

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: "CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA."
- THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOUNDARY HEREON IS FROM DEED DESCRIPTION.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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 (BEST MANAGEMENT PRACTICES) 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 SEED, 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.

SEDIMENT-LOADED 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.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

MSD NOTES:

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- SANITARY SEWER BY EXISTING 6" PROPERTY SERVICE CONNECTION AND THE PROJECT LIES IN THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY AN EXISTING LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: DETENTION NOT PROVIDED ON SITE AS DEPICTED ON THE PROJECT PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM WHICH EVER IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. 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. THIS SITE HAS AN EXISTING STORM SEWER SYSTEM AND WAS PART OF AN OVERALL DEVELOPMENT THEREFORE THERE WILL BE NO CHANGES TO THE STORM SEWER SYSTEM.
- 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.
- KENTUCKY DIVISION OF WATER (KDOW) AND MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ANY REQUIRED EARTHWORK EMBANKMENT (FILL) IN THE FLOODPLAIN SHALL BE COMPENSATED ON THE SITE AT A RATIO OF 1.5 TO 1.
- LOWEST FINISHED FLOOR ELEVATION TO BE AT OR ABOVE 498.1' AND THE LOWEST MACHINERY TO BE AT OR ABOVE 499.1'.

TRANSPORTATION PLANNING NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND LOUISVILLE METRO WORKS R/W.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS, IF REQUIRED.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY LOUISVILLE METRO PUBLIC WORKS.
- VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS STANDARDS.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS, IF REQUIRED.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES, IF REQUIRED.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL FOR KLONDIKE LANE RIGHT OF WAY.

PROJECT DESCRIPTION:

THE PURPOSE OF THE DEVELOPMENT IS TO DEVELOP THE SUBJECT LOT TO A NEW INDOOR SOCCER FACILITIES INCLUDING BUT NOT LIMITED TO PROPOSED STORM WATER AND FLOODPLAIN COMPENSATION.

REFERENCE MERIDIAN:

NORTH AND BEARINGS SHOWN HEREON ARE BASED ON KENTUCKY SINGLE ZONE.

FLOOD NOTE:

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE" PER A REVIEW OF FIRM MAP #2111100616, EFFECTIVE 12/5/06. BASED ON THE ABOVE INFORMATION A THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100-YR FLOOD PLAIN.

SOIL DESCRIPTION:

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND (Ua).

APPLICABLE MSD STANDARD DRAWINGS:

STABILIZED CONSTRUCTION ENTRANCE (TGC) ER-01-03
SILT FENCE SF EF-09-02

SITE DATA:

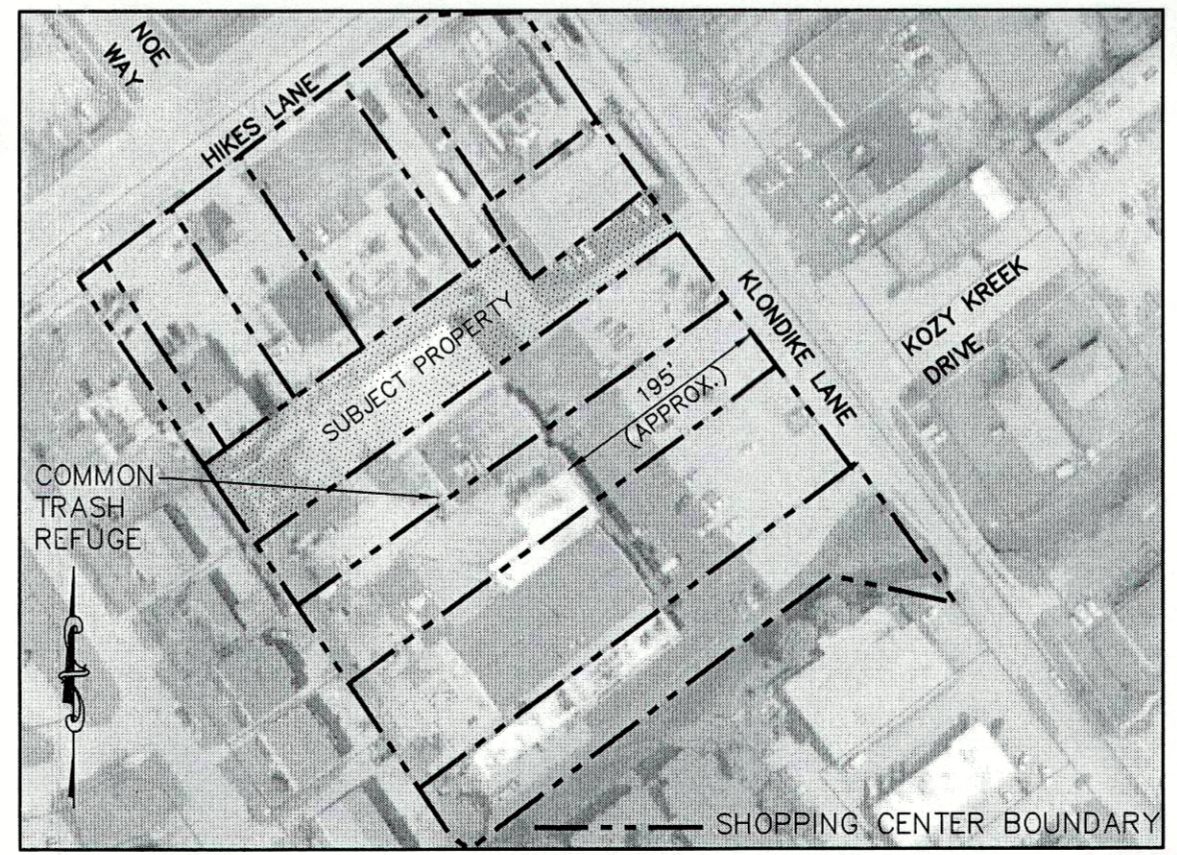
LOT SIZE	0.59 AC (25,601.10 S.F.)
EXISTING USE	RESTAURANT / RETAIL
EXISTING ZONING	C-1
EXISTING FORM DISTRICT	NEIGHBORHOOD FORM DISTRICT
PROPOSED USE	INDOOR SOCCER FACILITY
PROPOSED ZONING	UNCHANGED
PROPOSED FORM DISTRICT	UNCHANGED
PROPOSED BUILDING SIZE	9,075 S.F.
FLOOR AREA RATIO (F.A.R.)	0.35 F.A.R. (ALLOWED 1.0)
PARKING MIN. PARKING SPACES (1 SP.:300 S.F.)	30 PARKING SPACES
MAX. PARKING SPACES (1 SP.:100 S.F.)	91 PARKING SPACES
PARKING PROVIDED	6 PARKING SPACES ON SITE AND EXISTING 23 PARKING SPACES (SHARED PARKING) W/ 2 HANDICAP SPACE

