

GENERAL NOTES

- 1) 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.
- 2) EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 3) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0059E, DECEMBER 5, 2006)
- 4) SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- 5) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 6) CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- 7) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 8) THE DEVELOPMENT LIES IN THE LOUISVILLE #3 FIRE DISTRICT.
- 9) ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- 10) ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 11) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 12) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 13) ONCE THE ADJACENT PROPERTY HAS BEEN DEVELOPED, A PHYSICAL CROSS ACCESS SHALL BE PROVIDED TO THEIR PROPERTY LINE.

EPSC 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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. SOILS 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 FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. 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 NOT 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.

EPSC PHASING

1. INSTALL TEMP. CONSTRUCTION ENTRANCE, INLET PROTECTION & SILT FENCE.
2. BEGIN CONSTRUCTION.
3. REMOVE SILT FENCES AND INLET PROTECTION ONCE SITE IS STABILIZED & VEGETATION IS ESTABLISHED.

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 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 WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA, WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

LEGEND

- EX. SANITARY SEWER
- EX. OVERHEAD UTILITY
- DRAINAGE FLOW ARROWS
- EX. CONTOUR
- ADDED PERVIOUS AREA
- ADDED PAVEMENT (1,733 SF)
- FUTURE DEVELOPMENT AREA

C1/SMC
INDIANA, KENTUCKY OHIO REGIONAL
COUNCIL OF CARPENTERS
771 GREENWOOD SPRINGS DR
GREENWOOD, IN 46143-6899
D.B. 10929, PG. 682

