



LOUISVILLE, KY
VICINITY MAP

PRE-DEVELOPMENT IMPERVIOUS AREA	POST-DEVELOPMENT IMPERVIOUS AREA
PERVIOUS: 20,065 S.F. / IMPERVIOUS: 8,530 S.F. TOTAL: 28,595 S.F. / 0.66 ACRES	PERVIOUS: 12,793 S.F. / IMPERVIOUS: 15,842 S.F. TOTAL: 28,595 S.F. / 0.66 ACRES
PRE-DEVELOPMENT VEHICLE USE AREA	POST-DEVELOPMENT VEHICLE USE AREA
6,917 S.F.	10,460 S.F.
PRE-DEVELOPMENT BUILDING USE AREA	POST-DEVELOPMENT BUILDING USE AREA
1,613 S.F. OFFICE & 859 S.F. GARAGE TO BE DEMOLISHED	3,740 S.F.

DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	C1 - COMMERCIAL	C1 - COMMERCIAL
TOTAL SITE AREA	N/A	0.66 AC, (28,595 SQ. FT.)
PROPOSED LAND USE	LAW OFFICE AND VACANT	LAW OFFICE
EXISTING LAND USE	LAW OFFICE AND VACANT	
FORM DISTRICT	TRADITIONAL MARKETPLACE CORRIDOR	TRADITIONAL MARKETPLACE CORRIDOR
LOT COVERAGE BUILDING ONLY	MAX FLOOR AREA RATIO = 1.0	TOTAL FLOOR AREA = 3,738 SQ. FT. FLOOR AREA RATIO = 0.13
BUILDING SETBACKS	FRONT: 5.0' (DIXIE HWY) SIDE: 5.0' (OEHRLE DR.) SIDE: 5.0' (NORTH) REAR: 5.0' (WEST)	FRONT: 15.1' (DIXIE HWY) SIDE: 5.0' (OEHRLE DR.) SIDE: 91.6' (NORTH) REAR: 88.0' (WEST)
TOTAL PARKING	MINIMUM: 11 SPACES 1 SPACE PER 350 SF OF BUILDING MAXIMUM: 19 SPACES 1 SPACE PER 200 SF OF BUILDING	25 TOTAL SPACES* 2 ADA SPACES 23 STANDARD SPACES *WAIVER IS REQUESTED
BICYCLE PARKING	1 PER 50K GROSS SF	OFFICE UNDER 10K ARE EXEPT
LANDSCAPE PLAN	SEE SHEET L1	SEE SHEET L1
DRAINAGE PLAN	SEE SHEET C3	SEE SHEET C3
TRAFFIC STUDY	N/A	N/A
SITE ACCESS	PER CITY OF LOUISVILLE & KY DEPT. OF TRANSPORTATION	1 ACCESS ON DIXIE HWY 31W 1 ACCESS ON OEHRLE DR.

DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
F.A.R.	MAXIMUM: 1.0	0.13
BUILDING AREA	N/A	3,738 SQ. FT.
BUILDING HEIGHT	N/A	PEAK HEIGHT: 24' - 7 1/2'

GENERAL NOTES

- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
- ALL DIMENSIONS INVOLVING CURB RADII ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADII ARE 5.0' UNLESS NOTED OTHERWISE.
- IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATIONS.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH LOCAL, STATE, AND NOTIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
- ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL SEED (AS OUTLINED IN THE LANDSCAPE PLANS), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
- ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE WHITE PAINT (TWO COATS). HANDICAP SYMBOL COLORS SHALL BE PER LOCAL CODE.
- LOTS WILL BE CONSOLIDATED PRIOR TO ANY CONSTRUCTION.
- ANY PROPOSED SIGNAGE WILL COMPLY WITH SHIVELY LDC CHAPTER 8 AND WILL RECEIVE THE REQUIRED PERMITS.
- PROPOSED DUMPSTER SCREENING SHALL COMPLY WITH SHIVELY LDC SECTION 5.5.1.

