

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 SEEDDED 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 SEEDDED, 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 PRACTICAL, 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 DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

TREE CANOPY CALCULATIONS (TCCA)

CLASS: C
 EXISTING TREE CANOPY: 28,912 SF (47%)
 SITE AREA: 1.4 AC (61,141 SF)
 EXISTING TREES PRESERVED: 0 SF (0%)
 REQUIRED NEW TREE CANOPY: 15,285 SF (25%)
 REQUIRED TOTAL TREE CANOPY: 15,285 SF (25%)

OPEN SPACE(19-ZONE-0028 & 17DEVPLAN1062)

NET SITE AREA: 14.73 AC
 OPEN SPACE REQUIRED: 2.21 AC(15%)
 RECREATIONAL REQUIRED: 1.1 AC
 RECREATIONAL OPEN SPACE PROVIDED: 1.15 AC (49,987 SF)
 COMMON OPEN SPACE PROVIDED: 1.52 AC (66,626 SF)
 TOTAL OPEN SPACE PROVIDED: 2.67 AC (116,613 SF)

PARKING SUMMARY

PARKING REQUIRED
 MIN. (1.5 SPACES/UNIT) 45 SPACES
 MAX. (2.5 SPACES/UNIT) 75 SPACES
PARKING PROVIDED(ON-SITE)
 STANDARD SPACES 43 SPACES
 HANDICAP SPACES 2 SPACES
 TOTAL PROVIDED 45 SPACES

