

**GENERAL NOTES:**

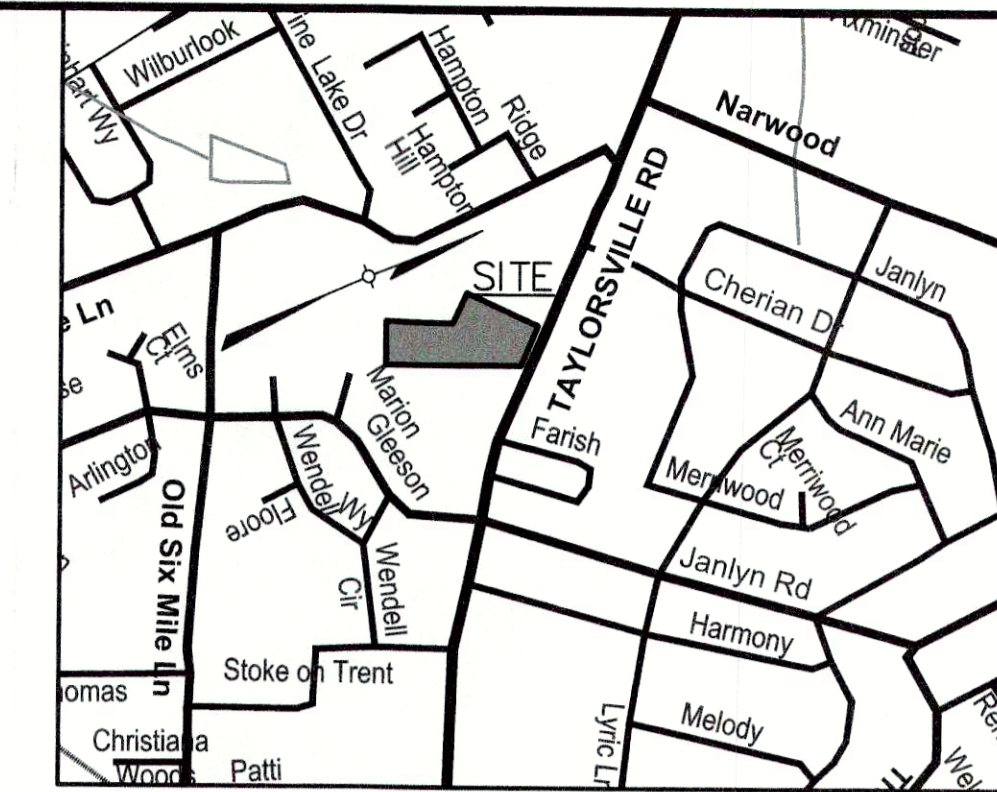
- Parking areas and drive lanes to be a hard and durable surface.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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.
- A Variable Cross Access easement between the subject site and the adjacent property owned by First Capital Bank has been granted by D.B. 9969 PG. 879.
- Construction plans, bond and permit are required by Metro Public Works prior to construction approval.
- City of Jefferson approval required.
- A KARST survey was conducted by Ann Richard RLA on February 7th, 2018, and no KARST features were found.
- Upon redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate pre-existing curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A Cross Access agreement to run with the land and in an acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
- Prior to requesting construction plan approval for Tract 2, a variance to exceed the 80 ft. maximum setback for Tract 2 building shall be obtained from the Jeffersonstown Board of Adjustment.
- A Minor Plat will be recorded to subdivide the site prior to Metro Public Works providing construction plan approval for Tract 2.
- All freestanding and attached signage shall meet the requirements of the Jeffersonstown Sign Ordinance.
- All dumpsters shall be screened as required by the Jeffersonstown Land Development Code.

**MSD NOTES:**

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications.
- Sanitary sewer service will be provided by connection and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0063 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.
- If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream 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.
- MSD drainage band required prior to construction plan approval.
- Site is subject to MSD plan review fees.
- City of Jefferson approval prior to MSD construction plan approval.

**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.



LOCATION MAP  
NOT TO SCALE

SITE IS LOCATED IN JEFFERSONTOWN AND IS SUBJECT TO THE LOUISVILLE METRO LAND DEVELOPMENT CODE DATED JULY 2004, WITH AMENDMENTS PER THE CITY OF JEFFERSONTOWN.

