

**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 SEEDING 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 SEEDING, 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-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.

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.

**NOTES:**

1. WASTEWATER: LATERAL EXTENSION N/A.  
WASTEWATER TREATMENT PLANT: MORRIS FOREMAN
2. SANITARY SEWER CONNECTIONS  
ANY PROPOSED PROPERTY SERVICE CONNECTIONS SHALL BE 6" AND ARE SUBJECT TO APPLICABLE FEES. PROJECT TO BE SERVED BY EXISTING 6" PSC, THERE IS NO PLANNED BUILDING EXPANSIONS OR NEW CONSTRUCTION.
3. 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.
4. DRAINAGE / STORM WATER DETENTION:  
STORM DRAINAGE SHALL BE ROUTED THROUGHOUT A SERIES OF EXISTING STORM SEWERS AND SURFACE DRAINAGE TO THE EXISTING ROAD SYSTEM ALONG FRANKFORT AVE AS SHOWN ON THIS PLAN, AND IS SUBJECT TO MSD AND LOUISVILLE METRO APPROVAL. DRAINAGE PATTERNS DEPICTED BY ARROWS → IS FOR CONCEPT PURPOSES ONLY. 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 THE 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. 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."
7. THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT.
8. THE SUBJECT PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN HAZARD AREA AS PER FEMA'S FIRM MAPPING, (21111C0027 E), DATED DECEMBER 5, 2006. 100 YEAR FLOOD
9. ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
10. CONTOURS ARE NOT SHOWN BECAUSE NO IMPROVEMENTS ARE PLANNED.
11. THERE SHALL BE NO COMMERCIAL SIGNS ON STATE OR LOCAL RIGHT OF WAY.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
13. ALL DUMPSTERS, HVAC, ELECTRICAL TRANSFORMERS AND TELECOMMUNICATION BOXES SHALL BE SCREENED PER CHAPTER 10 OF LDC.
15. NO INCREASE OF DRAINAGE SHALL RUNOFF TO STATE RIGHT OF WAY.
16. THERE SHALL BE NO LANDSCAPING OR WORK IN STATE OR LOCAL RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
17. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.