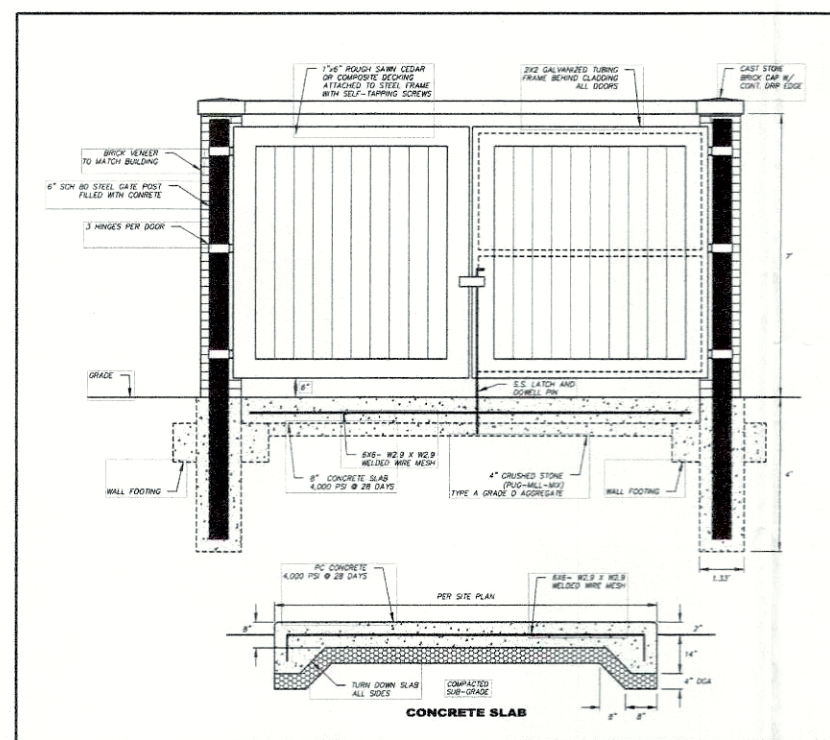
*NOTES: THE SITE SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL. CONSTRUCTION PLAN, BOND, AND KYTC PERMIT WILL BE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL. *NOTE: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT AND INSTALLATION.

SIDEWALKS, CURB, AND DRAINAGE

- ALL CONCRETE TO BE A MINIMUM OF 3,500 PSI UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT BETWEEN THE CURB AND GRATE ON ALL CURB INLETS.
- ALL SIDEWALKS TO BE CONSTRUCTED OF CLASS A CONCRETE AS SHOWN ON THE PLAN, FIVE (5) INCH THICKNESS AND SIX (6) INCHES AT ALL DRIVEWAYS.
- SIDEWALK CROSS SLOPE SHALL BE NO GREATER THAN 2% AND NO LESS THAN 1%.
- WHEN SIDEWALK ELEVATIONS DEViate SLIGHTLY FROM THE PROPOSED CONSTRUCTION PLANS ELEVATIONS, IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR THE ADJUSTMENT OF THE UTILITY COVER, PAD OR GRATE WHICH WAS PREVIOUSLY SET TO THE CONSTRUCTION PLAN ELEVATIONS FOR SIDEWALKS, OR TO REMOVE THE SIDEWALK AND RECONSTRUCT AT PROPER ELEVATION.
- ALL CURBS ARE TO BE STRAIGHT LINES, SMOOTH CURVES OR UNIFORM RADI AS INDICATED ON THE PLANS. REFER TO THE KENTUCKY TRANSPORTATION CABINET DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS AND SUPPLEMENT FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION FOR CONSTRUCTION TOLERANCES AND DEVIATIONS FOR THE PLANS.
- CONSTRUCT A 3" EXPANSION JOINTS AT ALL BREAKS IN ALIGNMENT, AT ALL DRAINAGE BOXES AND OTHER FIXED OBJECTS, AT THE BEGINNING AND ENDING POINTS OF CURVES AND AT THE BEGINNING, QUARTER, MIDDLE AND ENDING POINTS OF SEMICIRCULAR CURVES.
- ON LONG STRAIGHT, LINEAR RUNS OF CURBING, CONSTRUCT EXPANSION JOINTS A MAXIMUM OF EVERY 30' ON CENTER AND CONTROL SCORE JOINTS EVERY 10' ON CENTER.
- EXPANSION JOINTS WILL NOT BE REQUIRED AT THE QUARTER POINTS FOR SEMICIRCLES HAVING RADII OF 5' OR LESS.
- CONCRETE WHEEL STOPS OR PROTECTIVE CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY. TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES, SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINES, WOODY VEGETATION, WALKWAY, OR STRUCTURE.