**PROJECT DATA**

TOTAL SITE AREA	= 3.5± Ac. (152,602 SF)
TRACT 1 SITE AREA	= 2.4± Ac. (103,586 SF)
TRACT 2 SITE AREA	= 1.1± Ac. (49,016 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED

**TRACT 1 DATA**

TRACT 1 SITE AREA	= 2.4± Ac. (103,586 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= OFFICE
PROPOSED HEIGHT	= 1-STORY (45' MAX. ALLOWED)
BUILDING AREA	= 16,750 SF
F.A.R.	= 0.16 (1.0 MAX. ALLOWED)
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)

TOTAL VEHICULAR USE AREA	= 49,291 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 3,697 SF (7.5% VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 3,762 SF

**TRACT 2 DATA**

TRACT 2 SITE AREA	= 1.1± Ac. (49,016 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= RETAIL
PROPOSED HEIGHT	= 1-STORY (45' MAX. ALLOWED)
BUILDING AREA	= 8,200 SF
F.A.R.	= 0.17 (1.0 MAX. ALLOWED)
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)

TOTAL VEHICULAR USE AREA	= 20,477 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,536 SF (7.5% VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 4,121 SF

**SHARED PARKING CALCULATIONS (TRACTS 1 & 2)**

PARKING REQUIRED		MIN.	MAX.
<b>TRACT 1</b>			
OFFICE			
16,750 SF/350 SF MIN.	=	49 SP	84 SP
16,750 SF/200 SF MAX.	=		
<b>TRACT 2</b>			
RETAIL			
8,200 SF/250 SF MIN.	=	33 SP	55 SP
8,200 SF/150 SF MAX.	=		
TOTAL PARKING REQUIRED	=	82 SP	139 SP
TOTAL PARKING PROVIDED	=	139 SPACES	
			(6 ADA SP INCLUDED)

**SITE IMPERVIOUS AREA**

EXISTING IMPERVIOUS	= 4,179 SF
PROPOSED IMPERVIOUS	= 103,743 SF (2,483% INCREASE)

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 152,602 SF
EXISTING TREE CANOPY AREA	= 10% (15,260 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (30,520 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (30,960 SF)

**DETENTION BASIN CALCULATIONS**

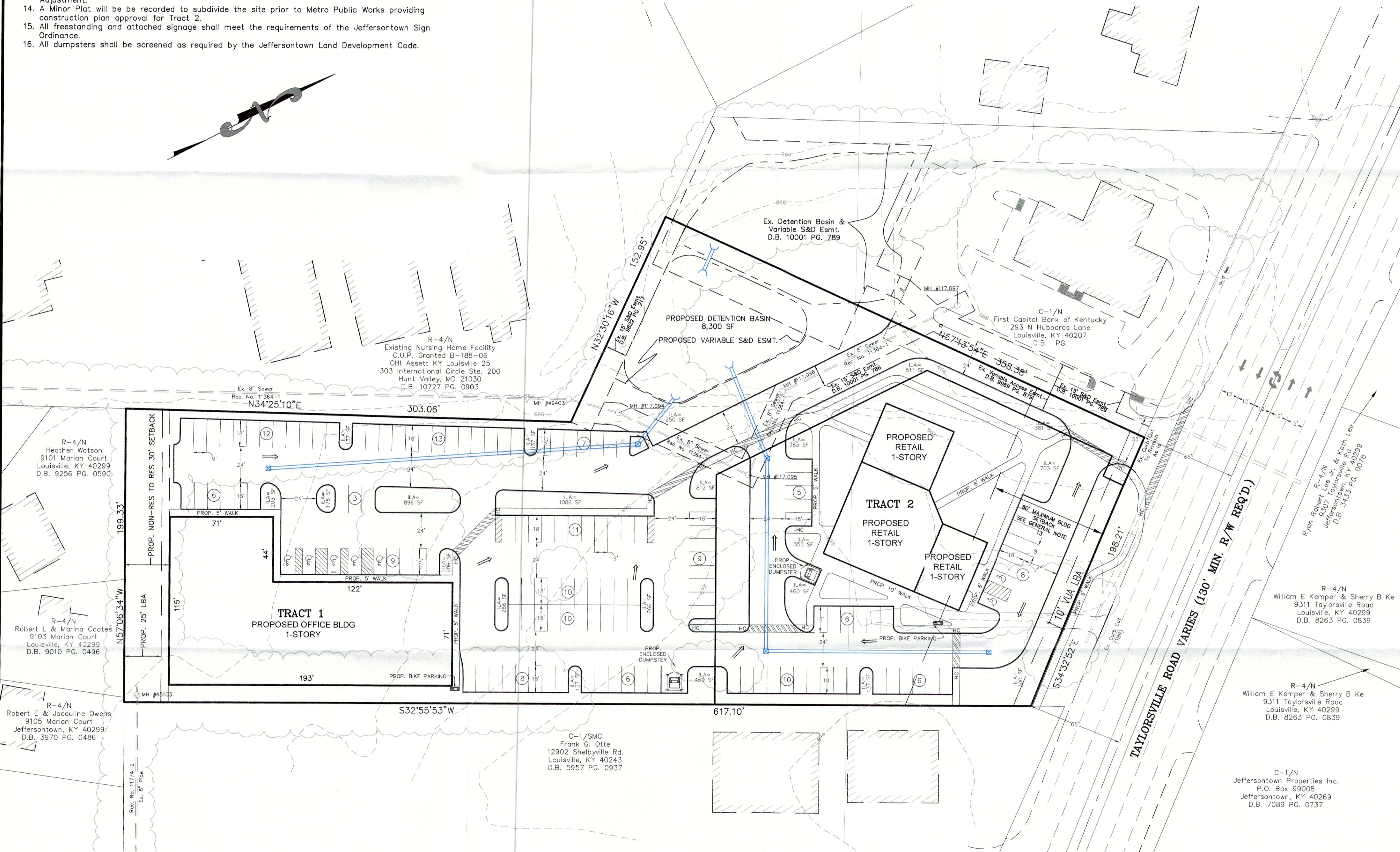
$X = \Delta CRA/12$   
 $AC = 0.85 - 0.23 = 0.62$   
 $A = 3.5 \text{ ACRES}$   
 $R = 2.8 \text{ INCHES}$   
 $X = (0.62)(3.5)(2.8)/12 = 0.51 \text{ AC.-FT.}$   
 REQUIRED  $X = 22,000 \text{ CU.FT.}$