**PREVIOUS CASES:**

B-135-92

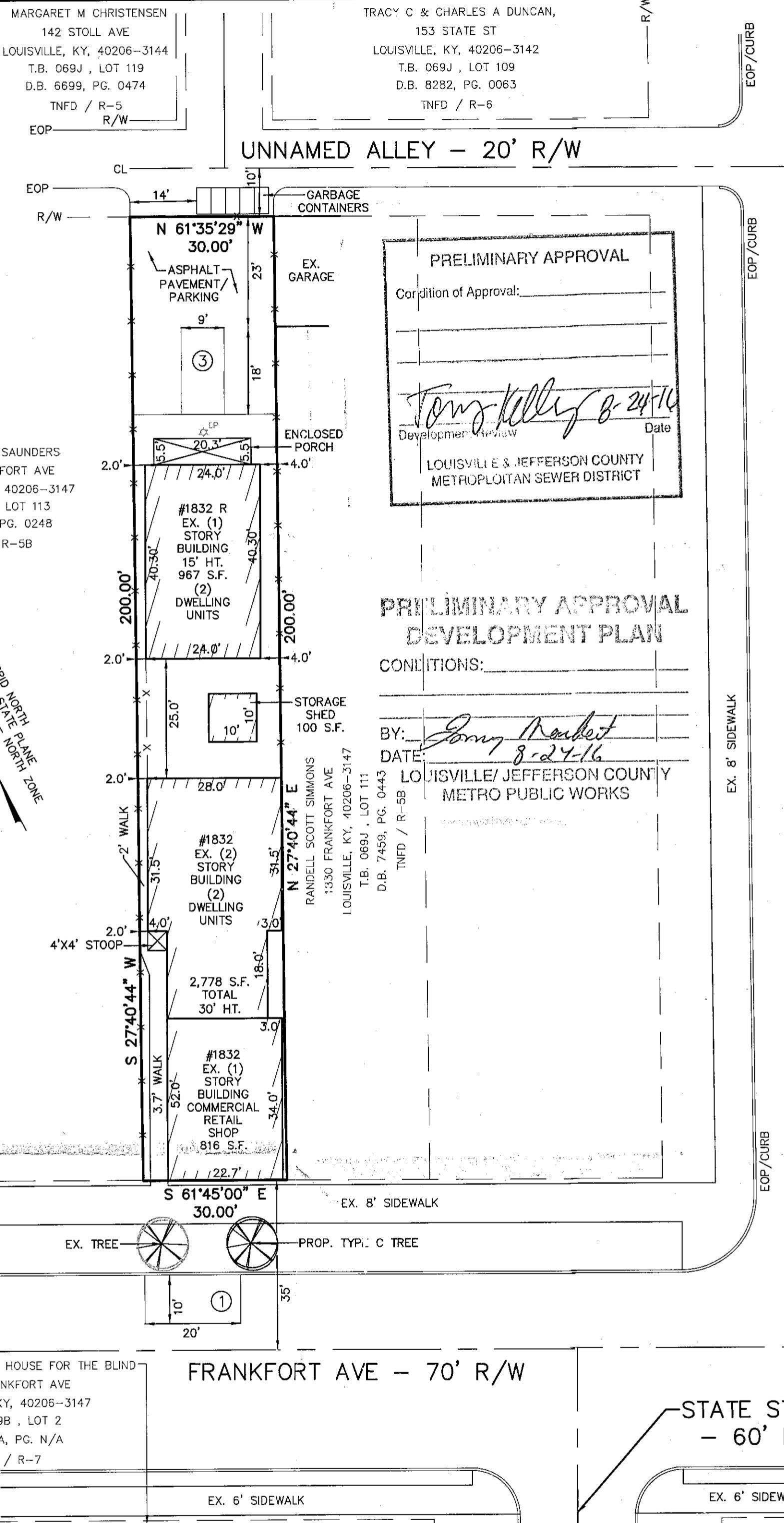
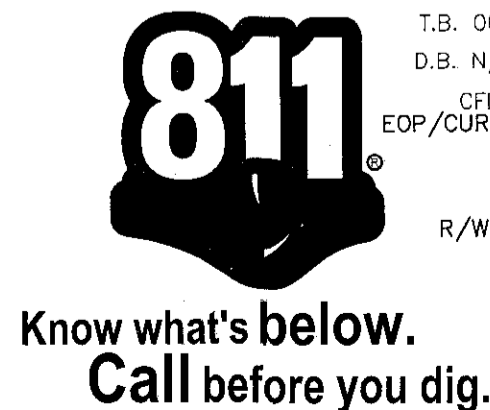
**BEFORE YOU DIG:**

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

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.

**LEGEND:**

R/W	RIGHT-OF-WAY	x	FENCE
EOP	EDGE OF PAVEMENT	①	PARKING SPACE DESIGNATION
CL	CENTERLINE OF R/W		
EX.	EXISTING		
FND	FOUND		



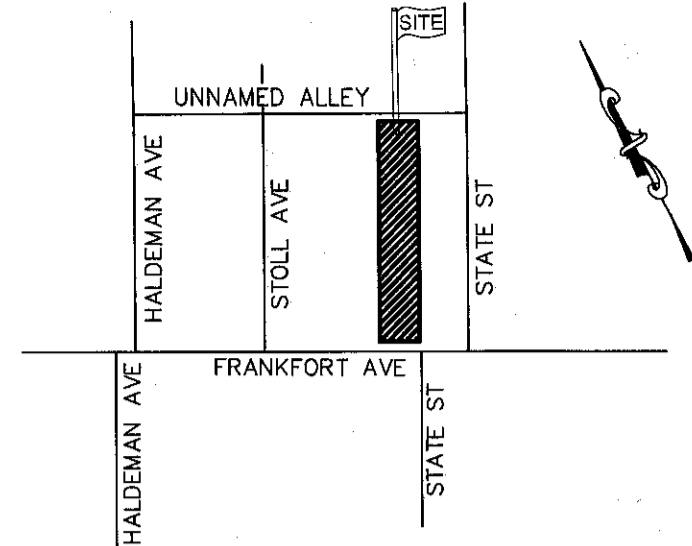
STATE STREET - 60' R/W

FRANKFORT AVE - 70' R/W

**SOIL DESCRIPTION:**  
ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL SURVEY, THE SITE CONSISTS OF (UahC) URBAN LAND-UDORTHERENTS AND (UmC) URBAN LAND-ALFIC UDARENTS-CRIDER.