R5/N
CHARLES RAY & META MOYNIAGH BOOKOUT
4302 TRINITY CIR
LOUISVILLE, KY, 40213-2118
D.B. 11669, PG. 55

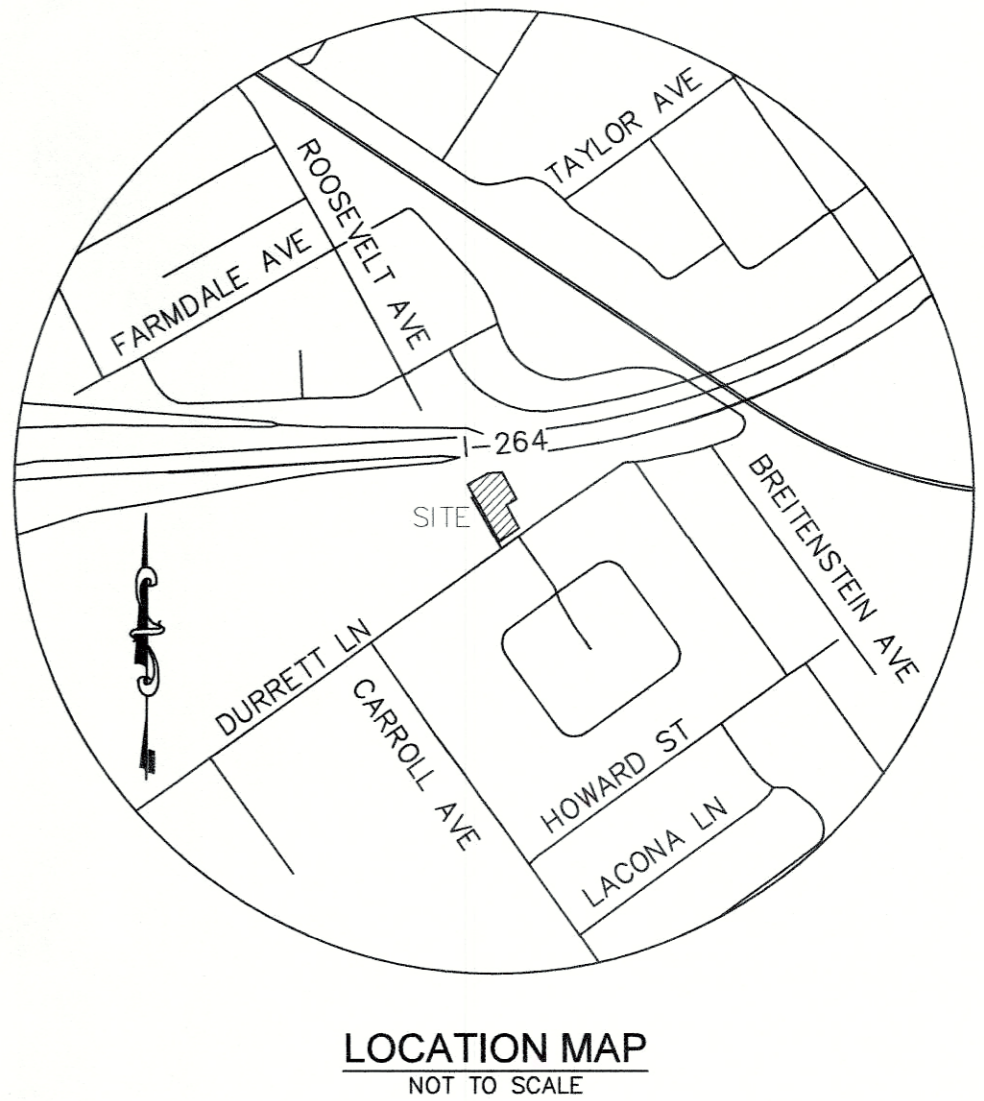
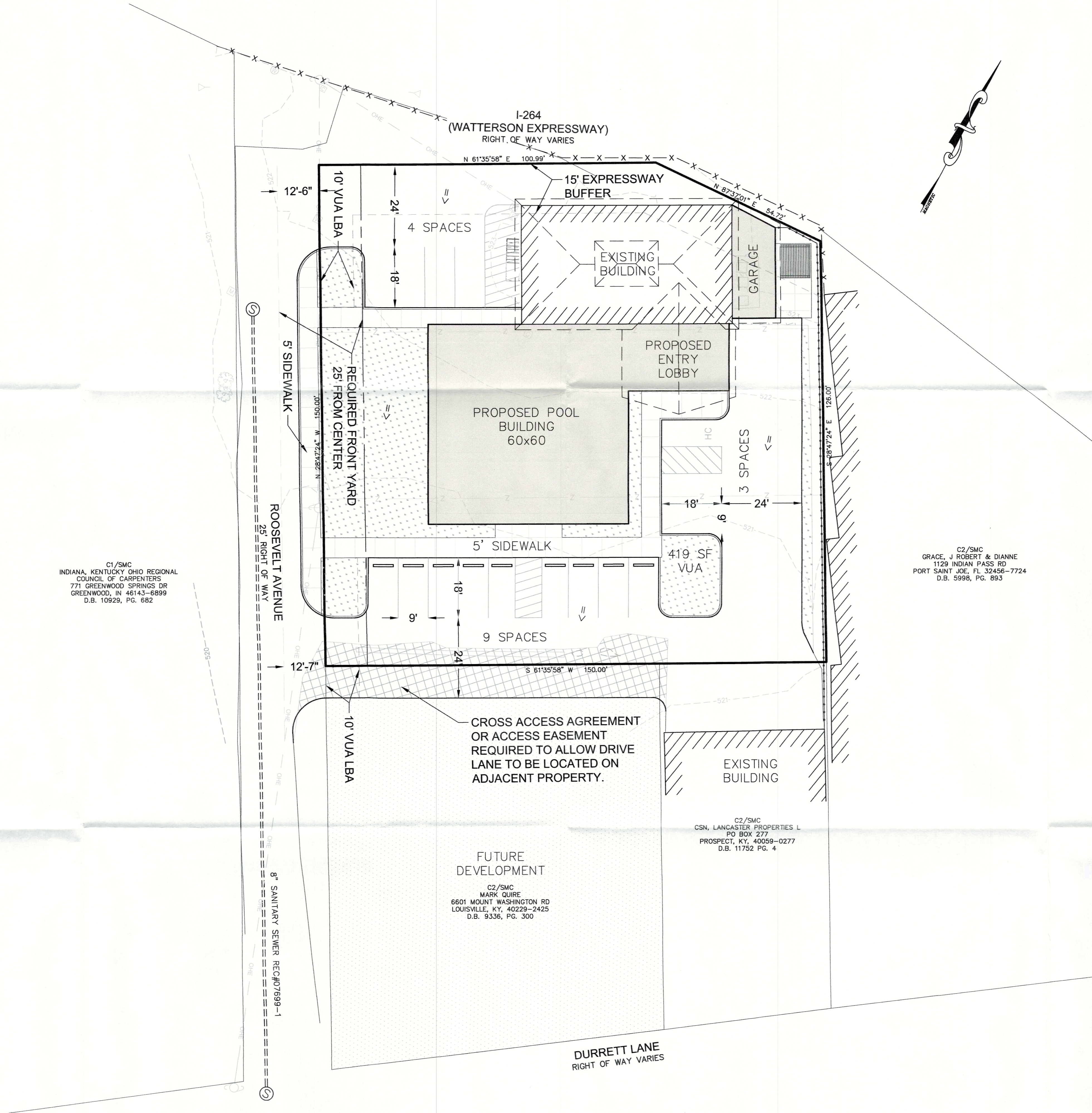
R5/N
LINDSAY M CALLAHAN
MARY K TAYLOR
4301 TRINITY CIR
LOUISVILLE, KY, 40213-2117
D.B. 9857, PG. 738

