

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (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 & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.



TREE PRESERVATION NOTES

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE TO BE PERMITTED WITHIN THESE AREAS.

KTC NOTES

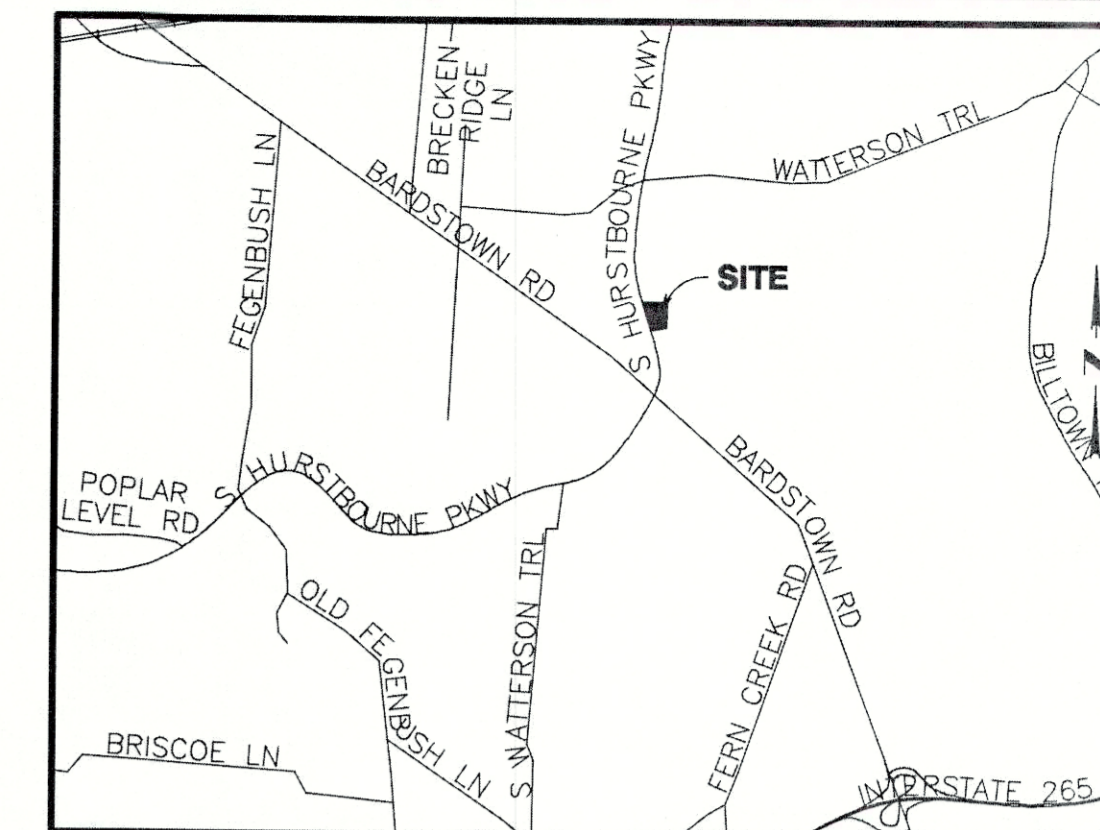
1. KENTUCKY TRANSPORTATION CABINET APPROVAL REQUIRED FOR DRAINAGE OUTLET ALONG HURSTBOURNE PARKWAY.
2. NO INCREASE IN RUNOFF TO THE RIGHT OF WAY. NO DIRECT CONNECTION OF ONSITE STORM OUTLETS TO KTC STORM LINES.
3. KENTUCKY TRANSPORTATION CABINET ENCROACHMENT PERMIT AND BOND REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
4. NO COMMERCIAL SIGNS IN RIGHT OF WAY.
5. NO LANDSCAPING IN RIGHT OF WAY WITHOUT ENCROACHMENT PERMIT.
6. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS.
7. UTILITY RELOCATIONS (WATER, ELECTRIC, ETC.) TO BE COORDINATED WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION APPROVAL.
8. CHANGES TO EXISTING DRAINAGE STRUCTURES TO BE REVIEWED AND APPROVED DURING CONSTRUCTION PLAN APPROVAL.
9. ALL WORK WITHIN RIGHT OF WAY SHALL CONFORM TO: ADA STANDARD SPECIFICATIONS, KENTUCKY TRANSPORTATION CABINET DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION, AND KENTUCKY TRANSPORTATION CABINET'S STANDARD DRAWINGS.
10. CONSTRUCTION PLANS, BOND, AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.

