

**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 SEEDED, 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.

**SITE DATA:**

EXISTING ZONING: C1  
 EXISTING FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR  
 LAND AREA: 2.06 ACRES (89,734 S.F.)  
 EXISTING USE: TREE NURSERY  
 PROPOSED USE: TREE NURSERY/TELECOMMUNICATIONS SITE  
 EXISTING BUILDING AREA: 8,225 S.F.  
 PROPOSED BUILDING AREA: 293 S.F.  
 TOWER HEIGHT: 180 FEET  
 TOTAL BUILDING FLOOR AREA RATIO: 0.005  
 PROPOSED SIGN AREA: 0 S.F. (0%)

**TREE CANOPY CALCULATION:**

CANOPY CLASS: CLASS C  
 LAND AREA: 2.06 ACRES (89,734 S.F.)  
 EX. TREE CANOPY: 7,460 S.F. (8.3%)  
 PRESERVED TREE CANOPY AREA: 6,360 S.F.  
 PRESERVED TREE CANOPY %: 7.1%  
 TREE CANOPY AREA % REQUIRED: 18%  
 TOTAL TREE CANOPY AREA REQUIRED: 16,152 S.F.  
 NEW TREE CANOPY AREA NEEDED: 9,792 S.F.  
 NEW TREE CANOPY AREA PROVIDED: 38,400 S.F.  
 (32) TYPE "A" TREES @ 1200 S.F. EACH: 38,400 S.F.  
 TOTAL TREE CANOPY % PROVIDED: 44.760%  
 ALLOWED REDUCTION OF CANOPY: 0 S.F. (0%)

**APPLICABLE MSD STANDARD DRAWINGS:**

STONE BAG INLET SILT/VELOCITY CHECK EF-12-01  
 SILT FENCE EF-09-01

**VEHICULAR USAGE AREA:**

EXISTING V.U.A.: 18,648 S.F.  
 PROPOSED V.U.A.: 17,163 S.F.  
 I.L.A. REQUIRED (7.5%): 1,287 S.F.  
 I.L.A. PROVIDED: 2,633 S.F.

**PARKING SUMMARY:**

PARKING PROVIDED: 33 SPACES W/ 1 HANDICAP SPACES  
 PARKING MINIMUM: 23 SPACES (1 SPACE PER 300 SF, USING 6,947 SF)  
 PARKING MAXIMUM: 46 SPACES (1 SPACE PER 150 SF, USING 6,947 SF)

**DRAINAGE CALCULATIONS:**

**RUN OFF AREAS:**  
 SITE AREA = 2.06 ACRES (89,734 S.F.)  
 PROPOSED IMPERVIOUS AREA = 31,985 S.F.  
 PROPOSED GRAVEL COMPOUND = 5,476 S.F.  
 PROPOSED PERVIOUS AREA = 52,273 S.F.  
 EXISTING IMPERVIOUS AREA = 32,457 S.F.

**RUNOFF VOLUME CALCS:**

PROPOSED "C" = 0.54  
 EXISTING "C" = 0.54  
 THERE IS NO INCREASE OF RUNOFF.

