EROSION PREVENTION AND SEDIMENT CONTROL 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.

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.

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 PRACTICAL, 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 DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

GENERAL NOTES

1. (⟸) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.

2. SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION AND SUBJECT TO APPLICABLE FEES.

3. SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT CEDAR CREEK SEWAGE TREATMENT PLANT.

4. 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 (IE.CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT–OF–WAY.

5. ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.

6. ALL PARKING SPACES ARE 9 FEET WIDE BY 18 FEET DEEP UNLESS OTHERWISE NOTED.

7. CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION 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 PERMITED WITHIN THE AREA.

8. A TREE PRESERVATION PLAN WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.

9. THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.

10. THE LOCATION AND TYPE OF ANY TREES OR LANDSCAPING WITHIN THE ROADWAY RIGHT–OF–WAY WILL BE EVALUATED FOR ROADSIDE SAFETY AND SIGHT DISTANCE REQUIREMENTS BY METRO PUBLIC WORKS WHICH RESERVES THE RIGHT TO REMOVE THEM WITHOUT THE APPROVAL OF THE PROPERTY OWNER.

11. ALL DRAINAGE STRUCTURES IN THE STATE R/W SHALL MEET STATE DESIGN STANDARDS.

12. ALL NEW AND EXISTING SIDEWALKS SHALL EITHER BE BROUGHT UP TO OR BUILT TO CURRENT ADA STANDARDS.

13. SITE IS SUBJECT TO STORMWATER REGIONAL FACILITY FEE X 1.5. ADDITIONAL FLOODPLAIN COMPENSATION MAY BE PROVIDED TO OFFSET INCREASED RUNOFF.

14. FLOOD PLAIN COMPENSATION SHALL BE ON SITE AT A RATIO OF 1.5:1.

15. ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. OFF STREET LOADING AND REFUSE COLLECTION AREA SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.

16. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE PUBLIC RIGHT–OF–WAY.

17. ALL SIGNS SHALL BE IN COMPLIANCE WITH CHAPTER 8 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE AND ALL APPLICABLE ORDINANCES.

18. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT–OF–WAY.

19. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT–OF–WAY WITHOUT AN ENCROACHMENT PERMIT.

20. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

21. ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.

22. ALL PUBLIC ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.

23. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.

24. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

25. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING 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 LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE.

26. KYTC, ACOE AND KDOW APPROVALS REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

TREE CANOPY PROTECTION AREA (TCPA) NOTES:

1. TREE PRESERVATION AREAS (TCPAS) IDENTIFIED ON THIS PLAN REPRESENT INDIVIDUAL TREES AND/OR PORTIONS OF THE SITE DESIGNATED TO MEET THE TREE CANOPY REQUIREMENTS OF CHAPTER 10, PART 1 OF THE LAND DEVELOPMENT CODE AND ARE TO BE PERMANENTLY PROTECTED. ALL CLEARING, GRADING, AND FILL ACTIVELY IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL. AS TREES WITHIN THE TCPAS ARE LOST THROUGH NATURAL CAUSES, NEW TREES SHALL BE PLANTED IN ORDER TO MAINTAIN MINIMUM TREE CANOPY AS SPECIFIED ON THE APPROVED DEVELOPMENT OR PRELIMINARY SUBDIVISION PLAN.

2. DIMENSION LINES HAVE BEEN USED ON THIS PLAN TO ESTABLISH THE GENERAL LOCATION OF TCPAS AND REPRESENT MINIMUM DISTANCES. THE FINAL BOUNDARY FOR EACH TCPA SHALL BE ESTABLISHED IN THE FIELD TO INCLUDE CANOPY AREA OF ALL TREES AT OR WITHIN THE DIMENSION LINE.

3. TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TCPAS PRIOR TO SITE DISTURBANCE APPROVAL TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. THE FENCING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED.

4. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN TCPAS.
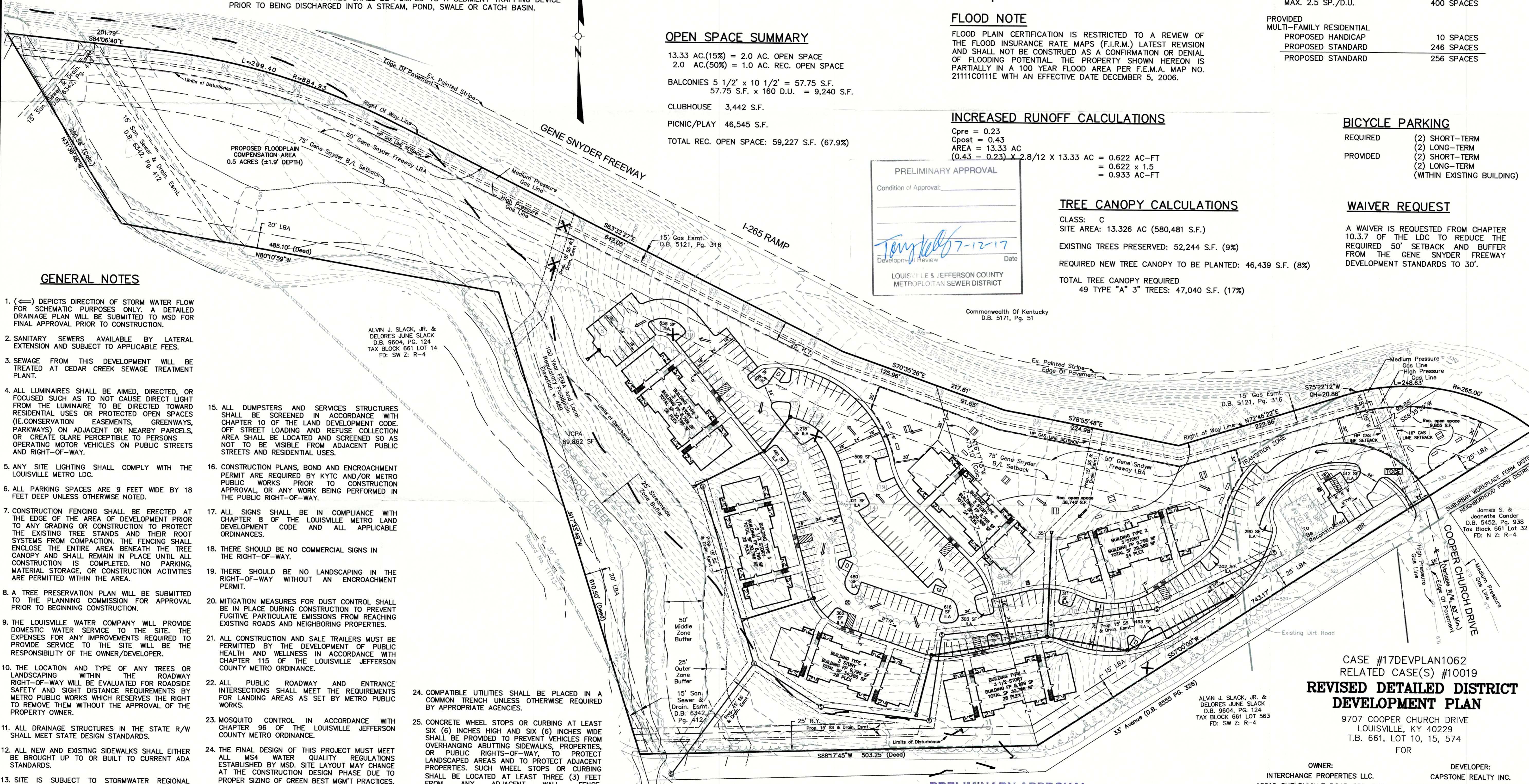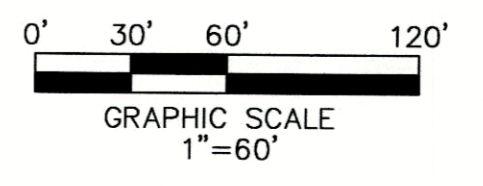
OPEN SPACE SUMMARY

13.33 AC.(15%) = 2.0 AC. OPEN SPACE
2.0 AC.(50%) = 1.0 AC. REC. OPEN SPACE

BALCONIES 5 1/2' x 10 1/2' = 57.75 S.F.
57.75 S.F. x 160 D.U. = 9,240 S.F.

