

GENERAL NOTES

1. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
2. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLSNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
3. MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
4. CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
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. THE DEVELOPMENT LIES IN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT.
7. SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
8. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
9. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
10. ALL SIGNAGE WILL COMPLY WITH LDC CHAPTER 8 REQUIREMENTS AND WILL OBTAIN THE PROPER PERMITS.
11. A KARST SURVEY WAS PERFORMED BY GRANT HESS WITH ECS ON APRIL 12, 2021. KARST FEATURES WERE NOT OBSERVED ON SITE, HOWEVER, A CLOSED DEPRESSION WAS OBSERVED NEAR THE EXISTING SEPTIC TANK AS INDICATED ON THE PLAN.
12. A MINIMUM OF ONE TREE FOR EVERY 50' OF ROADWAY FRONTAGE WILL BE PROVIDED WITHIN THE 50' FRO SCENIC CORRIDOR BUFFER ALONG S. ENGLISH STATION ROAD.

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. NO PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0066F DECEMBER 5, 2006)
3. SANITARY SEWER SERVICE IS NOT AVAILABLE. SUBJECT TO BOARD OF HEALTH APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
4. DRAINAGE / STORM WATER DETENTION: 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.
5. EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH 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.
6. 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 MGMT. PRACTICES.
7. ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.

APPROXIMATE DETENTION VOLUME REQUIRED:

$X = \Delta CRA/12$
 $\Delta C = 0.37 - 0.30 = 0.07$
 $A = 24.04 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (24.04)(0.07)(2.8)/12 = 0.39 \text{ AC-FT. (16,988 CU. FT.)}$
 PROVIDED BASIN = 12,750 SQ.FT.
 TOTAL = 12,750 SQ.FT. @ APPROX. 2 FT. DEPTH
 = 25,500 CU.FT. > 1.5 X 16,988 CU.FT.

EPSC 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

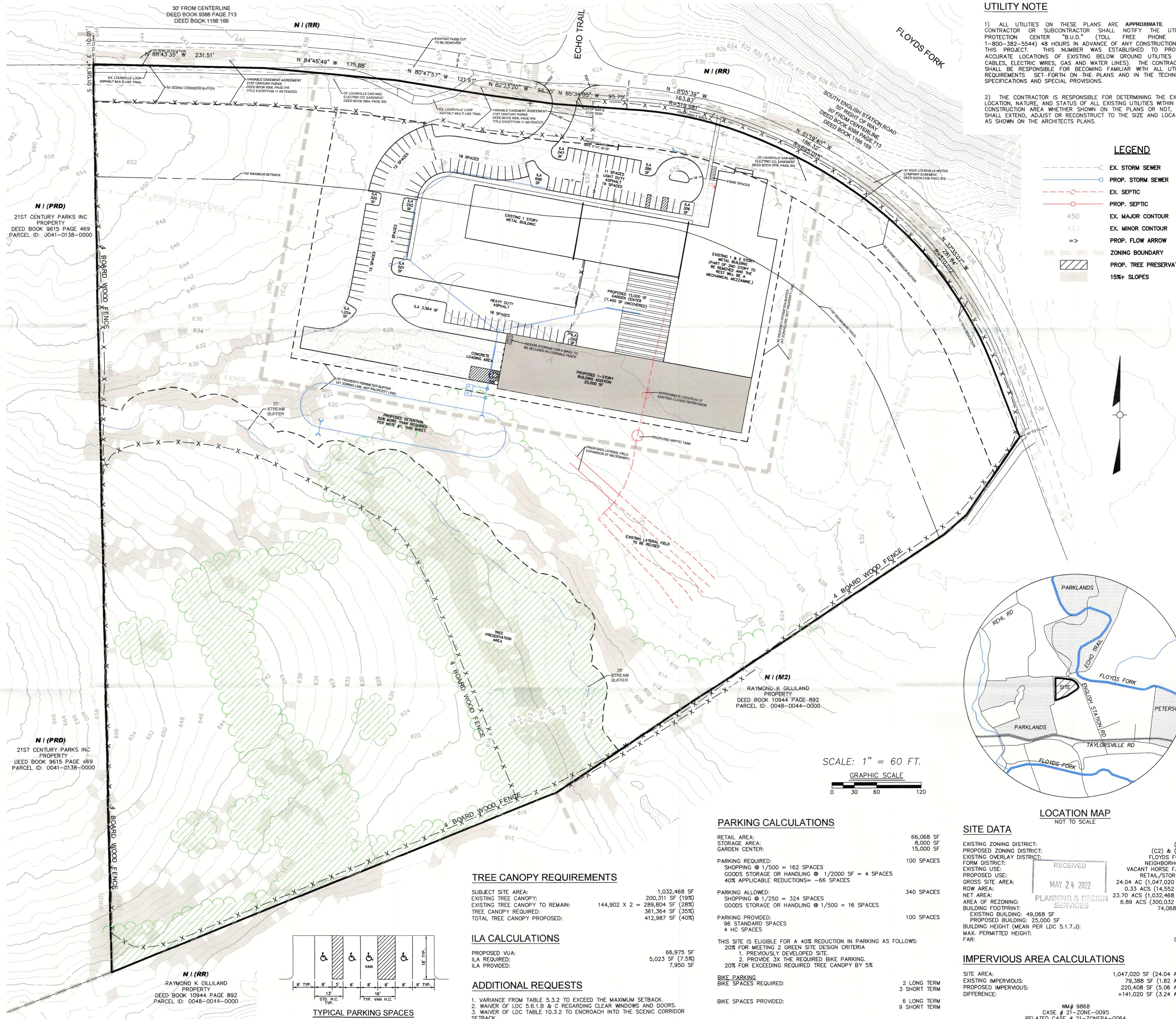
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

