

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.

PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, C=(0.64-0.52)=0.12
SITE AREA = 1.00 ACRES
INCREASED RUNOFF = [(0.12x2.8/12)x1.00 = 0.028 AC-FT

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 17,695 S.F.
POST-DEVELOPED IMPERVIOUS SURFACE = 25,095 S.F.
NET INCREASE IN IMPERVIOUS SURFACE = 7,400 S.F.

WAIVER(S) REQUESTED

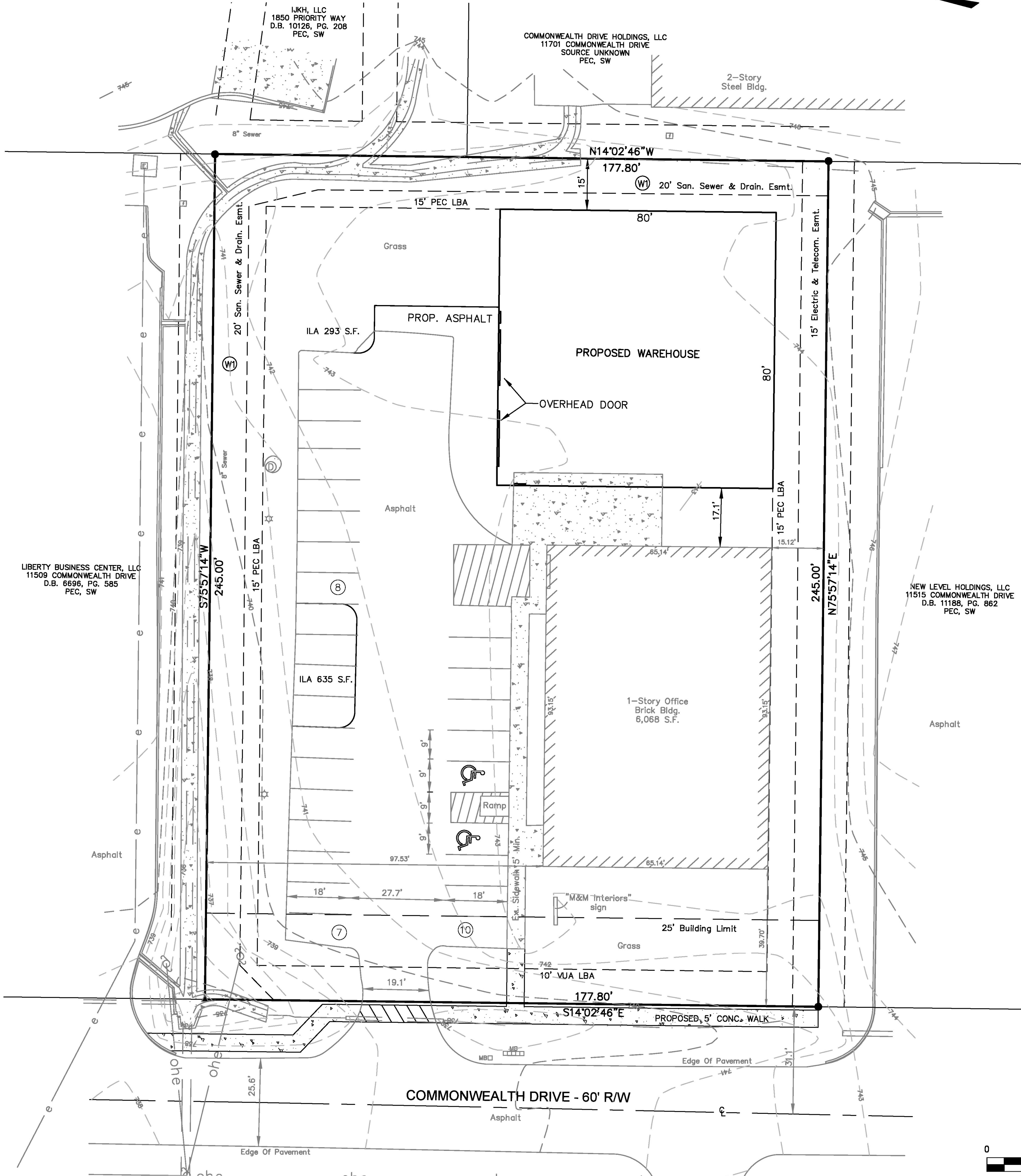
(W) A WAIVER IS REQUESTED FROM CHAPTER 10 OF THE LDC TO ALLOW THE EXISTING SANITARY SEWER AND DRAINAGE EASEMENT TO OVERLAP WITH THE REQUIRED 15' PEC BUFFER BY MORE THAN 50%.