C2/SMC
CSN, LANCASTER PROPERTIES L
PO BOX 277
PROSPECT, KY, 40059-0277
D.B. 11752 PG. 4

FUTURE
DEVELOPMENT
C2/SMC
MARK QUIRE
6601 MOUNT WASHINGTON RD
LOUISVILLE, KY, 40229-2425
D.B. 9336, PG. 300

C2/SMC
GRACE, J ROBERT & DIANNE
1129 INDIAN PASS RD
PORT SAINT JOE, FL 32456-7724
D.B. 5988, PG. 893

0 16' 32'
SCALE 1" = 16'



SITE DATA

EXISTING ZONING DISTRICT:	C2
FORM DISTRICT:	SMC
EXISTING USE:	DIVE SHOP/VACANT
PROPOSED USE:	DIVE SHOP & TRAINING CENTER
SITE AREA:	0.50 AC (21,911 SF)
BUILDING FOOTPRINT:	6,915 SF
EXISTING:	2,305 SF
PROPOSED:	4,610 SF
GROSS BUILDING AREA:	9,830 SF
EXISTING:	4,610 SF (2,304 SF BASEMENT NOT INCLUDED)
PROPOSED:	5,220 SF
BUILDING HEIGHT:	35'
MAX. PERMITTED HEIGHT*:	60'
FAR:	0.45

TREE CANOPY REQUIREMENTS

SUBJECT SITE AREA:	21,911 SF
EXISTING TREE CANOPY TO REMAIN:	0 SF (0%)
TREE CANOPY REQUIRED:	7,669 SF (35%)

ILA CALCULATIONS

PROPOSED VUA:	8,647 SF
ILA REQUIRED (5%):	433 SF (5%)
ILA PROVIDED:	419 SF (4.8%)
REQUIRED TREES:	3 TREES

IMPERVIOUS AREA CALCULATIONS

	SUBJECT SITE	ADJ. SITE	TOTAL
SITE AREA:	21,911 SF	11,414 SF	33,325 SF
EXISTING IMPERVIOUS:	19,861 SF	0 SF	19,861 SF
PROPOSED IMPERVIOUS:	17,284 SF	984 SF	18,268 SF
DIFFERENCE:	-2,577 SF	+ 984	-1,593 SF

PARKING CALCULATIONS

MOTOR VEHICLE PARKING
BECAUSE A DIVE TRAINING CENTER IS NOT A LISTED USE IN THE LAND DEVELOPMENT CODE WE WORKED WITH METRO PLANNING STAFF TO DEVELOP THE FOLLOWING REQUIREMENTS:

STUDENTS: 1 TO 15
EMPLOYEES: 4 EMPLOYEES
RETAIL: 1,000 SF

PARKING REQUIRED:
1/EMPLOYEE = 4 SPACES
1/500 SF RETAIL = 2 SPACES
MIN. STUDENT = 1

PARKING ALLOWED:
1/EMPLOYEE = 4 SPACES
1/250 SF RETAIL = 4 SPACES
MAX. STUDENT = 15

PARKING PROVIDED: 16 SPACES

BIKE PARKING
BIKE SPACES REQUIRED: 2 LONG TERM
2 SHORT TERM

BIKE SPACES PROVIDED: 2 LONG TERM*
2 SHORT TERM

* LONG TERM BIKE PARKING WILL BE PROVIDED INSIDE THE BUILDING.

ADDITIONAL REQUESTS

1. WAIVER OF THE 15' EXPRESSWAY BUFFER.
2. WAIVER TO ONLY PROVIDE 4% ILA.

RECEIVED
JAN 15 2021
PLANNING & DESIGN SERVICES

WM# 12223
CASE # 20-CAT2B-0033
OWNERS
CSN LANCASTER PROPERTIES, LLC
PO BOX 277
PROSPECT, KY, 40059-0277
D.B. 11701, PG. 367
MARK QUIRE
6601 MOUNT WASHINGTON RD
LOUISVILLE, KY, 40229-2425
D.B. 9336, PG. 300

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
808 S. THIRD STREET,
LOUISVILLE, KENTUCKY 40202
(502) 584 - 6271



NO.	REVISION	DATE
1	REVISED PER AGENCY COMMENTS	10/15/21

SHEET TITLE: CATEGORY 2B DEVELOPMENT PLAN
PROJECT TITLE: LOUISVILLE DIVE CENTER
4285 & 4287 ROOSEVELT AVENUE AND 1301 & 1303 DURRETT LANE
LOUISVILLE, KY, 40213
TAX BLOCK 68R, LOTS 168K171, 170, 171, 172, & 173
LANCASTER AQUATICS
PO BOX 348, PROSPECT, KY 40069

JOB NO. 3227
SCALE: 1" = 16'
DATE: 11/12/20
DRAWING NO. CAT2B