MSD NOTES WM# 10061

1. SANITARY SEWER SERVICE BY PROPERTY SERVICE CONNECTION. SANITARY SEWER CAPACITY FEES MAY APPLY.
2. PRIOR TO CONSTRUCTION PLAN APPROVAL, AN EASEMENT PLAT SHALL BE REQUIRED FOR ANY THRU DRAINAGE ON SITE.
3. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAP PANEL 2111C0079F.
4. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
5. EXISTING SEWER TO BE REMOVED UNDER PROPOSED BUILDING EXPANSION AREA. INSTALL NEW SANITARY SEWER MANHOLE AND STUB AND RECONNECT PROPERTY SERVICE CONNECTION TO NEW STUB.
6. A SANITARY SEWER PLAN SHEET SHOWING THE RELOCATED SEWER MANHOLE AND PROPOSED PSC SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUE OF MSD SITE DISTURBANCE PERMIT.
7. THE 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 GREEN BEST MGMT. PRACTICES.
8. SITE IS SUBJECT TO REGIONAL FACILITY FEES X 1.5. VERIFICATION OF THE CAPACITY OF THE DOWNSIDE PIPE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. MAY BE SUBJECT TO SITE MODIFICATIONS AS A RESULT OF THE CAPACITY VERIFICATION.
9. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

DEVELOPMENT NOTES

1. KENTUCKY TRANSPORTATION CABINET REVIEW AND ENCROACHMENT PERMIT AND BOND REQUIRED PRIOR TO CONSTRUCTION.
2. ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
3. THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT "BU" TOLL FREE 1-800-752-6007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
4. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10, SECTION 10.2.6 AND 10.4.9.
6. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
7. A REVISED LANDSCAPE PLAN IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.



VICINITY MAP

NO SCALE

Site Development Data

Location:	5001 S. Hurstbourne Pkwy
Inst. No.:	D.B. 9825 P.G. 0502
Tax Block, Lot, Sublot:	0050 0001
Area:	5.39 Acres
	236,666 S.F.
Zoning:	R4
Form District:	NEIGHBORHOOD
Existing Use:	Private Institution
Proposed Use:	Private Institution

Building Summary

Area:	236,666 S.F.
Building Area:	18,852 S.F.
Existing:	18,852 S.F.
Proposed:	4,276 S.F.
Multipurpose Building:	9,852 S.F.
Garage:	1,792 S.F.
Total Proposed:	15,920 S.F.
Total Building Area:	34,772 S.F.
F.A.R.:	0.15
Max Allowed F.A.R.:	1.00
Building Height:	1.00

Dimensional Standards

Building Setbacks	Min	Max	Perimeter Buffering
Front:	10'	80'	30' LBA
Side:	30'	30'	30' LBA
Street Side:	N/A	N/A	N/A
Rear:	30'	30'	30' LBA
Max. Height of Building:	35'		

Parking Summary

EXISTING	123	spaces
Total	129	ADA spaces
PROPOSED	112	spaces
Total	118	ADA spaces

Tree Canopy

Gross Site Area	236,666 S.F.
Existing Tree Canopy	42,910 S.F.
Ex. Tree Canopy %	18.1 %
Preserved Tree Canopy Coverage Area	8,262 S.F.
Preserved Tree Canopy Coverage %	3.5 %
Tree Canopy Required %	35.0 %
Tree Canopy Area Required	82,833 S.F.
Tree Canopy Preserved	8,262 S.F.
New Tree Canopy Provided	80,400 S.F.
Tree Canopy Provided	88,662 S.F.
% Tree Canopy Provided	37.5 %

I L A Requirements

Vehicle Use Area:	EXISTING	REMOVED	ADDED	PROPOSED NET
ILA Required:	63,301	14,660	19,218	67,859
ILA Provided:	(7.5%) 4,748			(7.5%) 5,089
ILA Trees Required: (1/4000 S.F.)	16	5,193	1,877	1,810
ILA Trees Provided:	16	6	7	17