GENERAL NOTES:

- (\leftarrow) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- 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 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 LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, ALL APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (LDC) AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE LAND DEVELOPMENT CODE. ANY CHANGES/ADDITIONS/ALTERATIONS OF THE PLAN SHALL BE SUBMITTED TO THE CITY OF JEFFERSONTOWN FOR REVIEW AND APPROVAL; ANY CHANGES/ADDITIONS/ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
- ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
 - THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE CITY OF JEFFERSONTOWN (10416 WATTERSON TRAIL) AND THE METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY).
 - ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE KENTUCKY TRANSPORTATION CABINET OR ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE LOUISVILLE METRO PUBLIC WORKS DEPARTMENT.
- ANY AREA PROPOSED TO BE USED FOR OUTDOOR SALES, DISPLAY OR STORAGE IN ACCORDANCE WITH SECTION 4.4.8 SHALL BE ACCURATELY DELINEATED ON THE DEVELOPMENT PLAN.
- THERE IS NO EXTERIOR DUMPSTER PROPOSED FOR THIS SITE.
- SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- JEFFERSONTOWN APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- SITE IS SUBJECT TO REGIONAL FACILITY FEE'S. VERIFICATION OF CAPACITY REQUIRED TO THE CULVERT UNDER COMMONWEALTH DRIVE.

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 NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0064E



PROJECT SUMMARY

EXISTING ZONING	PEC
FORM DISTRICT	SW
EXISTING USE	INTERIOR DESIGN
PROPOSED USE	INTERIOR DESIGN
EXISTING SITE ACREAGE:	1.00 AC.± (43,561 S.F.±)
EXISTING BUILDING S.F.	6,068 S.F.
PROPOSED BUILDING S.F.	6,400 S.F.
TOTAL BUILDING S.F.	12,468 S.F.
MAXIMUM BUILDING HT.	16'
VUA	11,862 S.F.
ILA REQUIRED (7.5%)	890 S.F.
ILA PROVIDED	928 S.F.
F.A.R.	0.28

PARKING SUMMARY

PARKING REQUIRED (OFFICE 6,103 S.F.)	
MIN. (1 SPACE/350 S.F.)	17 SPACES
MAX. (1 SPACE/200 S.F.)	31 SPACES

PARKING REQUIRED (WAREHOUSE 2 EMPLOYEES)	
MIN. (1 SPACE/1.5 EMPLOYEES)	1 SPACES
MAX. (1 SPACE/1 EMPLOYEE)	2 SPACES

TOTAL REQUIRED 18 SPACES

PARKING PROVIDED	
STANDARD SPACES	23 SPACES
HANDICAP SPACES	2 SPACES

TOTAL PROVIDED 25 SPACES

TREE CANOPY CALCULATIONS (TCCA)

CLASS: C
EXISTING TREE CANOPY: 0 SF (0%) COVERAGE
SITE AREA: 1.00 AC (43,561 SF)
EXISTING TREES PRESERVED: 0 SF (0%)
REQUIRED NEW TREE CANOPY: 15,246 SF (35%)
REQUIRED TOTAL TREE CANOPY: 15,246 SF (35%)

LEGEND

	= EX. UTILITY POLE
	= EX. CONTOUR
	= EX. FIRE HYDRANT
	= EX. OVERHEAD ELECTRIC
	= EX. SANITARY SEWER
	= EX. SIGN
	= PARKING COUNT
	= DIRECTION OF STORM WATER FLOW
	= INTERIOR LANDSCAPE AREA

CASE#20-DDP-0058
RELATED CASE(S): 09-041-78,
**REVISED DETAILED
DISTRICT DEVELOPMENT
PLAN**

M&M INTERIORS
11513 COMMONWEALTH DRIVE
LOUISVILLE, KY 40299
TAX BLOCK: 2239 LOT: 240
DEVELOPER/
OWNER:
THOMAS MITCHELL PROPERTIES LLC
630 N BUCKMAN ST
SHEPHERDSVILLE, KY 40165
D.B. 11048 Pg. 206

Milestone
design group

108 Davenport Lane, Suite 300 Louisville, KY 40223
502.327.7073 www.milestonedesign.org

M&M INTERIORS

DATE: 10/5/2020
DRAWN BY: G.C.Z.
CHECKED BY: J.M.M.
SCALE: 1"=20' (HORZ)
SCALE: N/A (VERT)

REVISIONS	
	AGNCY CMNTS 11/2/20
	AGNCY CMNTS 11/23/20

REVISED DETAILED
DEVELOPMENT PLAN

**JOB NUMBER
20041**

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