

GENERAL NOTES

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROAD AND NEIGHBORING PROPERTIES.

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.

COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

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 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.

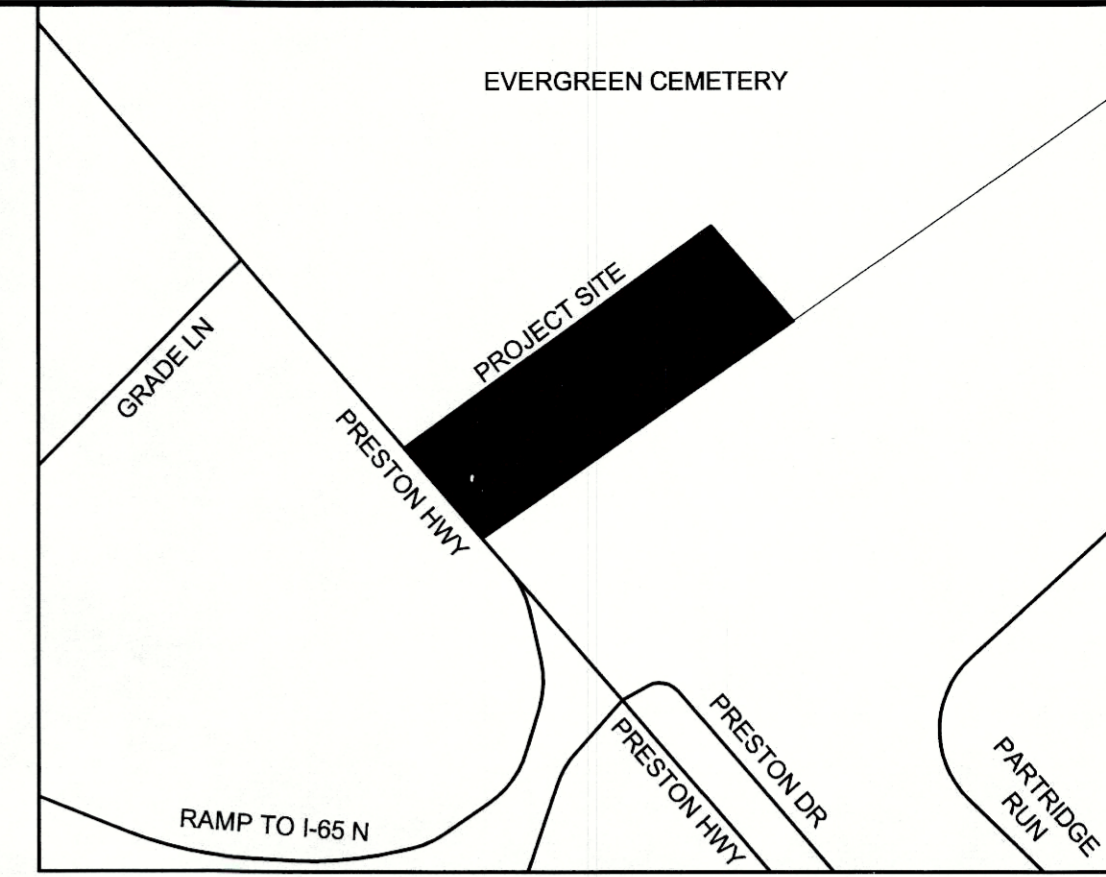
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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 CALENDAR DAYS AFTER THE ACTIVITY AS CEASED.

