

VARIANCES REQUESTED

V1 A VARIANCE IS REQUESTED FROM TABLE 5.3.2 OF THE LDC TO ALLOW A BUILDING TO ENCR OACH 10.4' INTO THE REQUIRED 30' NON RESIDENTIAL TO RESIDENTIAL SETBACK.

WAIVERS REQUESTED

W1 A WAIVER IS REQUESTED FROM SECTION 5.4.1.G.3 OF THE LDC TO ALLOW A BUILDING TO ENCR OACH 3.4' INTO THE REQUIRED 25' LBA.

BICYCLE PARKING:

REQUIRED

LONG-TERM
RETAIL OR OFFICE 2, OR 1 PER 50,000 S.F.

SHORT-TERM
RETAIL
OFFICE 2, OR 1 PER 25,000 S.F.
2, OR 1 PER 50,000 S.F.

PROVIDED

(2) SHORT TERM
(2) LONG-TERM

PARKING SUMMARY

REQUIRED

RETAIL (9,315 S.F.)
MIN. (1 SPACE/250 S.F.)
MAX. (1 SPACE/150 S.F.)

10% TARC CREDIT

TOTAL PARKING REQUIRED
MIN. *INCLUDES CREDITS
MAX.

PROVIDED

TOTAL PARKING PROVIDED
STANDARD PARKING
HANDICAP PARKING

37 SPACES
62 SPACES

33 SPACES
62 SPACES

31 SPACES
2 SPACES
33 SPACES

PROJECT SUMMARY

EXISTING ZONE
PROPOSED ZONE
EXISTING FORM DISTRICT
EXISTING USE
PROPOSED USE
TOTAL BUILDING S.F.
PROPOSED BUILDING MAX. HEIGHT
GROSS SITE ACREAGE
NET SITE ACREAGE (LESS R/W DEDICATION)
VUA
ILA REQ. (7.5%)
ILA PROVIDED

R-4
C-1
NEIGHBORHOOD
SINGLE FAMILY RESIDENTIAL & OFFICE
RETAIL AND/OR OFFICE
9,315 S.F.
25' OR 1-STORY
1.281 ACRES (55,784 S.F.)
1.190 ACRES (51,848 S.F.)
10,503 S.F.
788 S.F.
963 S.F.

TREE CANOPY CALCULATIONS

SITE AREA: 1.190 AC (51,848 S.F.)

EXISTING TREE CANOPY PRIOR TO SITE DISTURBANCE: 4,977 S.F. (9.6%)

EXISTING TREES PRESERVED: (0%)

REQUIRED NEW TREE CANOPY: 10,370 S.F. (20%)

NEW TREE CANOPY TO BE PROVIDED: 10,370 S.F. (20%)

15~1 3/4 TYPE A TREE PROVIDED

TOTAL TREE CANOPY: 10,800 S.F. (20.8%)

GENERAL NOTES

- (=) 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.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS 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-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- 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 PERMITTED WITHIN THE AREA.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- 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.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE PER STATE DESIGN STANDARDS.
- ALL NEW OR EXISTING SIDEWALKS WILL BE BROUGHT UP TO OR BUILT TO CURRENT ADA STANDARDS.
- NO INCREASE IN RUN-OFF VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.
- SANITARY SEWERS PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND APPLICABLE CHARGES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- A KARST SURVEY WAS CONDUCTED BY MILESTONE DESIGN GROUP, INC. ON FEBRUARY 15, 2017. NO EVIDENCE OF SINKHOLES WERE OBSERVED.
- ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 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 MANGEMENT PRACTICES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- RIGHT OF WAY DEDICATION BY DEED OR MINOR PLAT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY TRANSPORTATION PLANNING.

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.

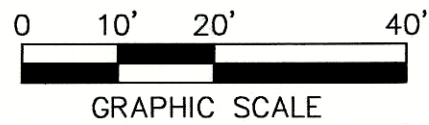
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

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.



INCREASED RUNOFF CALCULATIONS

Cpre = 0.48
Cpost = 0.55
AREA = 1.281 AC
(0.55 - 0.48) X 2.8/12 X 1.281 AC = 0.021 AC-FT

LEGEND

- = EX. FIRE HYDRANT
- = EX. GUY WIRE
- = EX. UTILITY POLE
- = EX. CONTOUR
- = EX. OVERHEAD ELECTRIC
- = EX. SANITARY SEWER
- = EXISTING FENCE
- = PROPOSED BIKE RACK
- = PROPOSED DUMPSTER
- = TO BE REMOVED
- = PROPOSED 6' SOLID FENCE

BMP LEGEND

- = STORM WATER FLOW ARROW
- = PROPOSED STORM LINES

RECEIVED

MAR 20 2017
PLANNING &
DESIGN SERVICES

CASE #16ZONE1016
DETAILED DISTRICT
DEVELOPMENT PLAN
FOR REZONING

OF
CURTIS CENTER
4500 & 4506 BARDSTOWN ROAD
LOUISVILLE, KY 40218

FOR

OWNER/APPLICANT:
MICHAEL CURTIS & REBECCA CURTIS
9700 EVANWOOD COURT
LOUISVILLE, KENTUCKY 40228
D.B. 10097, Pg. 392 & D.B. 10330, PG. 63
T.B. 619, LOT 122 & 123

WM#10190

15069dev.dwg

milestone



108 Davenport Lane
Suite 300
Louisville, Ky 40223
t: (502) 327-7073
f: (502) 327-7066

CURTIS CENTER
4500 & 4506 BARDSTOWN ROAD
LOUISVILLE, KY 40218

DATE: 2/5/16
DRAWN BY: R.L.
CHECKED BY: J.M.M.
SCALE: 1"=20' (HORZ)
SCALE: N/A (VERT)

REVISIONS

PREAPP. COMMENTS	8/25/16
AGENCY COMMENTS	12/5/16
AGENCY COMMENTS	1/18/17
AGENCY COMMENTS	2/14/17
AGENCY COMMENTS	3/20/17

DETAILED DISTRICT
DEVELOPMENT PLAN

JOB NUMBER
15069

1
OF
1