18VARIANCE1118
A VARIANCE HAS BEEN
REQUESTED AND APPROVED TO
ALLOW THE BUILDING TO BE 15.1
AWAY FROM THE ROW LINE
(5.5.1)

18WAIVER1055
A WAIVER IS BEING REQUESTED TO
ALLOW MORE PARKING THAN THE
MAXIMUM NUMBER ALLOWED PER
ZONING CODE (9.1.2B)
AND
REQUEST A WAIVER FROM SHIVELY
LDC SECTION 5.5.1.A.1.B
TO ALLOW FOR THE BUILDING TO BE
CONSTRUCTED
WITHOUT A DOOR FACING OEHRLE
DRIVE



PERVIOUS PVM'T

STORM WATER RUNOFF CALCULATIONS	
PRE-DEVELOPED	
TOTAL AREA (A) = 0.65 ACRES	
AREA OF IMPERVIOUS (A _i) = 0.196 ACRES	
AREA OF PERVIOUS (A _p) = 0.454 ACRES	
C _i = 0.95 C _p = 0.25	
WT. "C" = (A _i * C _i) + (A _p * C _p) = (0.196 * 0.95) + (0.454 * 0.25) = 0.461	
A _i = 0.65	
POST-DEVELOPED	
TOTAL AREA (A) = 0.65 ACRES	
AREA OF IMPERVIOUS (A _i) = 0.358 ACRES	
AREA OF PERVIOUS (A _p) = 0.292 ACRES	
C _i = 0.95 C _p = 0.25	
WT. "C" = (A _i * C _i) + (A _p * C _p) = (0.358 * 0.95) + (0.292 * 0.25) = 0.636	
A _i = 0.65	
BASIN DETENTION VOLUME REQUIRED	
X = ΔC * A * (2.8/12)	
X = 0.175 * (0.65) * (2.8/12)	
X = 0.027 AC-FT (1,177 CU. FT.)	
0.0295 AC-FT (1,287 CU. FT.) OF STORAGE PROVIDED IN 1,736 SQ. FT. OF PERVIOUS PAVEMENT UNDERGROUND BASIN ON SITE.	

TREE CANOPY REQUIREMENTS

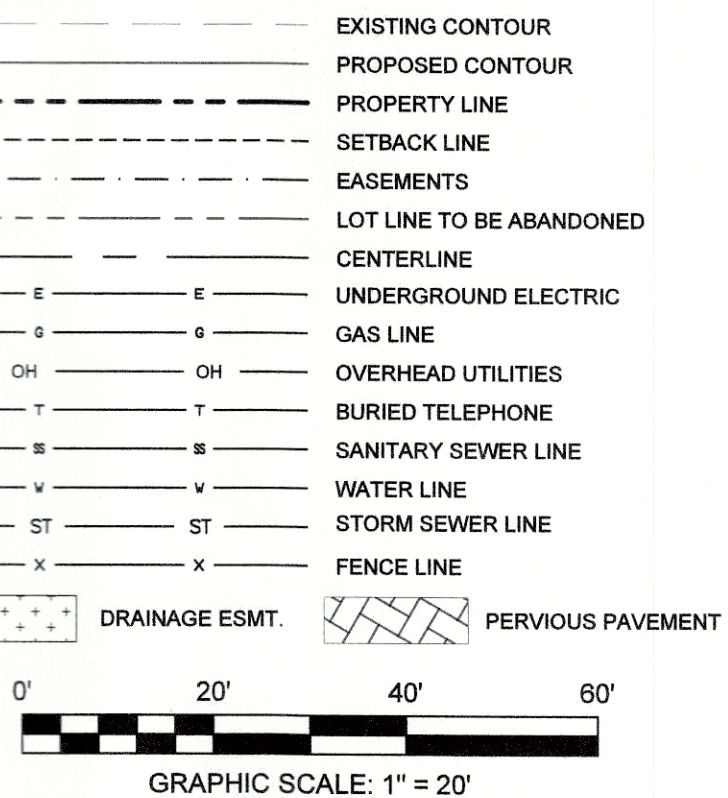
STATISTIC	PERMITTED / REQUIREMENT
GROSS SITE AREA	0.66 +/- AC (28,595 +/- SF)
REQUIRED CANOPY FOR DEVELOPMENT	2,860 SF (10.0%)
EXISTING TREE CANOPY	0 SF (0%)
TREE CANOPY TO BE PLANTED	
9 TYPE A DECIDUOUS TREES @ 13'4" CAL (720 SF CREDIT EACH)	6,480 SF
5 TYPE A EVERGREEN TREES @ 6' HT. (720 SF CREDIT EACH)	3,600 SF
2 TYPE B DECIDUOUS TREES @ 6' HT. (432 SF CREDIT EACH)	864 SF
2 TYPE C DECIDUOUS TREES @ 6' HT. (108 SF CREDIT EACH)	212 SF
5 TYPE C EVERGREEN TREES @ 6' HT. (108 SF CREDIT EACH)	530 SF
TOTAL TREE CANOPY	11,686 S.F. (40.9% OF SITE)
LOCATION	BUFFER SCREENING TREES REQ'D. TREES PROV.
NORTHWEST 31' 35' X 1	1 1
TOTAL VIA PROPOSED	10,742 SF
ILA REQUIRED	267 SF (2.5%)
ILA PROVIDED	1,004 SF (8.3%)
TREES REQUIRED	3 TREES
TREES PROVIDED	3 TREES