MSD NOTE:
MSD SINGLE LOT RESIDENTIAL CONSTRUCTION PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

PROJECT NO:
18-2011
DRAWN BY:
EK/
DATE:
01-25-2019



EVERGREEN CEMETERY & GARDEN MAMDEMM
DB 614 PG 23

R1
EVERGREEN CEMETERY CO
DB 614 PG 17

LUCIAN J TOMES JR
DB 840 PG 96

DANIEL & DONNA SCHALL
DB 840 PG 55

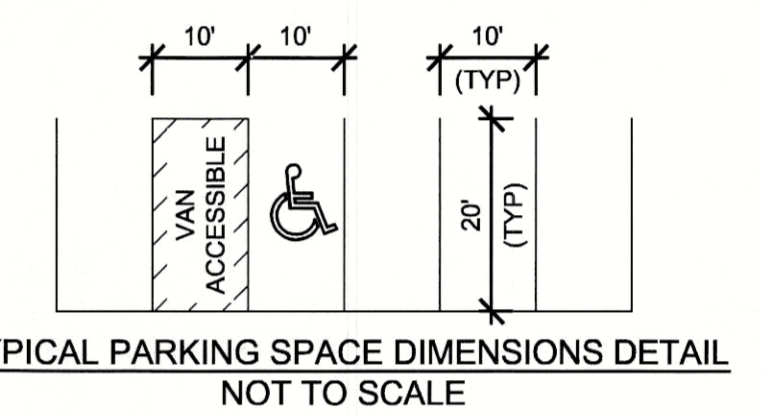
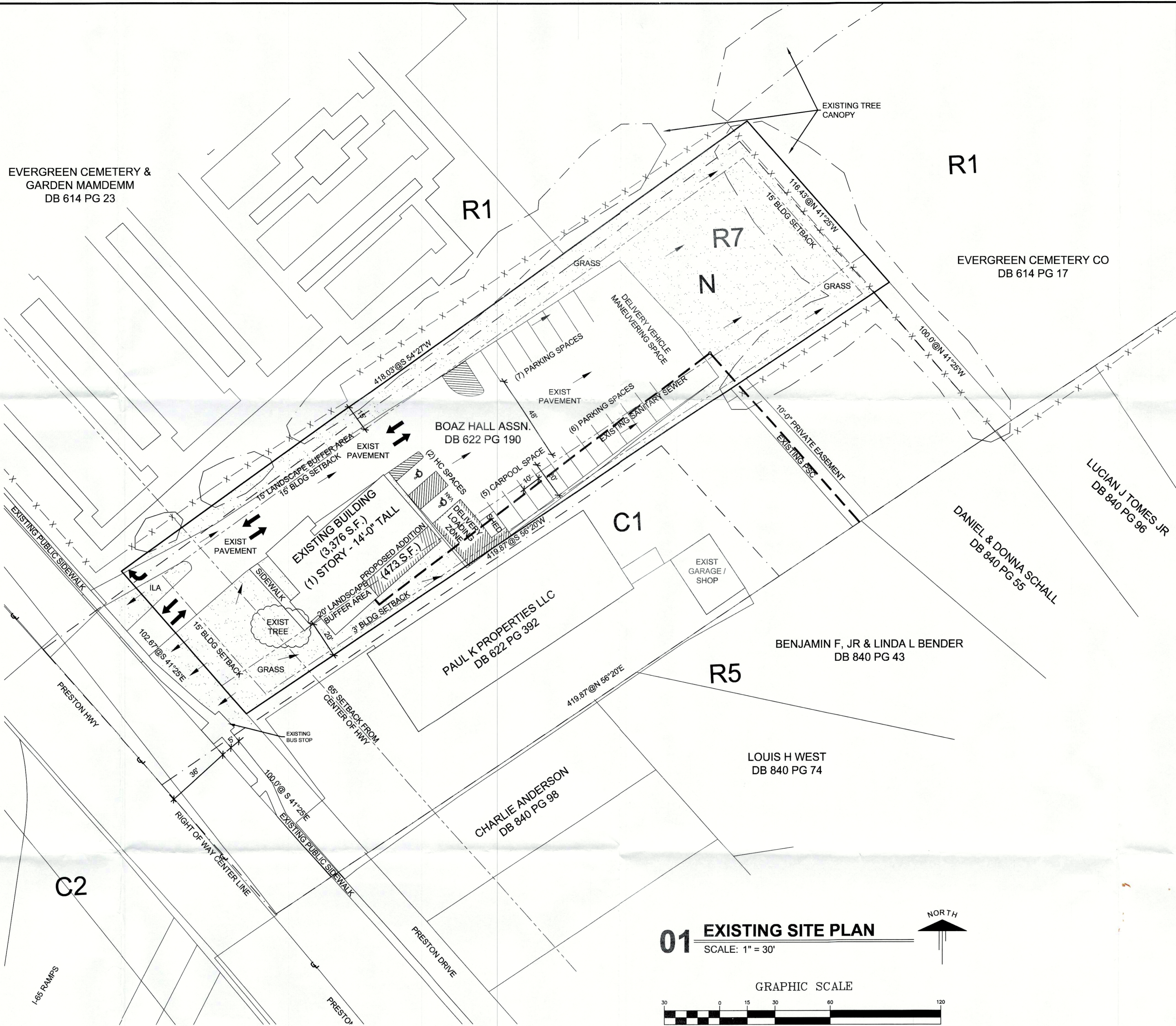
BENJAMIN F, JR & LINDA L BENDER
DB 840 PG 43

