# TYPICAL ACCESSIBLE PARKING SPACES

#### **GENERAL NOTES**

- 1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S
- EXPENSE.
  2. TREE PRESERVATION:
- A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- 3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION
  ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING
  SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES
- SHALL BE PERMITTED WITHIN THE FENCED AREA. 4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED
- PRIOR TO ISSUANCE OF BUILDING PERMIT.
- SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
- 7. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE.
- CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC. 8. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10
- 9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- 10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM. 11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT
- FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS. 12. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES AND
- POTENTIAL KARST FEATURES ARE NOTED ON THE PLAN. 13. SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 AND 8, RESPECTIVELY OF THE LDC.

#### MSD NOTES

- SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- 2. DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO THE DOWNSTREAM CAPACITY, WHICHEVER IS MORE RESTRICIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. 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.
- 3. EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING
- AND CONSTRUCTION ACTIVITIES. 4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111CO 033E).
- 5. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT
- 6. ALL PROPOSED SANITARY SEWERS TO BE PLACED IN A 15' S&D EASEMENT. 7. ACOE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL

## PUBLIC WORKS AND KTC NOTES

- . NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT OR WITH ASSOCIATED RECORD PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL BY PUBLIC WORKS.
- 3. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS. . COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 5. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST
- 8. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO
- CONSTRUCTION APPROVAL. 9. AVOCA ROAD IMPROVEMENTS ALONG PROPERTY FRONTAGE ARE REQUIRED TO PROVIDE 12' FROM CENTERLINE PAVEMENT WIDENING (MINIMUM 2' WIDENING) AND 6'-8' SHOULDERS PER METRO PUBLIC WORKS STANDARDS.
- 10. THE TURN-AROUND SHALL BE CONSTRUCTED PER AASHTO DESIGN STANDARDS. 11. A ROAD CLOSURE APPLICATION SHALL BE FILED PRIOR TO CONSTRUCTION PLAN APPROVAL TO CLOSE AVOCA ROAD FROM THE TURNAROUND WEST TO THE RAILROAD TRACKS.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE 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 (BEST MANAGEMENT PRACTICES) 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

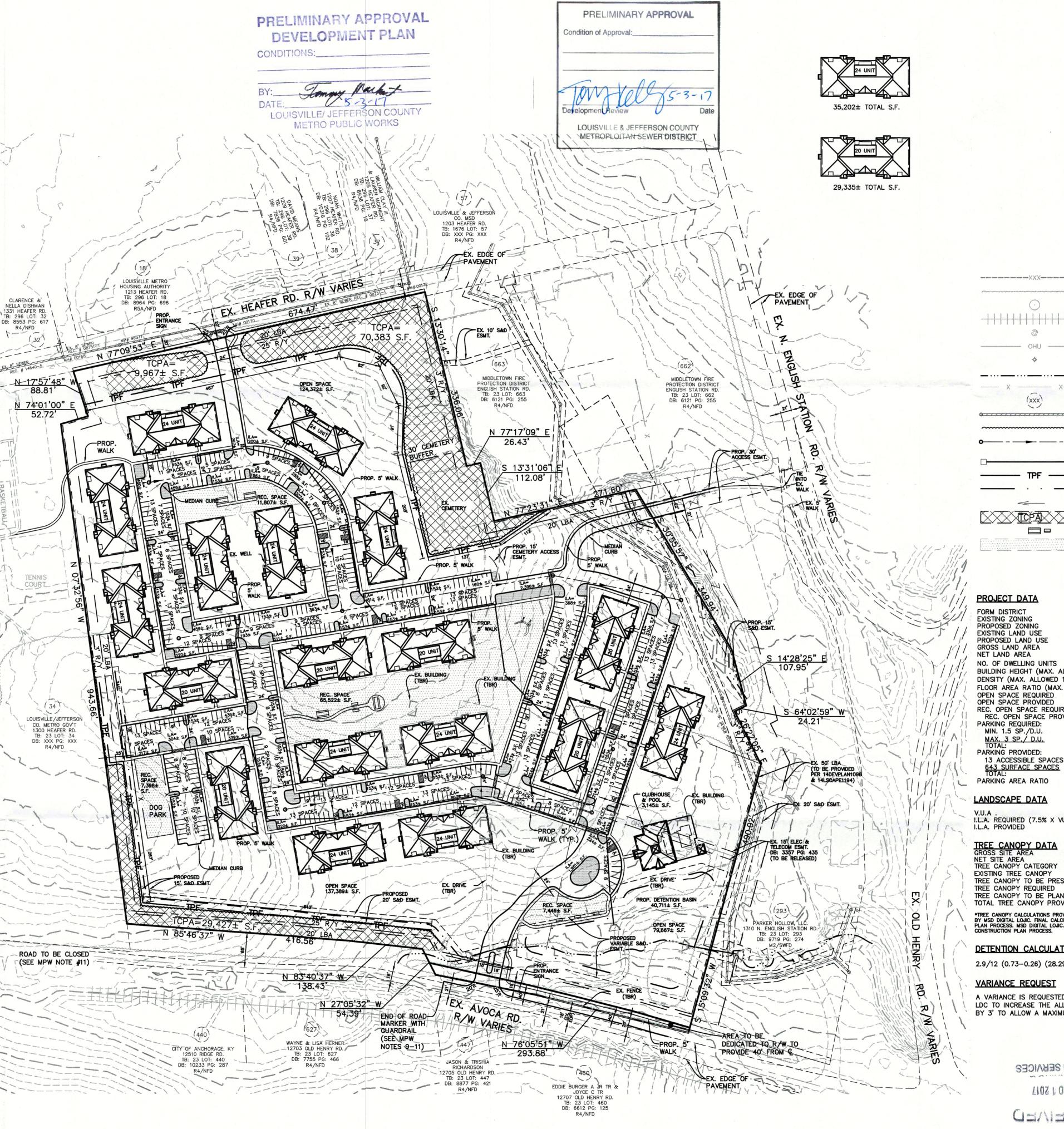
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

