

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 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 being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
- 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

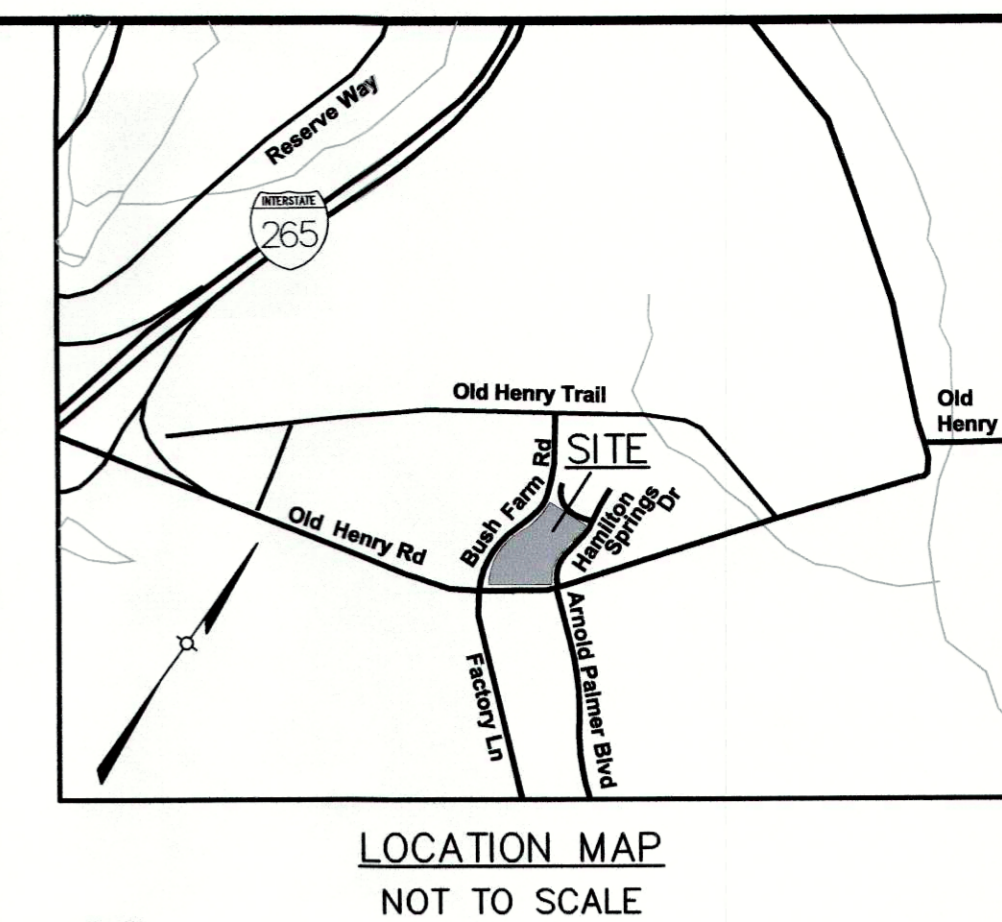
MSD STANDARD EROSION CONTROLS	
	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION

PRELIMINARY APPROVAL

Condition of Approval: _____

Tom Kelly 11-23-16
Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



VARIANCE REQUESTED: (TRACT "A")

1. Variances are requested from Table 5.3.2 from the Louisville Metro Land Development Code to vary the Bush Farm Road, Old Henry Road & Hamilton Springs Road 80 ft. maximum Front and Street side setback as shown.

VARIANCE REQUESTED: (TRACT "B")

1. A Variance is requested from Table 5.3.2 from the Louisville Metro Land Development Code to vary the Bush Farm Rd 80 ft. maximum Front setback.

WAIVER REQUESTED: (TRACT "A")

1. A Waiver is requested from Section 10.2.B from the Louisville Metro Land Development Code to allow the 100% overlap of the existing 15' Sanitary sewer easement D.B. 8411 Pg. 423 and the existing 15' LG&E Esmt. D.B. 8610 Pg. 620 into the Proposed 30' Parkway Buffer Area along Old Henry Road.

PROJECT DATA

TOTAL SITE AREA	= 5.4± Ac. (237,077 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED

TRACT "A" DATA

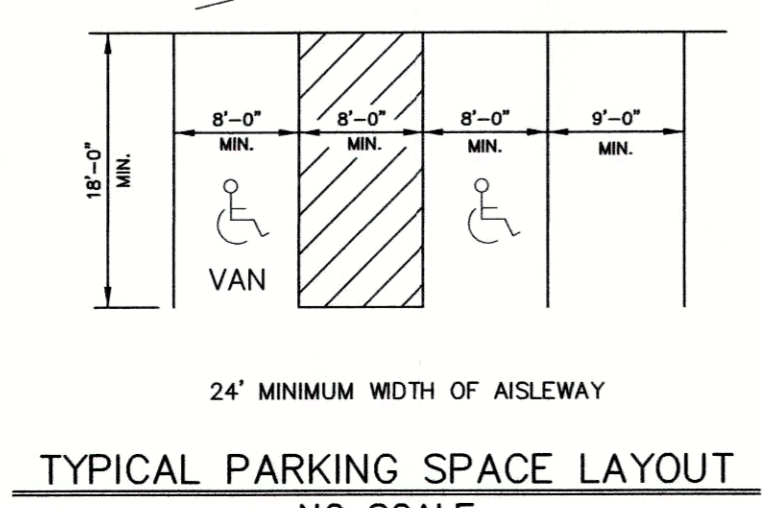
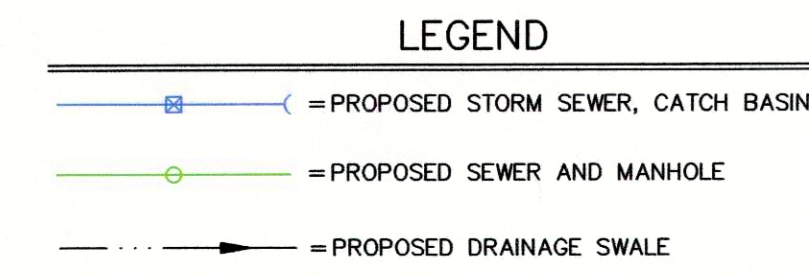
TRACT "A" SITE AREA	= 3.0± Ac. (132,145 S.F.)
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= COMMERCIAL
BUILDING HEIGHT	= 20,600 S.F.
PARKING REQUIRED	= 1 STORY (30' MAX. ALLOWED)
	MIN. MAX.
	= 83 SP. 137 SP.
TOTAL PARKING PROVIDED	= 128 SPACES (8 ACCESSIBLE SPACES INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM (2 LONG TERM INDOORS)
F.A.R.	= 0.16 (1.0 MAX. ALLOWED)
VEHICULAR USE AREA	= 52,608 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 3,948 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 6,159 S.F.

