GENERAL NOTES

1. MSD: CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARDS SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. 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.
3. THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT. CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE LOUISVILLE #4 FIRE DISTRICT. A STATEMENT ON THE ADEQUACY OF ACCESS TO THE PROPERTIES SHALL BE OBTAINED FROM THE FIRE DISTRICT.
4. ALL UTILITY LINES TO BE PROVIDED FROM EXISTING SERVICE CONNECTIONS.
5. ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
6. ALL PARKING ISLANDS SHALL BE OUTLINED WITH CONCRETE MEDIAN CURB UNLESS NOTED OTHERWISE.
7. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
8. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAPS 21111C0045E & 21111C0029E, DECEMBER 5, 2006)
9. CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
10. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
11. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH ARTICLE 12 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
12. ALL SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE 11 OF THE LDC (2003).
13. ROLLER TRASH CANS WILL BE STORED IN THE GARAGE. (ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.)

EPSC NOTES

1. 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 BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.
2. 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.
3. 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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
4. 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.

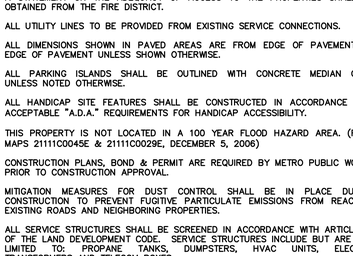
EPSC PHASING

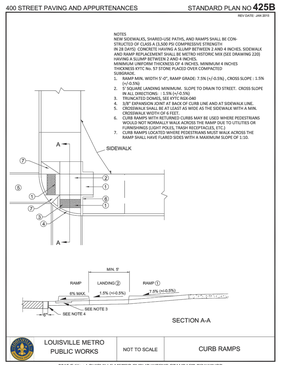
1. INSTALL SILT FENCE & CONSTRUCTION ENTRANCE.
2. BEGIN GRADING AND STORM SEWER CONSTRUCTION.
3. INSTALL INLET PROTECTION.
4. REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

UTILITY NOTE

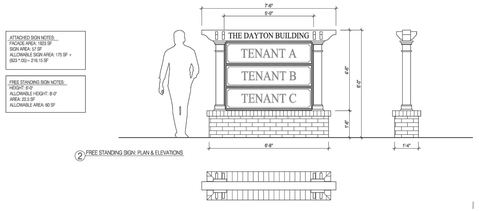
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND 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.

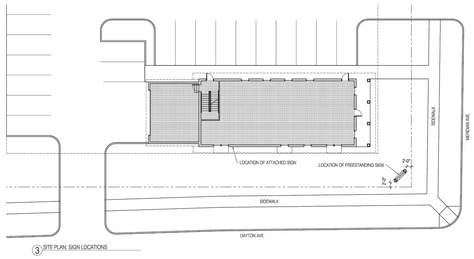
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.