PROVIDED BASIN = 8,300 SQ.FT.  
 $\text{TOTAL} = 8,300 \text{ SQ.FT.} \otimes \text{ APPROX. } 3 \text{ FT. DEPTH}$   
 $= 24,900 \text{ CU.FT.} > 22,000 \text{ CU.FT.}$

SITE ADDRESS:  
9310 TAYLORSVILLE ROAD  
TAX BLOCK 0038, LOT 0867  
D.B. 9822, PG. 0217

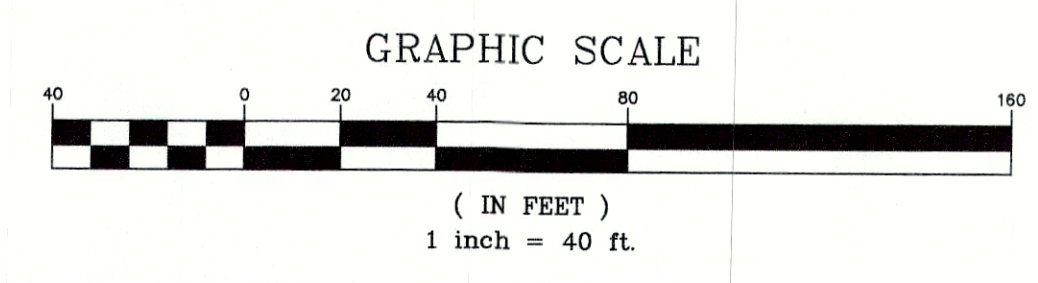
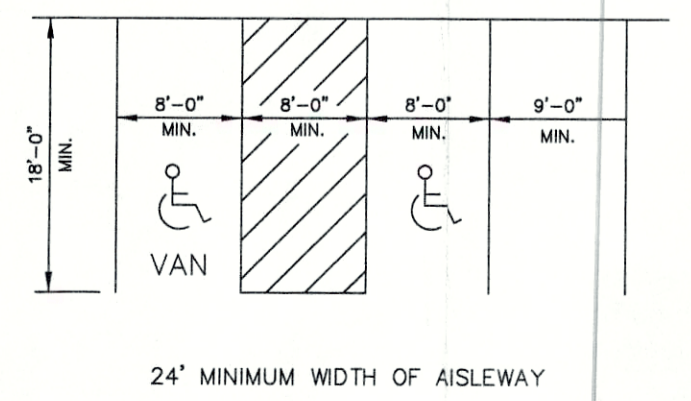
COUNCIL DISTRICT - 11  
FIRE PROTECTION DISTRICT - JEFFERSONTOWN  
MUNICIPALITY - JEFFERSONTOWN

CASE: 18DEVPLAN1009  
RELATED CASE: 16870  
MSD WM#8721



**MSD STANDARD EROSION CONTROLS**

	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE



REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 17217-DDDP  
DATE: 03-09-18  
CHECKED BY: AER  
DRAWN BY: JN/BB

SCALE: AS SHOWN  
NEIGHBORHOOD: UNDEVELOPED  
FORM DISTRICT: NEIGHBORHOOD  
EXISTING USE: UNDEVELOPED  
PROPOSED USE: OFFICE  
BUILDING HEIGHT: 1-STORY (45' MAX. ALLOWED)  
BUILDING AREA: 16,750 SF  
F.A.R.: 0.16 (1.0 MAX. ALLOWED)  
BIKE PARKING REQUIRED/PROVIDED: 2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)

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PROPOSED USE: RETAIL  
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BUILDING AREA: 8,200 SF  
F.A.R.: 0.17 (1.0 MAX. ALLOWED)  
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**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
505 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
TEL: 502-261-1111 FAX: 502-261-1111  
WEB SITE: WWW.LD-D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

**9310 TAYLORSVILLE ROAD**

OWNER  
**OTTE FAMILY LIMITED PARTNERSHIP**  
12902 SHELBYVILLE ROAD  
LOUISVILLE, KY 40243

JOB NO. 17217

SHEET 1 OF 1

RECEIVED  
MAR 09 2018  
PLANNING & DESIGN SERVICES