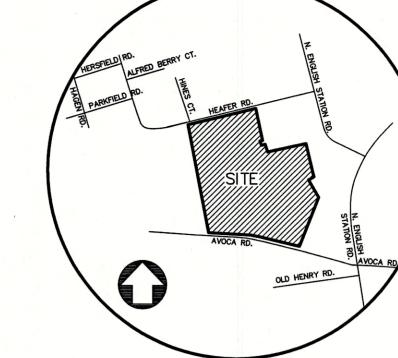
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT

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

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 DAYS AFTER THE ACTIVITY HAS CEASED.





LOCATION MAP NO SCALE

**LEGEND** 

EXISTING CONTOUR EXISTING TREE LINE **EXISTING RAILROAD TRACKS** EXISTING RAILROAD TRACKS EXISTING SINKHOLE EXISTING OVERHEAD ELECTRIC LINE EXISTING UTILITY POLE \_\_\_\_\_ EXISTING CREEK EXISTING FENCE EXISTING LOT NUMBER STATES SANITARY SEWER PROPOSED TREE LINE PROPOSED SANITARY SEWER (CONCEPT - TO BE PLACED IN FUTURE 15' S&D ESMT. PROPOSED STORM (CONCEPT) PROPOSED TREE PROTECTION FENCE PROPOSED BASIN PROPOSED FLOW ARROW PROPOSED TREE CANOPY PROTECTION AREA PROPOSED PICNIC TABLE & BENCHES PROPOSED RECREATIONAL OPEN SPACE PROPOSED BUILDING NUMBER

PROJECT DATA

FORM DISTRICT EXISTING ZONING PROPOSED ZONING EXISTING LAND USE PROPOSED LAND USE GROSS LAND AREA NET LAND AREA NO. OF DWELLING UNITS BUILDING HEIGHT (MAX. ALLOWED 35') DENSITY (MAX. ALLOWED 17.42) FLOOR AREA RATIO (MAX. 0.75) OPEN SPACE REQUIRED OPEN SPACE PROVIDED REC. OPEN SPACE REQUIRED REC. OPEN SPACE PROVIDED PARKING REQUIRED: MIN. 1.5 SP./D.U. MAX. 3 SP./ D.U. PARKING PROVIDED:

418,757± S.F. 91,400± S.F. (7.5%) 92,171± S.F. 612 SPACES 1.224 SPACES 612-1,1224 SPACES 13 SPACES 643 SPACES 643 SPACES

0.49

**NEIGHBORHOOD** 

MULTI-FAMILY

14.42 D.U./AC.

182,799± S.F. (15%)

28.46± AC.

28.29± AC.

VACANT/SINGLE FAMILY RESIDENCE

R4 & PRD

LANDSCAPE DATA

229,412± S.F. 17,206 S.F. I.L.A. REQUIRED (7.5% X VUA) 19,654± S.F. I.L.A. PROVIDED

TREE CANOPY DATA
GROSS SITE AREA NET SITE AREA TREE CANOPY CATEGORY EXISTING TREE CANOPY TREE CANOPY TO BE PRESERVED TREE CANOPY REQUIRED TREE CANOPY TO BE PLANTED TOTAL TREE CANOPY PROVIDED

1,239,654± S.F. 1,232,158± S.F. CLASS C 1,014,908± S.F. (82%) 109,777 S.F. (9%) 258,753± S.F. (21%) 148,976± S.F. (12%) 258,753 S.F. (21%)

\*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

## **DETENTION CALCULATIONS**

2.9/12 (0.73-0.26) (28.29 ACRES) = 3.21 AC.FT.

## VARIANCE REQUEST

A VARIANCE IS REQUESTED OF 5.3.1.C.2 AND TABLE 5.3.1 OF THE LDC TO INCREASE THE ALLOWED MAXIMUM BUILDING HEIGHT OF 35' BY 3' TO ALLOW A MAXIMUM HEIGHT OF 38'.

> **DESIGN SEKNICES** TIOS I O YAM



GRAPHIC SCALE 1"=100'

CASE # 16ZONE1074 RELATED CASE # 9-18-06 MSD WM # 9160

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Vertical Scale: N/A

Horizontal Scale: 1"=100' Date: 11/21/16

Job Number: 2424 Sheet