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 PRACTICABLE, BUT NOT 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 DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

EPSC CONCEPT PLAN

- INSTALL SILT FENCE & TEMPORARY CONSTRUCTION ENTRANCE.
- BEGIN DEMOLITION.
- INSTALL TEMPORARY SEDIMENT BASIN.
- BEGIN SITEWORK GRADING AND SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- COMPLETE SITE WORK.
- REMOVE SILT BASIN.
- REMOVE SILT FENCE & INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

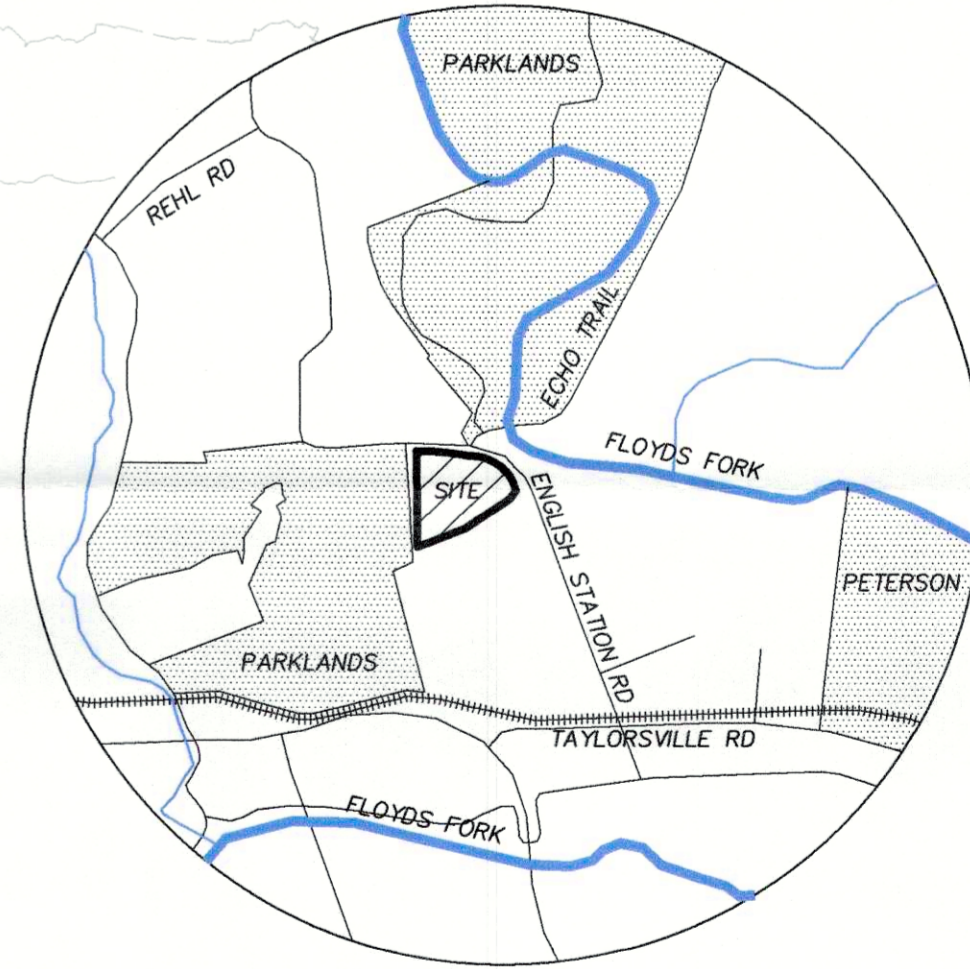


UTILITY NOTE

- 1) ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5644) 48 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 WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET-FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