Impervious Areas

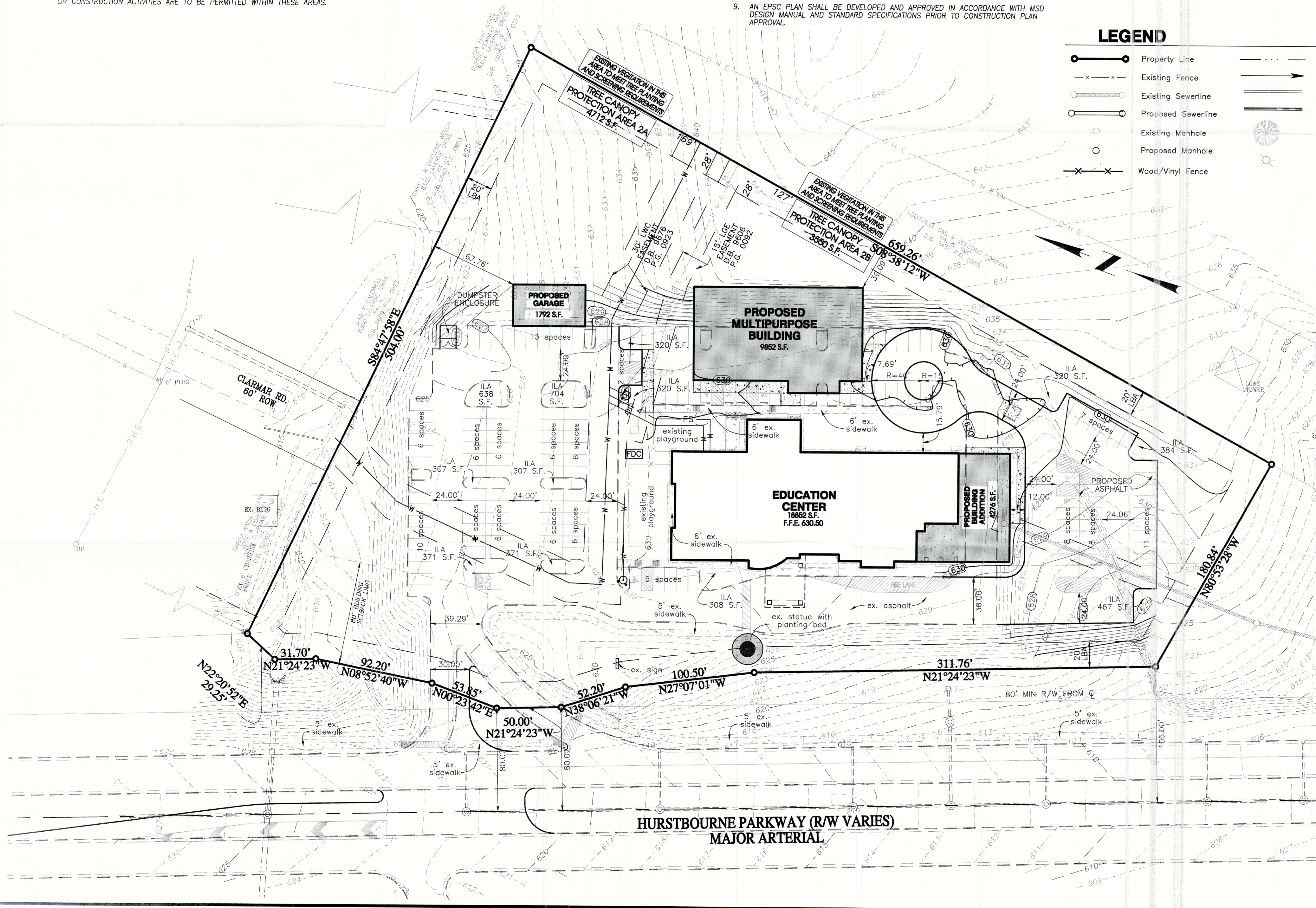
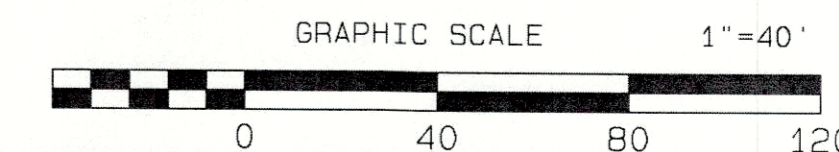
Total Site Area:	EXISTING	REMOVED	ADDED	PROPOSED	NET
Impervious:	236,666	5,433	27,371	236,666	108,794
Pervious:	149,810	27,371	5,433	127,873	21,938
Area of Disturbance:	49,283	S.F.	1.13	ACRES	

RECEIVED

NOV 07 2022

PLANNING & DESIGN SERVICES

22-CUP-0271



AL ENGINEERING INC.
Civil Engineering & Land Development Services
13000 Middlebrook Industrial Blvd. Ste A Louisville, KY 40223
ACCOUNT: 2022-586
DATE: 11-07-22
DRAWN BY: AMR
CHECKED BY: AMR
APPROVED BY: AMR

DOWN SYNDROME EDUCATION FOUNDATION
5001 S. Hurstbourne Pkwy
Louisville, Kentucky, 40291

DETAILED DEVELOPMENT PLAN
D-1
SHEET 1 OF 1