

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 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 SEEDDED, 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.

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.

ROBERTA & LINDA STEDER
T.B. 1729, LOT 9
D.B. 5395, PG. 888
R-4/N

MARTIN PFEIFER
T.B. 1729, LOT 7
D.B. 5904, PG. 180
R-4/N

DOMINIC ADIUTORI
T.B. 1729, LOT 6
D.B. 9186, PG. 634
R-4/N

ERIC LYDON
T.B. 1729, LOT 5
D.B. 10055, PG. 519
R-4/N

MIRA GENTRY
T.B. 1729, LOT 4
D.B. 10293, PG. 277
R-4/N

SET
I.PIN W/ CAP
2600 ROSENBAUM

STEPHEN STEWART
T.B. 1729, LOT 10
D.B. 10517, PG. 139
R-4/N

TODD MABERRY
T.B. 1729, LOT 11
D.B. 8545, PG. 870
R-4/N

DANIEL & ELIZABETH
CATHCART
T.B. 392, LOT 85, SUB LOT 173
D.B. 8202, PG. 969
R-4/N

MARLA CAUTILLI
T.B. 389, LOT 4
D.B. 7817, PG. 157
R-4/N

TAMMY RAUEN
T.B. 389, LOT 44, SUBLOT 45
D.B. 11041, PG. 459
R-4/N

FLOOD NOTE:

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #2111100029E, EFFECTIVE 12/5/06, BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN.

SOIL DESCRIPTION:

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND (Ug).

APPLICABLE MSD STANDARD DRAWINGS:

STABILIZED CONSTRUCTION ENTRANCE [TGCSE] ER-01-03
SILT FENCE [SF] EF-09-02

LEGEND:

--- EXISTING BOUNDARY LINE
--- X --- EXISTING FENCE
---> DRAINAGE FLOW ARROWS (SURFACE)
FND FOUND
EX EXISTING
EOP EDGE OF PAVEMENT
R/W RIGHT OF WAY
CL CENTERLINE

GENERAL NOTES:

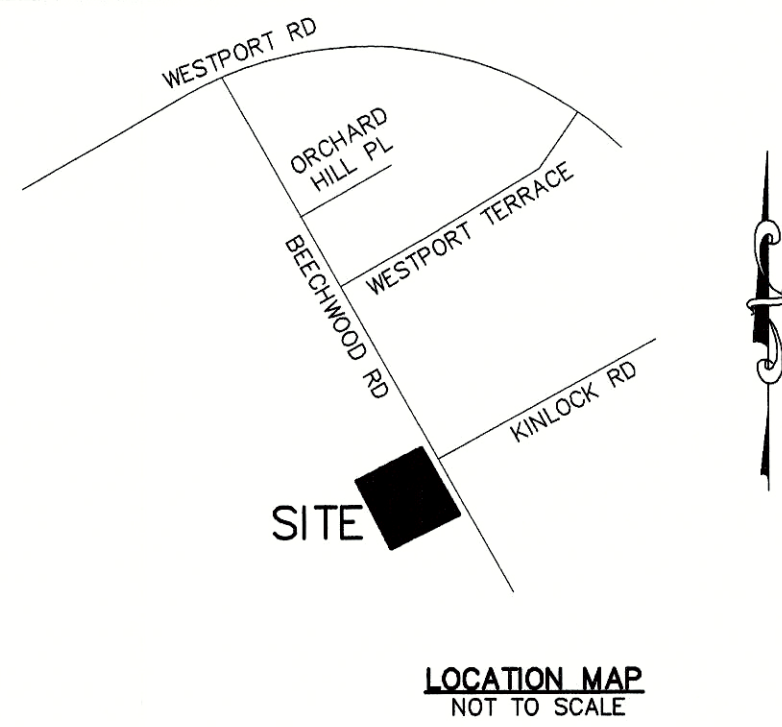
1. DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF 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. THE DEVELOPMENT LIES IN THE ST. MATTHEWS FIRE DISTRICT.
5. 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 PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
6. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
8. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
9. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.

MSD NOTES:

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER: SANITARY SEWER BY EXISTING PROPERTY SERVICE CONNECTION AND THE PROJECT LIES IN THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY AN EXISTING LATERAL EXTENSION AGREEMENT. SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE / STORM WATER: DETENTION NOT PROVIDED ON SITE AS DEPICTED ON THE PROJECT PLAN. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR 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.
4. EROSION & 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.