CLUBHOUSE   3,442 S.F.

PICNIC/PLAY   46,545 S.F.

TOTAL REC. OPEN SPACE   59,227 S.F. (67.9%)

INCREASED RUNOFF CALCULATIONS

Cpre = 0.23
Cpost = 0.43
AREA = 13.33 AC
(0.43 − 0.23) X 2.8/12 x 13.33 AC = 0.622 AC-FT
= 0.622 x 1.5
= 0.933 AC-FT

TREE CANOPY CALCULATIONS

CLASS: C
SITE AREA: 13.326 AC (580,481 S.F.)

EXISTING TREES PRESERVED: 52,244 S.F. (9%)

REQUIRED NEW TREE CANOPY TO BE PLANTED: 46,439 S.F. (8%)

TOTAL TREE CANOPY REQUIRED
49 TYPE "A" 3" TREES: 47,040 S.F. (17%)

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS PARTIALLY IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0111E WITH AN EFFECTIVE DATE DECEMBER 5, 2006.

PROJECT SUMMARY

EXISTING ZONE	OR-3
EXISTING FORM DISTRICT	SW
EXISTING USE	VACANT
PROPOSED USE	MULTI–FAMILY RESIDENTIAL
SITE GROSS AREA	13.33 ACRES (580,491 S.F.)
PROPOSED BUILDING HEIGHT	39'
FLOOR AREA RATIO	0.92
EXISTING BUILDING S.F.	3,442 S.F.
PROPOSED BUILDING S.F.	185,450 S.F.
TOTAL BUILDING S.F.	188,892 S.F.
TOTAL D.U.	160 D.U.
VUA	90,426 S.F.
ILA REQUIRED (7.5%)	6,782 S.F.
ILA PROVIDED	7,541 S.F.
DENSITY	12.00 D.U./AC.

PARKING SUMMARY

REQUIRED
MULTI–FAMILY RESIDENTIAL
BASED ON 160 D.U.

MIN. 1.5 SP./D.U.	240 SPACES
MAX. 2.5 SP./D.U.	400 SPACES

PROVIDED
MULTI–FAMILY RESIDENTIAL

PROPOSED HANDICAP	10 SPACES
PROPOSED STANDARD	246 SPACES
PROPOSED STANDARD	256 SPACES

BICYCLE PARKING

REQUIRED	(2) SHORT–TERM
	(2) LONG–TERM
PROVIDED	(2) SHORT–TERM
	(2) LONG–TERM
	(2) LONG–TERM (WITHIN EXISTING BUILDING)

WAIVER REQUEST

A WAIVER IS REQUESTED FROM CHAPTER 10.3.7 OF THE LDC TO REDUCE THE REQUIRED 50' SETBACK AND BUFFER FROM THE GENE SNYDER FREEWAY DEVELOPMENT STANDARDS TO 30'.

DATE: 4/17/17
DRAWN BY: N.E.M.
CHECKED BY: J.M.M.
SCALE: 1"=60' (HORZ)
SCALE: N/A (VERT)

REVISIONS
1. AGENCY CMTS 5/26/17
2. AGENCY CMTS 7/5/17

CASE #17DEVPLAN1062
RELATED CASE(S) #10019

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

9707 COOPER CHURCH DRIVE
LOUISVILLE, KY 40229
T.B. 661, LOT 10, 15, 574

FOR

OWNER:	DEVELOPER:
INTERCHANGE PROPERTIES LLC.	CAPSTONE REALTY INC.
12910 SHELBYVILLE ROAD STE. 137	12910 SHELBYVILLE ROAD STE. 200
LOUISVILLE, KY 40243	LOUISVILLE, KY 40243
D.B. 8555, PG. 328	

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

JOB NUMBER
16092

1 OF 1

WM# 8972   16092dev.dwg