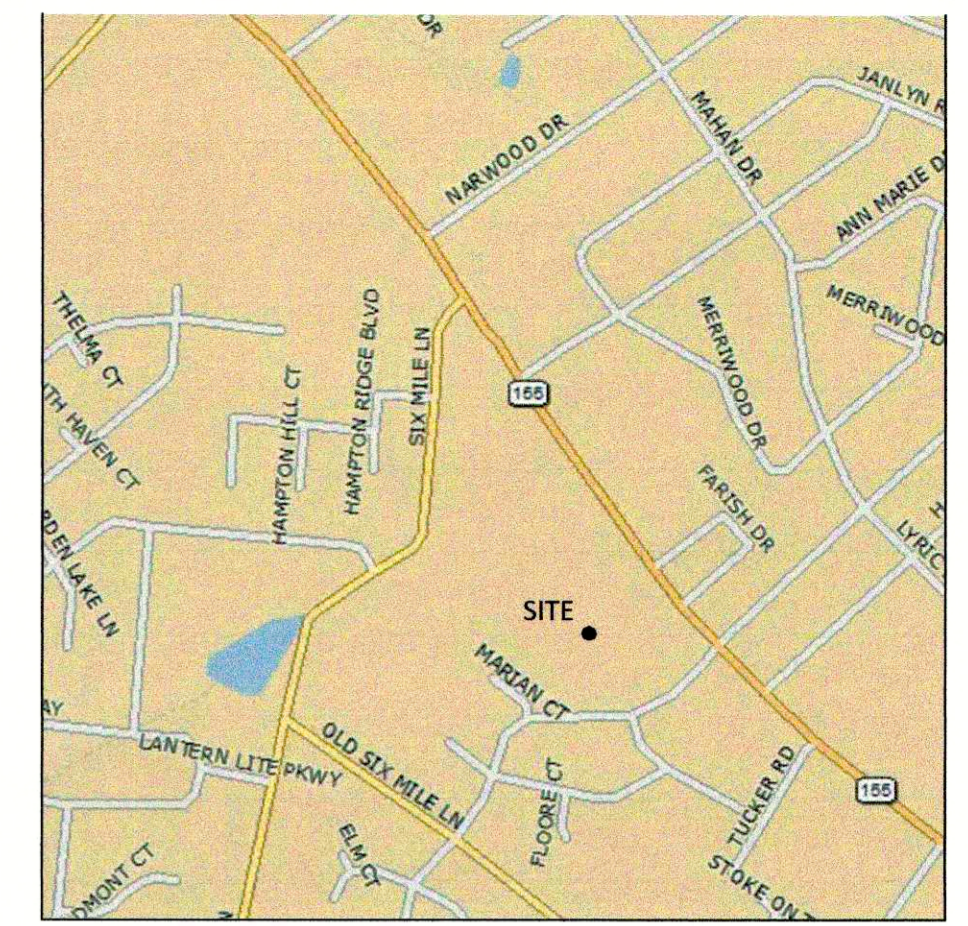
**SITE DESCRIPTION:**

ACCORDING TO THE JEFFERSON COUNTY SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND-ALFIC VARDENTS-LAWRENCE COMPLEX (UoC).

