

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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD 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 NO 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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

UTILITY NOTE

1) ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE KENTUCKY 811 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). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

2) 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.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA 17,859 SQ. FT.
EXISTING TREE CANOPY TO REMAIN 23.5%
(ACTUAL CANOPY SIZE IS 4,200 SF)
TREE CANOPY REQUIRED TOTAL (Class C, 41-75%) (3214 SF) 18%

ILA CALCULATIONS

VUA 9,829 SQ. FT. (55%)
ILA REQUIRED (5%) 491 SQ. FT.
ILA PROVIDED 500 SQ. FT.
ILA TREES REQUIRED 2 TREES
(EXISTING TREES MEET REQUIREMENT)

RELIEF FROM THE LISTED REQUIREMENTS

1) RELIEF FROM 4.2.2.0 MAXIMUM FLOOR AREA OF 800SF.
2) RELIEF FROM 4.2.2.0 PARKING NOT IN FRONT. (ALL NEW PARKING IN BACK)

WAIVERS REQUESTED

1) WAIVER FROM 5.5.1.3.A TO ALLOW EXISTING PARKING IN THE FRONT TO REMAIN AS SHOWN. (ALL NEW PARKING IN BACK)
2) WAIVER FROM 10.2.4 OF THE LANDSCAPE BUFFER FROM 15' ON NORTH SIDE TO 3', ELIMINATING THE LANDSCAPE BUFFER TREE REQUIREMENT BUT KEEPING THE SCREEN REQUIREMENT - SHOWING A 6' TALL PRIVACY FENCE.
3) WAIVER FROM 10.2.4 OF THE LANDSCAPE BUFFER FROM 25' ON EAST SIDE TO 5', ELIMINATING THE LANDSCAPE BUFFER TREE REQUIREMENT BUT KEEPING THE SCREEN REQUIREMENT - SHOWING A 6' TALL PRIVACY FENCE.

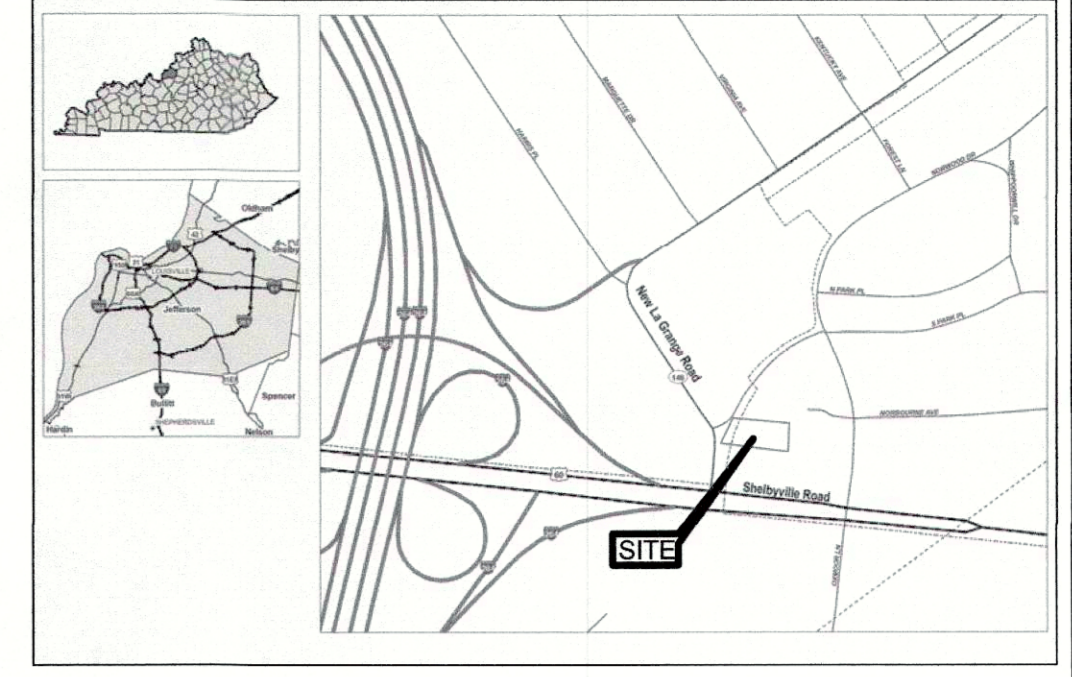
VARIANCE REQUESTED *

1) VARY FROM 5.3.3.C.2.b REAR YARD SETBACK OF 50' TO 5'. A FENCE TO BUFFER R-7 AT REAR.