LEGEND

- EX. STORM SEWER
- PROP. STORM SEWER
- EX. SEPTIC
- PROP. SEPTIC
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PROP. FLOW ARROW
- ZONING BOUNDARY
- PROP. TREE PRESERVATION
- 15%+ SLOPES



SCALE: 1" = 60 FT.
GRAPHIC SCALE

PARKING CALCULATIONS

RETAIL AREA:	66,068 SF
STORAGE AREA:	8,000 SF
GARDEN CENTER:	15,000 SF
PARKING REQUIRED:	100 SPACES
SHIPPING @ 1/500 = 162 SPACES	
GOODS STORAGE OR HANDLING @ 1/2000 SF = 4 SPACES	
40% APPLICABLE REDUCTIONS=	-66 SPACES
PARKING ALLOWED:	340 SPACES
SHIPPING @ 1/250 = 324 SPACES	
GOODS STORAGE OR HANDLING @ 1/500 = 16 SPACES	
PARKING PROVIDED:	100 SPACES
96 STANDARD SPACES	
4 HC SPACES	
THIS SITE IS ELIGIBLE FOR A 40% REDUCTION IN PARKING AS FOLLOWS:	
20% FOR MEETING 2 GREEN SITE DESIGN CRITERIA	
1. PREVIOUSLY DEVELOPED SITE	
2. PROVIDE 3X THE REQUIRED BIKE PARKING.	
20% FOR EXCEEDING REQUIRED TREE CANOPY BY 5%	
BIKE PARKING:	2 LONG TERM
BIKE SPACES REQUIRED:	3 SHORT TERM
BIKE SPACES PROVIDED:	6 LONG TERM
	9 SHORT TERM

TREE CANOPY REQUIREMENTS

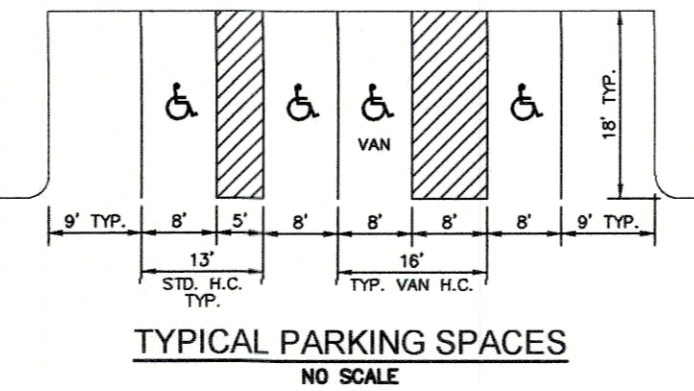
SUBJECT SITE AREA:	1,032,468 SF
EXISTING TREE CANOPY:	200,311 SF (19%)
EXISTING TREE CANOPY TO REMAIN:	144,902 X 2 = 289,804 SF (28%)
TREE CANOPY REQUIRED:	361,364 SF (35%)
TOTAL TREE CANOPY PROPOSED:	412,987 SF (40%)

ILA CALCULATIONS

PROPOSED VUA:	66,975 SF
ILA REQUIRED:	5,023 SF (7.5%)
ILA PROVIDED:	7,950 SF

ADDITIONAL REQUESTS

1. VARIANCE FROM TABLE 5.3.2 TO EXCEED THE MAXIMUM SETBACK.
2. WAIVER OF LDC 5.6.1.B & C REGARDING CLEAR WINDOWS AND DOORS.
3. WAIVER OF LDC TABLE 10.3.2 TO ENCRoACH INTO THE SCENIC CORRIDOR SETBACK.



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REVISIONS

NO.	REVISION	DATE
1	REVISED PER PRE-APP COMMENTS	07/27/21
2	REVISED PER AGENCY COMMENTS	08/24/21
3	REVISED TO INCREASE PERVIOUS AREA	11/08/21
4	REVISED TO RELOCATE ENTRANCE	02/24/22
5	REVISED PER AGENCY COMMENTS	03/24/22
6	REVISED PER AGENCY COMMENTS	03/24/22
7	REVISED PER AGENCY COMMENTS	05/16/22

DETAILED DEVELOPMENT PLAN

PROJECT TITLE: 2ND S. ENGLISH STATION ROAD, LOUISVILLE, KY 40299
2612 S. ENGLISH STATION ROAD, LOUISVILLE, KY 40299
TAX BLOCK 41, & LOT 137 / D.B. 11879, PG. 952

OWNER/DEV.: 2ND S. ENGLISH STATION ROAD, LOUISVILLE, KY 40299
6052 LEE HIGHWAY, CHATTANOOGA, TN 37421

SHEET TITLE: 2ND S. ENGLISH STATION ROAD, LOUISVILLE, KY 40299

JOB NO.: 3283

SCALE: 1"=60'

DATE: 05/24/21

DRAWING NO.: DDP

SHEET 1 OF 1

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