

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. 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.
3. 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.
4. ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
5. 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.
6. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
7. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
9. ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
10. 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.
11. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
12. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE PER STATE DESIGN STANDARDS.
13. ALL NEW OR EXISTING SIDEWALKS WILL BE BROUGHT UP TO OR BUILT TO CURRENT ADA STANDARDS.
14. NO INCREASE IN RUN-OFF VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.
15. SANITARY SEWERS PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND APPLICABLE CHARGES.
16. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
17. A KARST SURVEY WAS CONDUCTED BY MILESTONE DESIGN GROUP, INC. ON FEBRUARY 15, 2017. NO EVIDENCE OF SINKHOLES WERE OBSERVED.
18. 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.
19. 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.
20. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
21. RIGHT OF WAY DEDICATION BY DEED OR MINOR PLAT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY TRANSPORTATION PLANNING.

PRELIMINARY APPROVAL

Condition of Approval:

Development Review: *Tony* 3-22-17 Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

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.

LOUISVILLE METRO

APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 16 Zone 1016

APPROVAL DATE

EXPIRATION DATE

SIGNATURE OF PLANNING COMMISSION

COMMISSION

PLANNING

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Tony*

DATE: 3-21-17

LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

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.) 37 SPACES 62 SPACES

10% TARC CREDIT

TOTAL PARKING REQUIRED MIN. *INCLUDES CREDITS MAX. 33 SPACES 62 SPACES

PROVIDED

TOTAL PARKING PROVIDED STANDARD PARKING 31 SPACES 2 SPACES 33 SPACES

HANDICAP PARKING

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%)

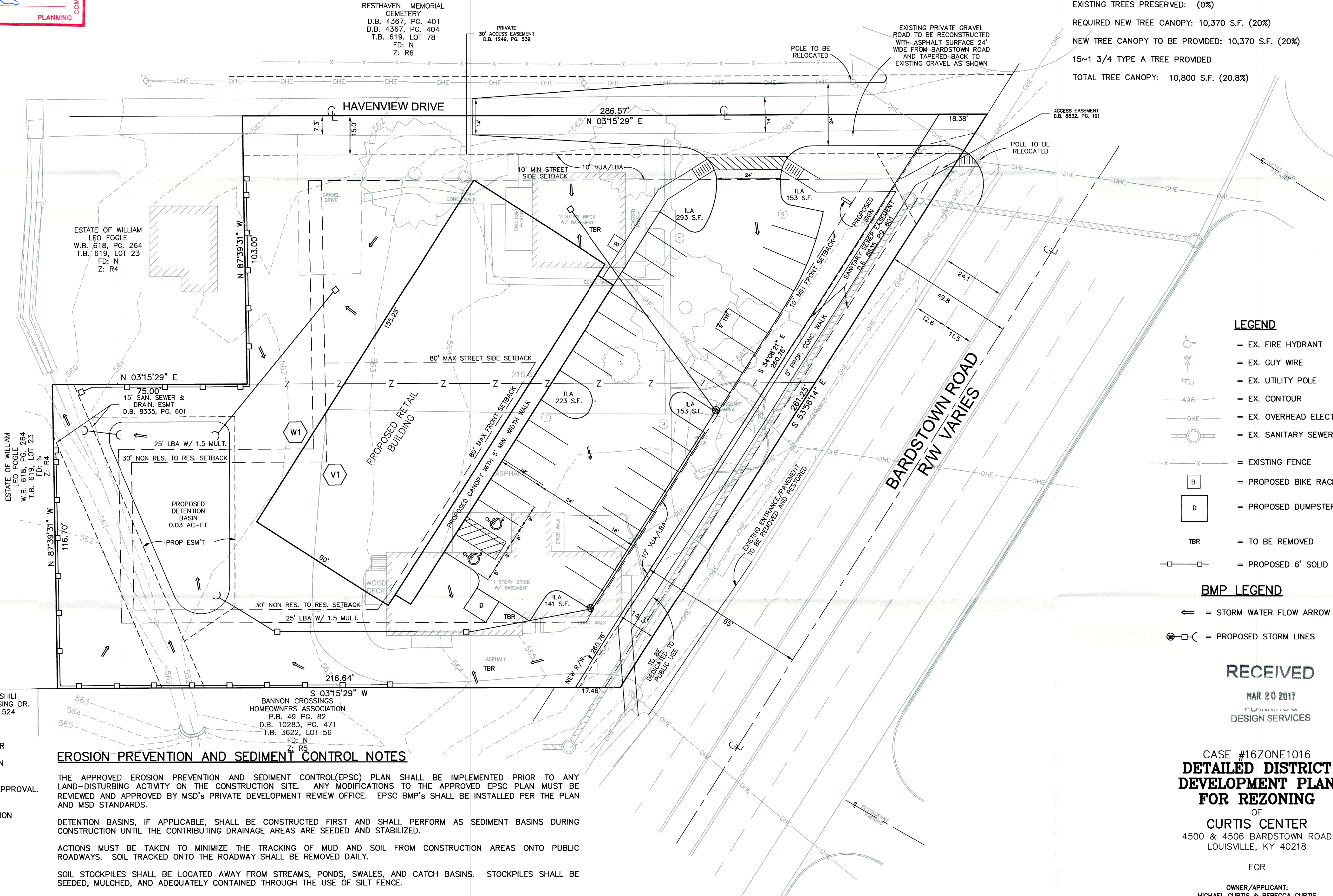
EXISTING TREES PRESERVED: (0%)

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%)



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
- TBR = 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

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.

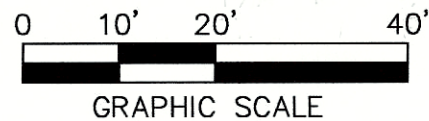
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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



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