**PROJECT DESCRIPTION:**  
PROJECT IS AN EXISTING CONDITION REVISED DETAILED DISTRICT DEVELOPMENT PLAN AND REZONING PLAN. THERE ARE NO PLANNED IMPROVEMENTS TO THE SITE AS INDICATED ON THE DRAWING.

CASE# 16ZONE1028  
WM# N/A



LOCATION MAP: NOT TO SCALE

**SITE DATA:**

LAND AREA:	0.14 ACRES (6,000 S.F.)
EXISTING ZONING:	R-5B
EXISTING FORM DISTRICT:	TNFD
EXISTING USE:	COMMERCIAL / MULTIFAMILY UNCHANGED
PROPOSED USE:	C-R
PROPOSED ZONING:	816 S.F.
EXISTING MULT-FAMILY:	4 DWELLING UNITS (D.U.)
DENSITY:	28.57 D.U. / AC. (34.8 D.U. / AC. MAX.)
FLOOR AREA RATIO:	0.62 (3.0 MAX.)

**PARKING SUMMARY:**

COMMERCIAL:	1 SPACE PER 500 S.F. (MIN.): 2 SPACES	2 SPACES
	1 SPACE PER 150 S.F. (MAX.): 5 SPACES	
MULTIFAMILY:	1.5 SPACE PER D.U. (MIN.): 6 SPACES	
	2.5 SPACE PER D.U. (MAX.): 10 SPACES	
TARC CREDIT:	10%	
RESIDENTIAL CREDIT:	10%	
NATIONAL REGISTER CREDIT:	20%	
GREEN DESIGN STD. CREDIT:	20%	
TOTAL SPACE (MIN.):	3 2' SPACES	
TOTAL SPACES (MAX.):	15 SPACES	
PARKING SPACES PROVIDED:	4 SPACES	

**VEHICULAR USAGE AREA:**

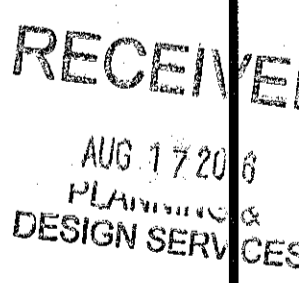
V.U.A.	1,216 S.F.
I.L.A. REQUIRED (0%)	0 S.F.
I.L.A. PROPOSED	0 S.F.

**TREE CANOPY CALCULATION:**

PER CHAPTER 10.2.1 OF THE LAND DEVELOPMENT CODE NO TREE CANOPY IS REQUIRED. LAND DEVELOPMENT CODE LANDSCAPE WAIVER CHAPTER : 10.2.4 ALLOW FOR A DECREASE OF THE PARAMETER LANDSCAPE BUFFER REQUIREMENTS FROM 10' TO 0' ON THE EAST AND WEST PROPERTY LINES.

**REVISED DETAILED DISTRICT DEVELOPMENT PLAN AND REZONING PLAN**

OWNER/FOR:  
**R.C. BELL HOLDINGS, LLC**  
1832 FRANKFORT AVENUE  
LOUISVILLE, KY 40206  
D.B. 9212, PG. 778  
T.B. 695, LOT 112  
**LOUISVILLE METRO JEFFERSON COUNTY**



MAY, 2016 SCALE: 1"=20'  
STATE STREET 8.1.16 - REV. PER AGENCY COMMENTS  
- 60' R/W 8.14.16 - REV. PER AGENCY COMMENTS  
**C. R. P. & ASSOCIATES, INC.**  
7321 New LaGrange Road, Suite 111  
Louisville, KY. 40222  
(502)423-8747