GENERAL NOTES

- ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
- ALL PAVED AREAS, INCLUDING PARKING ISLANDS, SHALL BE OUT-LINED WITH CONCRETE CURB UNLESS NOTED OTHERWISE.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- EXPANSION JOINTS SHALL BE PLACED IN ALL CONCRETE CURBS AT ALL RADIUS POINTS, BETWEEN ALL WALLS AND CURBS AND EVERY 25' ALONG STRAIGHT SECTIONS.
- SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE VEGETATION IS ESTABLISHED.
- MSD SANITARY SEWERS ALREADY AVAILABLE. RECAPTURE FEES DO NOT APPLY.
- FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. SITE IS SUBJECT TO REGIONAL FACILITY FEES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN OFF TO STATE ROADWAYS. THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
- MORRIS FORMAN WATER QUALITY TREATMENT PLANT IS THE SEWAGE TREATMENT PLANT THAT SERVES THE SITE.
- NO INCREASE OF RUNOFF WILL BE PERMITTED ONTO ANY ADJACENT PROPERTY OWNERS.
- "GARAGE" STRUCTURES PLUMBING CONNECTION TO BE RESOLVED DURING CONSTRUCTION PLAN REVIEW PROCESS.
- CONSTRUCTION PLANS, BOND, AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL. FINAL APPROVED PLAN TRANSMITTAL, AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- ACCESS EASEMENT MUST CONFORM TO ORDINANCE 187, SERIES 2003 AS AMENDED.
- CROSS ACCESS AGREEMENT OR EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.

PROJECT DATA	
TOTAL SITE AREA	0.41 ACRES (17,859 SQ. FT.)
PARCEL ID	025700030005
ZONING	R-7
FORM DISTRICT	REGIONAL CENTER
FEMA MAP & CLASSIFICATION	21111C0030E
EXISTING USE	DENTIST
PROPOSED USE	CHIROPRACTIC & MASSAGE
EXISTING BUILDING AREA	1,433 SQ. FT.
PROPOSED BUILDING AREA	2,342 SQ. FT. (FAR 0.13)
FRONT YARD SETBACK	30'
REAR YARD SETBACK	50' *
SIDE YARD SETBACK	0'
MAX. BLDG. HEIGHT ALLOWED	NO LIMIT
EXISTING BLDG. HEIGHT	1 STORY BUILDINGS
PROPOSED BLDG. HEIGHT	1 STORY BUILDINGS
FIRE PROTECTION DISTRICT	LYNDON
DEED BOOK & PAGE	P.B. 04 PG. 076, D.B. 10765 PG. 943
PROPERTY ADDRESS	7300 NEW LA GRANGE ROAD
PARKING SPACES REQ.	MIN. 1 SP/350 SF - 7 SPACES MAX. 1 SP/150 SF - 16 SPACES
PROVIDED PARKING SPACES	16 SPACES INCLUDING 2 H.C. SPACES
NEWLY DISTURBED AREA	4,457 SQ. FT. (24.9%)
EXISTING IMPERVIOUS AREA	8,318 SQ. FT. (46.6%)
PROPOSED IMPERVIOUS AREA	12,128 SQ. FT. (67.9%)
NET IMPERVIOUS AREA	3,810 SQ. FT. (21.3%)
PROPOSED VUA	9,829 SQ. FT.
PROPOSED ILA	491 SQ. FT. (5% OF VUA)



REVISIONS		
NO.	DATE	DESCRIPTION
1	0-25-16	AGENCY COMMENTS

MODIFIED C.U.P.