TRACT "B" DATA

TRACT "B" SITE AREA	= 2.4± Ac. (104,932 S.F.)
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= UNDEVELOPED
DAYCARE	= 11,000 S.F.
BUILDING HEIGHT	= 1 STORY (30' MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
	= 30 SPACES 60 SP.
TOTAL PARKING PROVIDED	= 60 SPACES (6 ACCESSIBLE SPACES INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM (LONG TERM INDOORS)
F.A.R.	= 0.10 (0.5 MAX. ALLOWED)
VEHICULAR USE AREA	= 26,924 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 2,019 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 2,235 S.F.

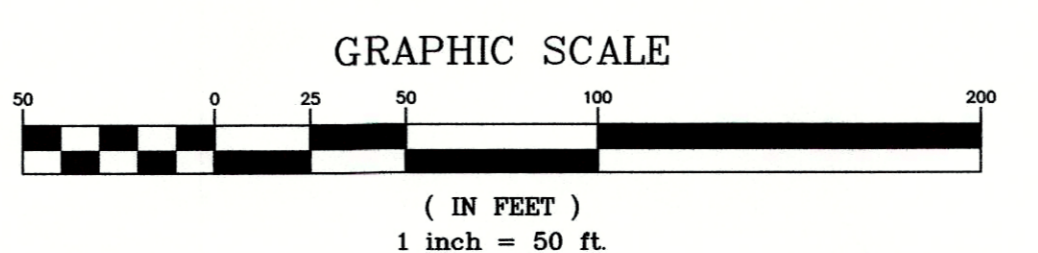
- GENERAL NOTES:**
- Boundary from Deed, site information from LOJIC mapping and does not constitute a survey.
 - Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - State Highway encroachment permit will be required for the entrance.
 - No increase in drainage run off to state roadways.
 - There shall be no commercial signs in the Right of Way.
 - There shall be no landscaping in the 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.
 - KTC permit will be required prior to construction plan approval.
 - 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 drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - KTC permit will be required prior to construction plan approval.
 - All drainage structures within state right of way shall be state design.
 - An encroachment permit and bond will be required for all work done in the right of way.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - At the time of construction review, if a Old Henry Road 5 ft. walk is not built with KYTC Project #5-367.20 a fee in lieu for the 5 ft. wide walk will apply.
 - A KARST Survey was conducted by Kevin Young, RLA on July, 26 2016 and no KARST objects were found.

- MSD NOTES:**
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0034 E dated December 5, 2006.
 - Drainage pattern depicted by arrows (==>) 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.
 - Detention for this site has been mitigated off-site in the Hamilton Springs Ex. Detention Basin. Drainage Capacity to be verified prior to MSD construction plan approval.
 - If the site has thru drainage an assessment plot will be required prior to MSD granting construction plan approval. On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
 - A Downstream Facilities Capacity Request will be submitted to MSD. 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.
 - Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
 - Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
 - All retail shops must have individual connections per MSD's Fats, Oils, and Grease Policy.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 237,077 SF
TOTAL TREE CANOPY AREA REQUIRED	= 20% (47,415 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (47,520 SF)



OWNER:
PAPA OREO DS LLC
2120 HIGH WICKHAM PL STE 200
LOUISVILLE, KY 40245

SITE ADDRESS:
14801 BUSH FARM RD
LOUISVILLE, KY 40245
TAX BLOCK 0015, LOT 0609
D.B. 10344, PG. 0775

COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - MIDDLETOWN

RECEIVED
NOV 01 2016
PLANNING & DESIGN SERVICES

CASE: 16ZONE1042
MSDWM: 11377

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11/1/16	REVISED PER AGENCY COMMENTS	KMY

PROJECT DATA

FILE NAME: 16016-DDDP
DATE: 10/27/2016
SCALE: AS SHOWN
CHECKED BY: ASR
DRAWN BY: JH/SBS

ENGINEER'S SEAL

SURVEYOR'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
BUSINESS - LAND SURVEYING - LANDSCAPE ARCHITECTURE
677 WARREN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
TEL: 502.426.9797 FAX: 502.426.9794
WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN

14801 BUSH FARM ROAD
OWNER/DEVELOPER
SCHULTE HOSPITALITY
2120 HIGH WICKHAM PLACE STE. 200
LOUISVILLE, KY 40245

JOB NO. 16016

SHEET 1 OF 1