LOUIS H WEST
DB 840 PG 74

CHARLIE ANDERSON
DB 840 PG 98

PAUL K PROPERTIES LLC
DB 622 PG 392

BOAZ HALL ASSN.
DB 622 PG 190



EXISTING IMPERVIOUS AREA	24,195 S.F.
INCREASED IMPERVIOUS AREA	473 S.F.
TOTAL IMPERVIOUS AREA	24,668 S.F.
IMPERVIOUS AREA QUANTITIES	
BUILDING EXISTING & PROPOSED	3,849 S.F. (16%)
CONCRETE & PAVEMENT	20,819 S.F. (84%)

SITE DATE	
SITE AREA	1.0368 ACRE
EXISTING ZONING	R7
PROPOSED ZONING	OR-3
FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	PRIVATE CLUB
PROPOSED USE	OFFICE (ARCHITECT)
EXISTING BUILDING AREA	3,376 S.F.
EXISTING BUILDING HEIGHT	14'-0" (1 STORY)
OFFICE BUILDING ADDITION AREA	473 S.F.
OFFICE BUILDING ADDITION HGT.	11'-0"
TOTAL BUILDING AREA	3,849 S.F.
VEHICULAR USE AREA (VUA)	4,092 S.F.
INTERNAL LANDSCAPING AREA (ILA)	595 S.F.

PARKING	
MIN REQUIRED (1 / 350 S.F.)	11 SPACES
MAX ALLOWED (1 / 200 S.F.)	20 SPACES
PROVIDED	
NORMAL SPACE	17 SPACES
ACCESSIBLE SPACE (10%)	2 SPACES
CARPOOL SPACE (5%)	1 SPACE
TOTAL SPACES	20 SPACES

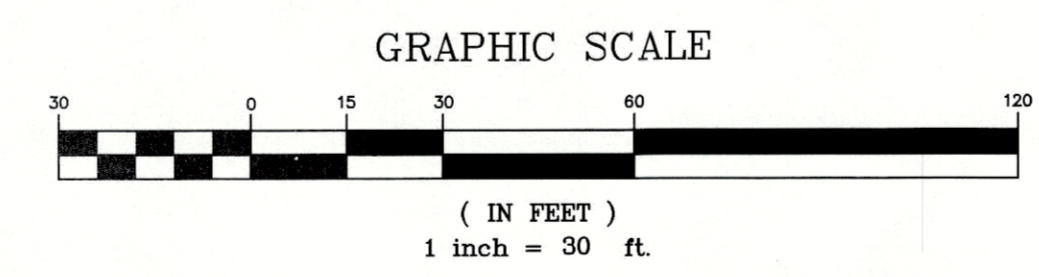
OWNER:
BOAZ HALL ASSN
200 E GRAY ST
LOUISVILLE, KY 40202-2012
DB 3510 PG 242
DB 3641 PG 130
DB 09137 PG 0842
DB 10397 PG 0351

PARCEL ID: 0622-0190-0000

DEVELOPER:
PHOENIX HOLDINGS
3005 TAYLOR BLVD
LOUISVILLE, KY 40208
WM#11855

RECEIVED
FEB 14 2019
PLANNING & DESIGN SERVICES

01 EXISTING SITE PLAN
SCALE: 1" = 30'



PRELIMINARY APPROVAL
Condition of Approval: _____
Date: 2-20-19
Development Review
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS: _____
BY: E. Smith
DATE: 2/2/19
LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND

- BOUNDARY LINE
- - - ADJOINING BOUNDARY LINE
- - - ZONING LINE
- - - FORM DISTRICT LINE
- - - SETBACK LINE
- - - EXISTING EDGE OF PAVEMENT / SIDEWALK
- x - x - EXISTING FENCE LINE
- EXISTING BUILDING
- PROPOSED PARKING
- - - EXISTING TREE LINE
- == == EXISTING SEWER LINE

KEYES ARCHITECTS & ASSOCIATES
3005 TAYLOR BOULEVARD
LOUISVILLE, KENTUCKY 40208 (502) 636-5113

NEW OFFICE BUILDING FOR:
KEYES ARCHITECTS & ASSOCIATES
4717 PRESTON HWY
LOUISVILLE, KY 40213

EXISTING SITE PLAN

C1.01

18200E1066