CLIENT:
LOUISVILLE FAMILY CHIROPRACTIC
8117 NEW LA GRANGE ROAD
LOUISVILLE, KY 40222

PROJECT:
LOUISVILLE FAMILY CHIROPRACTIC
7300 NEW LA GRANGE ROAD
LOUISVILLE, KY 40222-4812

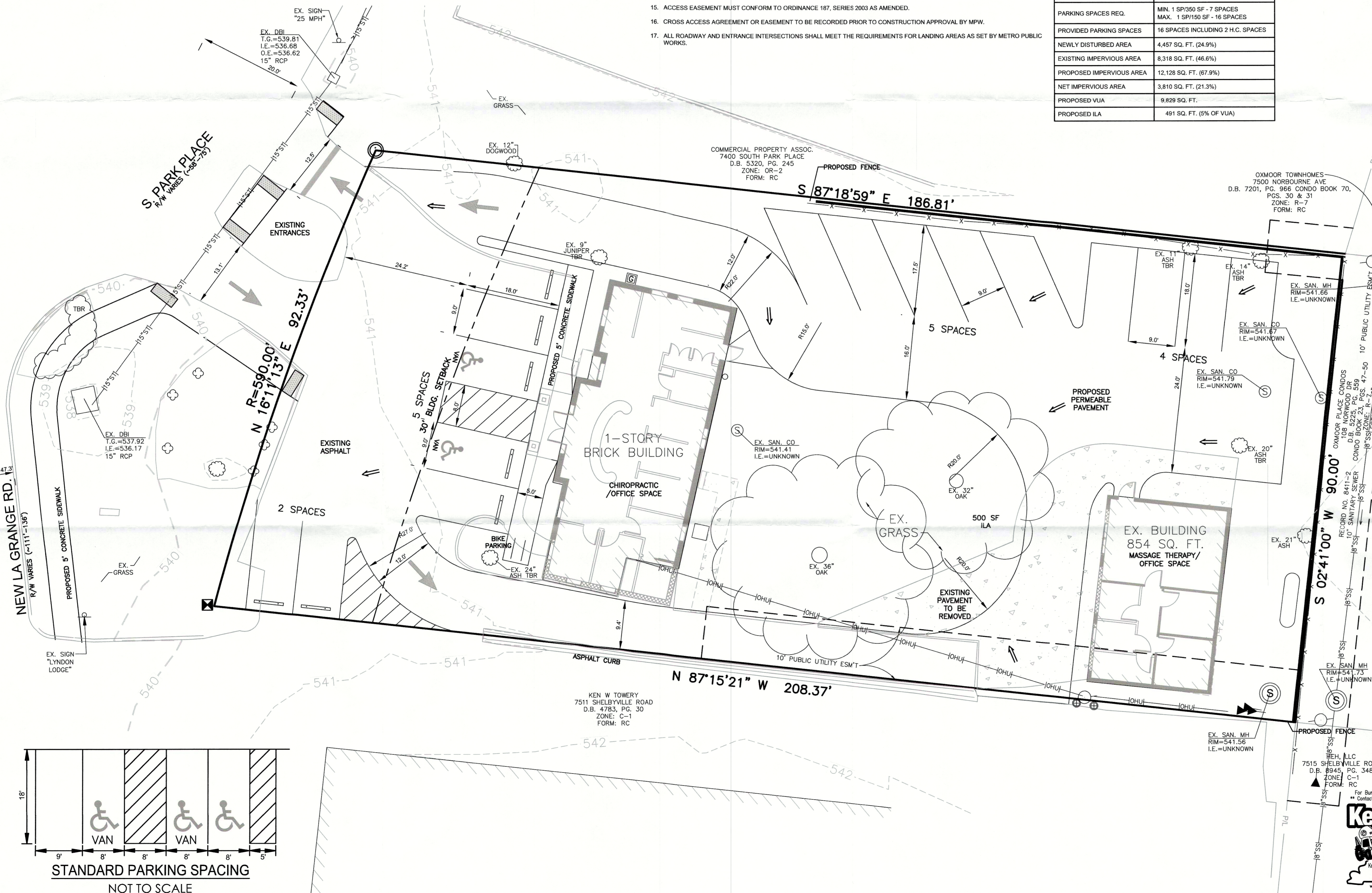
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1"=20'
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9-26-16

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Y:\116 PROJECTS\216-216 Louisville Family Chiropractic\Planning\Development Plan.dwg

SHEET:
DP



LEGEND	
SYMBOLS THAT MAY APPEAR ON DRAWING	
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING OVERHEAD UTILITY
	EXISTING FENCE
	EXISTING 15' STORM SEWER
	EXISTING DITCH WITH FLOW DIRECTION
	EXISTING GUY WIRE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING WATER METER
	TOP OF GRATE ELEVATION MAILBOX
	INVERT ELEVATION MANHOLE
	CURB BOX INLET
	DROP BOX INLET
	IRON PIN & CAP
	EXISTING SIGN
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING BOLLARD
	EXISTING FENCE AND/OR SIGN POST BASE
	BENCH MARK
	SET PROPERTY CORNER: ALL SET IPC ARE 1/2"x18" REBAR W/ A PLASTIC CAP STAMPED "S. PETERS 3819"
	FOUND IPC (SEE PLAT FOR DESCRIPTIONS)
	FOUND MAGNAIL (SEE PLAT FOR DESCRIPTIONS)
	SET MAGNAIL STAMPED "S. PETERS 3819"
	EXISTING SHRUB/TREE
	EXISTING STRUCTURE (AS NOTED)

RECEIVED
OCT 28 2016
PLANNING & DESIGN SERVICES

OWNER / DEVELOPER
LOUISVILLE FAMILY CHIROPRACTIC
7300 NEW LA GRANGE ROAD
DB 10675 PG 943
PRIOR CASE # B-27-80
CASE # 16CUP1055
WM# 11497
0 5 10 20 30