METRO & MSD NOTES

- 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.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- CONSTRUCTION PLANS, BOND AND KYTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
- CONSTRUCTION PLANS, BOND AND KYTC PERMIT WILL BE REQUIRED PRIOR TO FINAL APPROVED PLAN TRANSMITTAL BY MPW.
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- EROSION PREVENTION AND SEDIMENT CONTROL NOTE: THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCSE 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 AREAS ARE SEEDDED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO ROADWAYS SHALL BE REMOVED DAILY. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SIFT FENCE. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ERO2. 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 HAS CEASED.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATED ACCESS SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS-ACCESS AGREEMENT TO RUN WITH THE LAND IN A FORM ACCEPTABLE TO PLANNING COMMISSIONS LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- SHIVELY APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ON-SITE DETENTION WILL BE PROVIDED. POST-DEVELOPMENT PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPMENT PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

LEGEND

- BENCHMARK
- IRON PIN FOUND
- IRON PIN SET
- CONCRETE RAW MONUMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- ANCHOR
- UTILITY POLE
- SIGNAL POLE
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- DROP BOX INLET
- CURB BOX INLET
- PIPE BOLLARD
- GUTTER OUTLET
- ROAD SIGN
- TREE
- LAMP POLE
- SSBL
- ESOL
- PUE
- FFE
- BUILDING SET BACK LINE
- EACH SIDE OF LINE
- PUBLIC UTILITY EASEMENT
- FINISHED FLOOR ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- LOT LINE TO BE ABANDONED
- CENTERLINE
- UNDERGROUND ELECTRIC
- GAS LINE
- OVERHEAD UTILITIES
- BURIED TELEPHONE
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER LINE
- FENCE LINE
- DRAINAGE ESMT.
- PERVIOUS PAVEMENT



REVISIONS	
02-01-2019 - REVISED PER COMMENTS	
02-22-2019 - REVISED PER COMMENTS	

HUGHES AND COLEMAN
3618 AND 3620 DIXIE HIGHWAY
LOUISVILLE, KY 40216

LOT NUMBERS:
0005, 0006, 0018 & 0002
PROPERTY OWNER:
C. WICKER
1256 CAMPBELL LANE, BOWLING GREEN, KY 42104
DB 10775 PG 542 & DB 10775 PG 537
TAX BLOCK:
1181

ACES
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1938
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 18-3229-L
DATE: 12-12-2018
SCALE: 1" = 20'
DRAWN: C. WICKER
CHECKED: A. ARNOLD
FILE PATH:
Z:\SITE\DEVIC2 SITE LAYOUT



Digitally signed by Aaron T. Arnold
Date: 2019.03.04 09:24:25 -06'00'

C2B
CATEGORY 2-B
APPLICATION

RECEIVED
MAR 6 2019
DESIGN SERVICES

WM#11904, 18VARIANCE1118, 18WAIVER1055, 18DEVPLAN1215

PARCEL OWNER, ADDRESS,
AND SOURCE OF TITLE

ML DESTINY PLAZA LLC
1256 CAMPBELL LANE
BOWLING GREEN, KY 42104
DEED BOOK 10775 PAGE 542
DEED BOOK 10775 PAGE 537