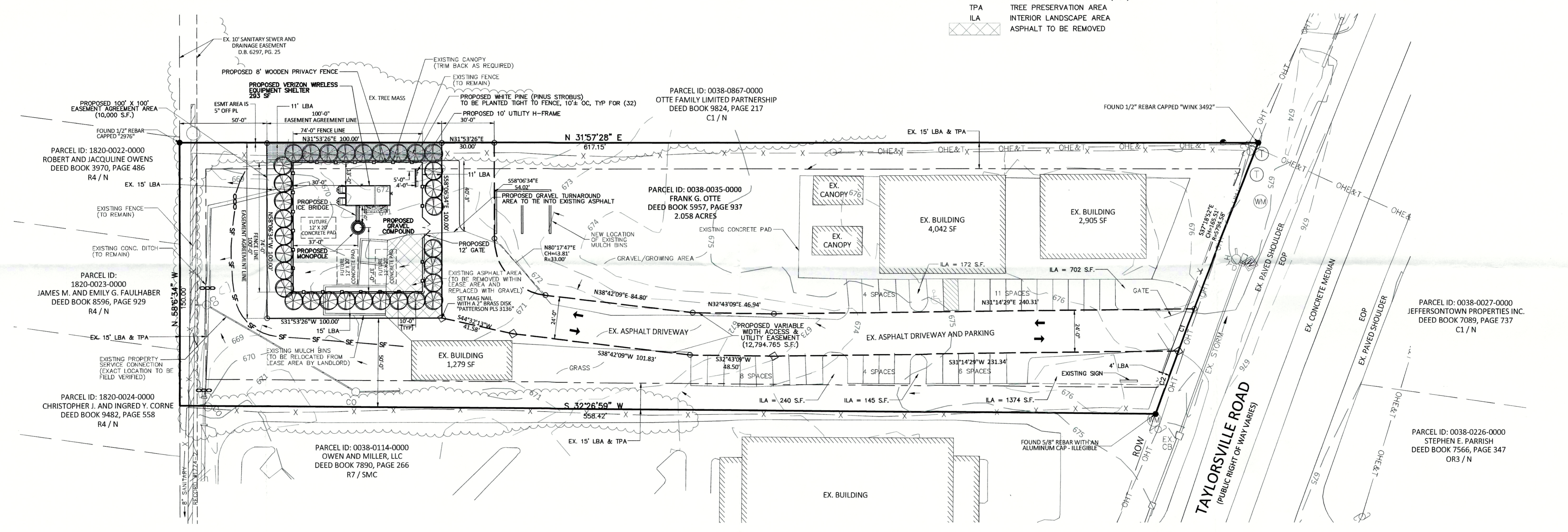
**LEGEND:**

- 445 --- EXISTING CONTOURS
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING POWER POLE
- OHE&T EXISTING OVERHEAD ELECTRIC & TELEPHONE
- OHT EXISTING OVERHEAD TELEPHONE
- W EXISTING WATERLINE
- X EXISTING CHAIN LINK FENCE
- EXISTING SANITARY SEWER WITH MANHOLE
- ⊙ EXISTING GUY WIRE ANCHOR
- ⊙ EXISTING WATER METER
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING TELEPHONE POLE
- ⊙ EXISTING TREE MASS
- ⊙ EXISTING TREES (TO BE REMOVED)
- ⊙ DENOTES SET 1/2" REBAR, 18" LONG WITH YELLOW CAP "PATTERSON PLS 3136", UNLESS OTHERWISE NOTED
- ⊙ FOUND MONUMENT AS NOTED
- ⊙ EXISTING STORM SEWERS AND STRUCTURE
- ⊙ STONE BAG CHECK DAM
- ⊙ DRAINAGE FLOW ARROWS
- ⊙ TRAFFIC FLOW MARKINGS
- ⊙ EXISTING SANITARY CLEANOUT
- SF SILT FENCE
- TPF TREE PROTECTION FENCE
- PROPOSED SWALE
- LANDSCAPE BUFFER AREA (LBA)
- TPA TREE PRESERVATION AREA
- ILA INTERIOR LANDSCAPE AREA
- ASPHALT TO BE REMOVED

NORTH AND ALL BEARINGS SHOWN HEREON ARE BASED ON KENTUCKY STATE PLANE SINGLE ZONE AND DETERMINED BY GPS OBSERVATIONS COMPLETED ON SEPTEMBER 9, 2014



VICINITY MAP  
NO SCALE



**NOTES:**

1. WASTEWATER: LATERAL EXTENSION N/A. WASTEWATER TREATMENT PLANT - JEFFERSONTOWN
2. SANITARY SEWER CONNECTIONS: NO PROPERTY SERVICE CONNECTIONS ARE PROPOSED.
3. DOMESTIC WATER SUPPLY: 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.
4. PROTECTION OF TREES TO BE PRESERVED: "CONSTRUCTION FENCING SHALL BE ERRECTED 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."
5. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
6. ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
7. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE K.T.C. RIGHT OF WAY.

10. CONSTRUCTION PLANS REQUIRED PRIOR TO CONSTRUCTION.
11. ALL EXISTING STRUCTURES/PAVEMENT ON SITE TO BE REMOVED SHALL BE DISPOSED OF ACCORDINGLY TO STATE/LOCAL REQUIREMENTS.
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. REGIONAL FACILITY FEE SHALL BE PAID IN LIEU OF ON-SITE DETENTION PRIOR TO CONSTRUCTION APPROVAL.
14. ALL DUMPSTERS AND SERVICE STRUCTURES WILL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.

**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.



Know what's below.  
Call before you dig.

**FLOODPLAIN NOTE:**

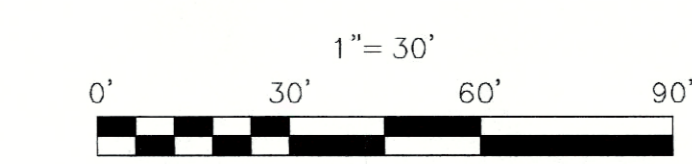
THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN PER FLOOD HAZARD BOUNDARY MAP COMMUNITY-PANEL NUMBER 21111C0063E DATED DECEMBER 5, 2008.

RECEIVED  
OCT 13 2015  
PLANNING & DESIGN SERVICES

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	S37°37'46"E	25.73'	5794.58'
C2	N37°56'41"W	38.04'	5794.58'

RELATED CASE# 9-17-96

NO.	DATE	DESCRIPTION	BY
B	8-6-15	REVIEW COMMENTS	POD
A	6-5-15	ISSUED FOR REVIEW	POD



**POD** POWER OF DESIGN  
13400 BIRCHWOOD DR  
LOUISVILLE, KY 40243  
502-437-9252

**OWNER**  
FRANK G. OTTE  
12902 SHELBYVILLE ROAD  
LOUISVILLE, KY 40243  
D.B. 39517, PG. 937

**DEVELOPER**  
CROWN CASTLE  
6300 CARMONY PARK PLACE  
SOUTHWEST  
LOUISVILLE, KY 40223

**PROJECT**  
FOREST HILLS  
9316 TAYLORSVILLE ROAD  
JEFFERSONTOWN, KY 40299  
PARCEL: 0038-0035-0000

**REVISED DETAILED DISTRICT DEVELOPMENT PLAN**

**DATE**  
6/5/15

**SHEET NO.**  
1 OF 1

15CELL1089