VEHICLE USE AREA	9,099 S.F.
EXISTING VEHICLE USE AREA	1,704 S.F. (19%)
PROPOSED VEHICLE USE AREA	10,803 S.F.
TOTAL VEHICLE USE AREA	12,507 S.F.
INTERIOR LANDSCAPE AREA REQ.	541 S.F. (5%)
INTERIOR LANDSCAPE AREA PROP.	659 S.F. (6.1%)

TREE CANOPY CANOPY CLASS	CLASS C
LAND AREA	0.59 AC (25,601.10 S.F.)
EX. TREE CANOPY	0 S.F. (0%)
TREE CANOPY AREA % REQ.	20%
TREE CANOPY AREA REQ.	5,120.22 S.F.
NEW TREE CANOPY AREA	5,760 S.F.
PROVIDED	
8-TYPE "A" TREES	
@ 720 S.F. EACH	
TOTAL TREE CANOPY % PROVIDED	5,760 S.F. (23%)

DRAINAGE CALCULATIONS:

SITE DISTURBANCE AREA = 0.59 AC (25,601.10 S.F.)
RUN OFF AREAS:
 TOTAL SITE AREA = 0.59 AC (25,601.10 S.F.)
 TOTAL EXISTING IMPERVIOUS AREA = 25,601.10 S.F.
 TOTAL PROPOSED IMPERVIOUS AREA = 25,601.10 S.F.
 TOTAL NET IMPERVIOUS AREA = 0.00 S.F. (0% INCREASE)
 EXISTING RUN-OFF COEFFICIENT = 0.95 (C)
 DEVELOPED RUN-OFF COEFFICIENT = 0.95 (C)
 RUNOFF VOLUME CALCS:
 X = CRA/12 FOR 1 HOUR 100 YR. STORM
 = (0.25-0.25) (2.8) (0.59 ACRES) / 12
 = 0.000 AC.-FT.



OVERALL SHOPPING CENTER MAP: NOT TO SCALE



Know what's below. Call before you dig.

Case # 18DEVPLAN1179
WM# 11880

BEFORE YOU DIG:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811, WWW.KENTUCKY811.COM) FORTY-EIGHT 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 WATERLINES) WHEN CONTACTING THE KENTUCKY 811 CALL CENTER. PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED M.S.D. SEWER AND DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS, AND SPECIAL PROVISIONS.

ALL UTILITY RELOCATIONS & ADJUSTMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.

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PLANNING & DESIGN SERVICES

ENGINEER STAMP

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7321 New LaGrange Road, Suite 111
Louisville, KY. 40222
(502)423-8747

OWNER/DEVELOPER/CLIENT
ALVARADO RAUL, MAGALLANES & FLORICELA
MAGALLANES-GARCIA
6801 HOLLY LAKE DRIVE
LOUISVILLE, KY 40291-3024

PROJECT
SOCCER FIELD LAS FLORES
3606 1/2 KLONDIKE LANE
LOUISVILLE, KY 40218
D.B. 11037, PG. 740
T.B. 091E, LOT 0008

CATEGORY 2B
DEVELOPMENT PLAN

NO.	DATE	REV.	DESCRIPTION	BY
NO. 11.13.18			POS. MSD & MPW COMMENTS	CRP
DATE 10.15.18				
SHEET NO. 1 OF 1				