TRANSPORTATION PLANNING NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND LOUISVILLE METRO WORKS R/W WITHOUT AN ENCROACHMENT PERMIT.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY LOUISVILLE METRO PUBLIC WORKS.
3. VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS STANDARDS.
4. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS, IF REQUIRED.
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, IF REQUIRED.
6. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
7. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10% UNLESS OTHERWISE SPECIFIED.
8. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
9. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
10. CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS AND KENTUCKY TRANSPORTATION CABINET PRIOR TO CONSTRUCTION APPROVAL FOR SHEPHERDSVILLE ROAD RIGHT OF WAY.
11. ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT OF WAY SHALL BE STATE DESIGN.
12. ALL NEW AND EXISTING SIDEWALKS WITHIN PROJECT LIMITS SHALL BE BUILT OR REBUILT TO ADA STANDARDS.
13. DESIGN OF ACCESS TO STATE HIGHWAY SHALL COMPLY WITH KYTC STANDARD DRAWINGS.



PROJECT DATA:

PROPERTY SIZE	#700 0.43 AC (18,573.40 S.F.)
PROPERTY SIZE	#702 0.55 AC (23,965.68 S.F.)
EXISTING USE	NONCONFORMING COMMERCIAL OFFICE AND WAREHOUSE
EXISTING ZONING	R-4
EXISTING FORM DISTRICT	NEIGHBORHOOD FORM DISTRICT
PROPOSED USE	NONCONFORMING COMMERCIAL WAREHOUSE WITH SUPPORT OFFICES AND RENOVATIONS
PROPOSED ZONING	UNCHANGED
PROPOSED FORM DISTRICT	UNCHANGED
FLOOR AREA RATIO (F.A.R.)	#700 0.32 F.A.R. (ALLOWED 0.50)
	#702 0.22 F.A.R. (ALLOWED 0.50)
MIN. LOT SIZE	9,000 S.F.
MIN. LOT WIDTH	60'
MIN. FRONT / STREET SIDE YARD	30'
MIN. SIDE YARD	5' EACH SIDE / 10' TOTAL
MIN. REAR YARD	25'
MAX. BUILDING HEIGHT	35'

PARKING

NUMBER OF EMPLOYEES	15 EMPLOYEES
PARKING REQUIRED	15 PAR. SPACES (1.5 SPACES / EMPLOYEE)
PARKING MAXIMUM	7 PAR. SPACES (1 SPACES / EMPLOYEE)
PARKING PROVIDED	15 PAR. SPACES W/ 2 ADA SPACES

VEHICLE USE AREA (VUA)

EXISTING VUA	13,715 S.F.
PROPOSED VUA	0.00 S.F.
INTERIOR LANDSCAPE AREA REQ.	1,029 S.F. (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	1,107 S.F. (8.1%)

TREE CANOPY

CANOPY CLASS	CLASS C
LAND AREA	0.98 AC (42,539.08 S.F.)
EX. TREE CANOPY	2,261.01 S.F. (5.3%)
TREE CANOPY AREA % REQ.	20%
TREE CANOPY AREA REQ.	8,507.82 S.F.
NEW TREE CANOPY AREA PROVIDED	6,480 S.F.

9-TYPE "A" TREES

● 720 S.F. EACH
TOTAL TREE CANOPY % PROVIDED 8,741.01 S.F. (20.55%)

DRAINAGE CALCULATIONS:

SITE DISTURBANCE AREA = 0.98 AC (42,539.08 S.F.)

BALANCE AREAS:

TOTAL SITE AREA = 0.98 AC (42,539.08 S.F.)

TOTAL EXISTING IMPERVIOUS AREA = 31,574 S.F.

TOTAL PROPOSED IMPERVIOUS AREA = 0.00 S.F.

TOTAL EXISTING PERVIOUS AREA = 10,965.08 S.F.

TOTAL PROPOSED PERVIOUS AREA = 0.00 S.F.

EXISTING RUN-OFF COEFFICIENT = 0.77 (C)

DEVELOPED RUN-OFF COEFFICIENT = 0.77 (C)

RUNOFF VOLUME CALCS:

X = CRA/12 FOR 1 HOUR 100 YR. STORM

= (0.77*0.77) (2.6) (0.98 ACRES) / 12

= 0.000 AC.-FT.

THERE IS NO INCREASE IN RUN-OFF FOR THE DEVELOPMENT

**NONCONFORMING RIGHTS
DEVELOPMENT PLAN**

700 & 702 BEECHWOOD ROAD

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LOUISVILLE, KY 40207

T.B. 0384, LOT 0080

T.B. 0384, LOT 0079

D.B. 3175, PG. 85

D.B. 3175, PG. 206

OWNER / DEVELOPER: ELINE REALITY INC.

P.O. BOX 6953

LOUISVILLE, KY 40206

PLAN DATE: 9.26.19

REVISION DATE: _____

C. R. P. & ASSOCIATES, INC.

7321 New LaGrange Road, Suite 111

Louisville, KY. 40222

(502)423-8747



REFERENCE BEARING FOR THIS DEVELOPMENT PLAN IS BASED ON STATE PLAN COORDINATES.

GRAPHIC SCALE 1"=20'

0' 5' 10' 20' 40'

CASE # _____

PREVIOUS CASE P.B. 33, PG. 83

MSD WM # _____

RECEIVED

SEP 30 2019

DESIGN SERVICES

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