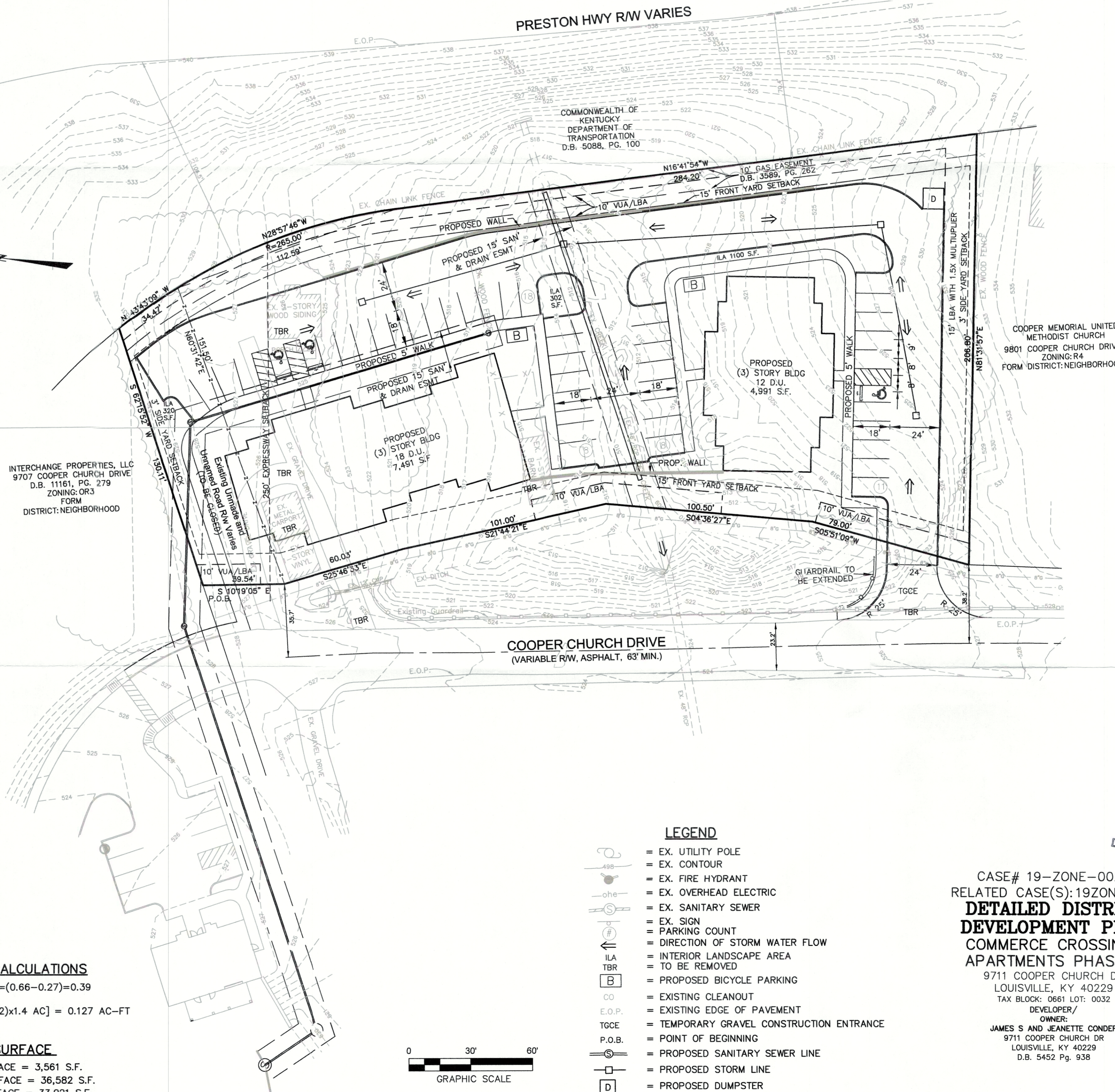
PROJECT SUMMARY

EXISTING ZONING R4
 FORM DISTRICT N
 PROPOSED ZONING R7
 EXISTING USE VACANT
 PROPOSED USE MULTI-FAMILY RESIDENTIAL
 SITE ACREAGE 1.4 AC. (61,141 S.F.)
 PROPOSED BUILDING S.F. 37,446 S.F.
 PROPOSED BUILDING FOOTPRINT S.F. 12,482 S.F.
 VUA 21,409 S.F.
 ILA REQUIRED (7.5%) 1,606 S.F.
 ILA PROVIDED 1,722 S.F.
 PROPOSED NUMBER OF D.U. 30
 PROPOSED D.U./ACRE 21.42
 MAX BLDG. HT. 45'
 F.A.R. 0.61

GENERAL NOTES:

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- ALL WASTE WATER FLOW WILL BE TREATED AT THE DEREK GUTHRIE WQTC.
- SANITARY SEWER SERVICE TO BE PROVIDED BY LATERAL EXTENSION AS APPROVED BY MSD AND SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- THIS SITE IS SUBJECT TO A REGIONAL FACILITY FEE (X1.5)
- 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 THE GREEN MGMT. PRACTICES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- 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.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- ALL EXISTING STRUCTURES WILL BE REMOVED FROM THE SITE AREA.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- A KARST SURVEY WAS PERFORMED ON NOVEMBER 1, 2019 BY ECS, IN WHICH THEY DETERMINED NO KARST LIKE FEATURES WERE OBSERVED ON THE SITE.
- EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6 INCH SANITARY SEWER. OWNER TO PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC WITH A MINIMUM 6 INCH SANITARY SEWER.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:0005 REGULATIONS.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL
- OPEN SPACE REQUIREMENTS TO BE MET WITH THE CONSOLIDATION WITH THE LOT SHOWN IN 17DEVPLAN1062 WHICH IS OWNED BY INTERCHANGE PROPERTIES LLC IN DEED BOOK:11161 PG. 279.

I-265 EXIT RAMP



PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, C=(0.66-0.27)=0.39
 SITE AREA = 1.4 ACRES
 INCREASED RUNOFF = [(0.39x2.8/12)x1.4 AC] = 0.127 AC-FT

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 3,561 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 36,582 S.F.
 NET INCREASE IN IMPERVIOUS SURFACE = 33,021 S.F.

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0111E

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COMMERCE CROSSINGS APARTMENTS PHASE 2

DATE: 5/20/19
 DRAWN BY: G.C.Z.
 CHECKED BY: D.L.E.
 SCALE: 1"=30' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

△	AGENCY CMTS 7/15/19
△	AGENCY CMTS 9/23/19
△	AGENCY CMTS 11/04/19
△	AGENCY CMTS 11/19/19

RECEIVED
 MAY 21 2019
 PLANNING & DESIGN SERVICES

CASE# 19-ZONE-0028
 RELATED CASE(S): 19ZONE1038
DETAILED DISTRICT DEVELOPMENT PLAN
 COMMERCE CROSSINGS APARTMENTS PHASE 2
 9711 COOPER CHURCH DR
 LOUISVILLE, KY 40229
 TAX BLOCK: 0661 LOT: 0032
 DEVELOPER/
 OWNER:
 JAMES S AND JEANNETTE CONDER
 9711 COOPER CHURCH DR
 LOUISVILLE, KY 40229
 D.B. 5452 Pg. 938

DEVELOPMENT PLAN

JOB NUMBER 19015

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WM #11990