASE ON TO ADJACENT RESIENTIAL PROPERTIES. SITE SHALL SHEET DRAIN ON TO ADJACENT CHURCH. LETTER FROM CHURCH SHALL BE PROVIDED ACCEPTING THE ADDITIONAL RUNOFF VOLUME.
3. DOWNSTREAM CAPACITY VERIFICATION MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
4. FUTURE CROSS-ACCESS WILL BE PROVIDED UPON THE REDEVELOPMENT OF THE PROPERTY TO THE EAST FOR NON-RESDIENTIAL PURPOSES.
5. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
6. *PROPERTY LINE SHIFTS REQUIRED PRIOR TO MPW CONSTRUCTION APPROVAL.*
7. NO REFUSE CONTAINER. TRASH CANS FOR STREET SIDE PICK-UP.

WAIVERS

1. A PARKING WAIVER WILL BE REQUIRED FOR THE MAXIMUM AMOUNT OF PARKING SPACES ALLOWED.
2. A WAIVER WILL BE REQUIRED TO REDUCE THE 10 FOOT LBA ON THE EAST PROPERTY LINE TO 5 FOOT.
3. A WAIVER WILL BE REQUIRED TO ALLOW UTILITY EASEMENT TO OVERLAP AN LBA BY MORE THAN 50%.
4. A WAIVER WILL BE REQUIRED TO ALLOW SANITARY SEWER & DRAINAGE EASEMENT TO OVERLAP AN LBA BY MORE THAN 50%.
5. A WAIVER WILL BE REQUIRED TO ALLOW THE EXISTING STRUCTURE AND THE PROPOSED ADDITIONS TO ENCROACH INTO THE 15' LBA ALONG THE WEST PROPERTY LINE.

EXISTING USE - DENTAL OFFICE

RECAPITULATION

1. EXISTING ZONING	R4			
2. PROPOSED ZONING	OR			
3. FORM DISTRICT	NEIGHBORHOOD			
4. LAND AREA	0.67 AC.			
5. BUILDING AREA				
A. EXISTING	1st FLOOR - 2,343 SQ.FT.			
	2nd FLOOR - 513 SQ.FT.			
B. *PROPOSED ADDITIONS*	881 SQ.FT.			
	TOTAL - 3,737 SQ.FT.			
6. F.A.R.	0.12			
MAX. F.A.R.	0.35			
7. PARKING	MIN.	MAX.	MIN.	MAX.
A. REQUIRED	1/250 SQ.FT.	1/150 SQ.FT.	15 SPACES	25 SPACES
B. PROVIDED	33 SPACES (INCLUDES 2 HANDICAP SPACES)			
8. V.U.A.	13,469 SQ.FT.			
9. I.L.A. (7.5%)				
A. REQUIRED	1,010 SQ.FT.			
B. PROVIDED	1,100 SQ.FT.			

TREE CANOPY REQUIREMENTS

CLASS "C"
SITE AREA = 29,185 SQ.FT.
5 EXISTING TYPE "A" TREES - 1,200 SQ.FT. = 6,000 SQ.FT.
EXISTING TREE CANOPY - 20% (6,000 SQ.FT. TOTAL)
15% REQUIRED (4,378 SQ.FT.) - NO NEW TREE CANOPY REQUIRED

OWNERS
SJE, LLC.
A KENTUCKY LIMITED LIABILITY COMPANY
13913 SHELBYVILLE ROAD
LOUISVILLE, KY. 40245
D.B. 9210, PG. 7
TAX BLOCK 24, LOT 75

FAITH COMMUNITY CHURCH UCC, INC.
14001 SHELBYVILLE ROAD
LOUISVILLE, KY. 40245
D.B. 8832, PG. 132

LEGEND

M.H. / EX. 8" SEWER	EXISTING SEWER LINE AND MANHOLE
WV	EXISTING WATER VALVE
	EXISTING GUY WIRE
GUY POLE	EXISTING GUY POLE
C.B.	EXISTING CATCH BASIN
FH	FIRE HYDRANDT
WM	WATER METER
SP	SERVICE POLE
	EXISTING LIGHT POLE
PP	EXISTING POWER POLE
765	EXISTING CONTOUR LINE
+764.25	EXISTING SPOT ELEVATION
8"G	EXISTING GAS LINE WITH PIPE SIZE
8"W	EXISTING WATER LINE WITH PIPE SIZE
OHE	EXISTING OVERHEAD ELEC. WIRE
(TBR)	TO BE REMOVED
TCCA	TREE CANOPY CREDIT AREA
DRAIN	DRAINAGE FLOW

TBM: EXISTING SANITARY MANHOLE #88,651 (RIM: 754.99 ; IE: 748.91) 1929 DATUM
RECORD # 12,801

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REVISIONS:
9/6/17
10/10/17
11/6/17

DRWN BY: DLL
CHKD BY: JLG
DRAWING NAME: 05-21A1.DWG
FIELD BOOK: ##

EVANS/GRIFFIN, INC.
Engineer & Land Surveyor
4010 Dupont Circle
SUITE 478
Louisville, Kentucky 40207
(502) 899-9611 egengr@bellsouth.net

EBERLE ORTHODONTICS
13913 SHELBYVILLE ROAD 40245
DETAILED DISTRICT DEVELOPMENT PLAN

DATE: 5/1/17
PROJECT NO.: 2005-21A

WM# 8956
Sheet 1 of 1

17 ZONE 10 271