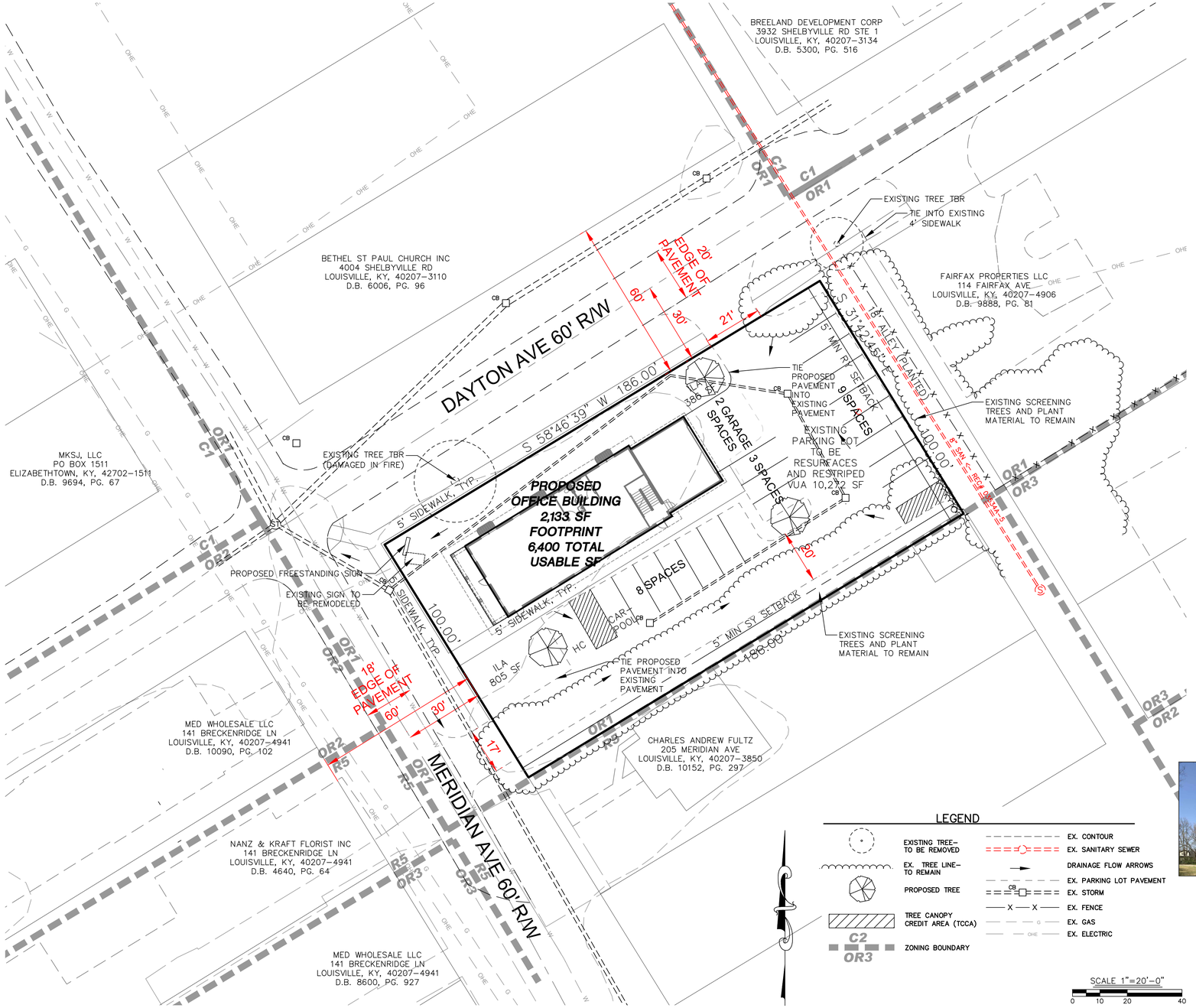
TYPICAL ADA CURB RAMP
NO SCALE





SIGNAGE DETAILS
NO SCALE

NOT TO SCALE



SITE DATA

ZONING:	OR-1
FORM DISTRICT:	TOWN CENTER (TC)
EXISTING USE:	VACANT (PREVIOUS MEDICAL OFFICE)
PROPOSED USE:	OFFICE (GENERAL)
GROSS SITE AREA:	18,618 SF/ .4274 AC
GROSS BUILDING FOOTPRINT:	2,133 SF
GROSS BUILDING FLOOR AREA:	6,400 SF
APPROVED FOOTPRINT FLOOR AREA:	3,534 SF
PROPOSED INCREASE IN FLOOR AREA (DOCKET #09-001-81):	2,866 SF
AREA OF DISTURBANCE:	5,184 SF
PROPOSED BUILDING HEIGHT:	26'-8"
TOTAL FAR:	.21

PARKING CALCULATIONS

OFFICE (GENERAL):	6,533 SF
MINIMUM: 1SP/500SF=	13 SPACES
MAXIMUM: 1SP/200SF=	33 SPACES
PARKING PROVIDED:	22 SPACES*

*INCLUDING 1 H.C. SPACE, 2 GARAGE SPACES

BICYCLE PARKING CALCULATIONS

THE SIZE OF THE BUILDING DOES NOT REQUIRE MINIMUM BICYCLE PARKING SPACES.

IMPERVIOUS CALCULATIONS

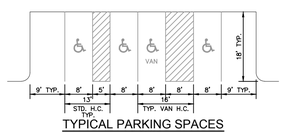
SITE AREA:	18,618 SF
EX. IMPERVIOUS AREA:	11,459 SF(62%)
PROPOSED IMPERVIOUS AREA:	12,405 SF (67%)
APPROXIMATE INCREASE:	946 SF (5%)

ILA CALCULATIONS

PASSENGER VUA:	10,272 SF
ILA REQUIRED:	770 SF (7.5%)
ILA PROVIDED:	1,191 SF (12%)
ILA TREES REQUIRED (1/4000SF):	3 TREES

DIMENSIONAL STANDARDS

MIN. LOT SIZE:	NONE
MIN. LOT WIDTH:	NONE
MIN. FRONT/STREET SIDE YARD:	0'
MAX. FRONT/STREET SIDE YARD:	5' (CORNER LOT)
MIN. SIDE YARD:	0'/5' ADJ. RES. USE
MIN. REAR YARD:	5'
MAX. BLDG. HEIGHT:	120'



TYPICAL PARKING SPACES
NO SCALE

EXISITING VEGETATED BUFFER TO BE PRESERVED
NO SCALE

CASE #: 18DEVPLAN1069
RELATED CASE #S:
09-001-81, 15CERT1652

OWNER/DEVELOPER
TAX BLOCK 73M, LOT 136
PPH PROPERTIES, LLC.
137 BRECKENRIDGE LANE
LOUISVILLE, KY 40207
D.B. 11061, PG. 361

WM:11774

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202 (502) 584 - 6271

NO.	REVISION	DATE
1	AGENCY COMMENTS	5/11/18
1	AGENCY COMMENTS	5/23/18

SHEET TITLE: REVISED DISTRICT DEVELOPMENT PLAN
PROJECT TITLE: MERIDIAN PROPERTY 201 MERIDIAN AVE, LOUISVILLE, KY 40207
DEVELOPER: PPH PROPERTIES, LLC

JOB NO. 3062
SCALE: 1"=20'
DATE: 04/16/18
DRAWING NO: 1
SHEET 1 OF 1

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