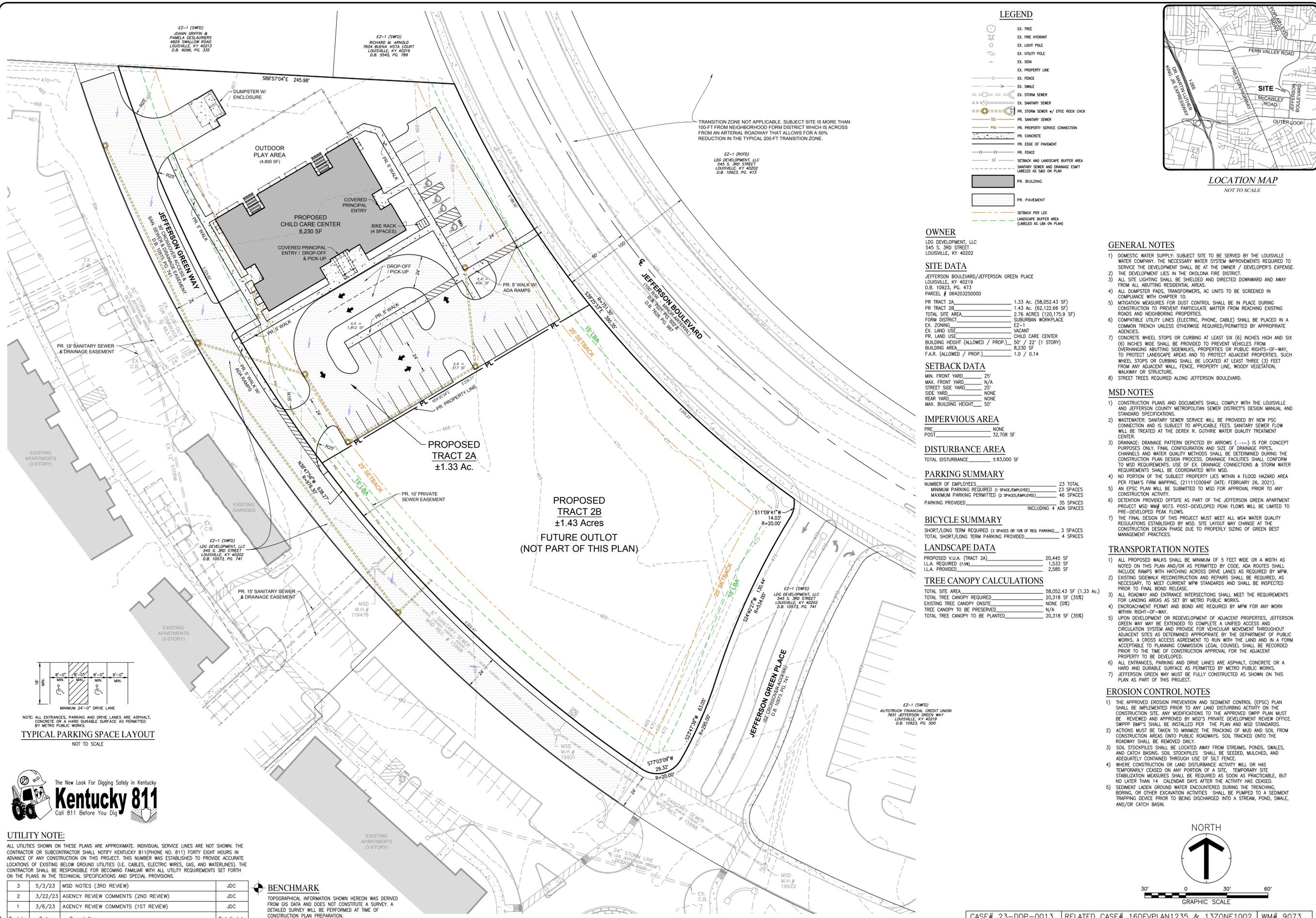


X:\Projects\2023\23007 - LDC - Jefferson Green Child Care - Preliminary\23007 - C04 - LDC Jefferson Green Child Care - Development Plan.dwg PLOT DATE: May 03, 2023 - 10:09am



LEGEND

- EX. TREE
EX. FIRE HYDRANT
EX. LIGHT POLE
EX. UTILITY POLE
EX. SIGN
EX. PROPERTY LINE
EX. FENCE
EX. SMILE
EX. STORM SEWER
EX. SANITARY SEWER
PR. STORM SEWER w/ EPSC ROCK CHCK
PR. SANITARY SEWER
PSC
PR. CONCRETE
PR. EDGE OF PAVEMENT
PR. FENCE
SETBACK AND LANDSCAPE BUFFER AREA
SANITARY SEWER AND DRAINAGE ESMT LABELLED AS S&D ON PLAN
PR. BUILDING
PR. PAVEMENT
SETBACK PER LDC
LANDSCAPE BUFFER AREA (LABELLED AS LBA ON PLAN)

OWNER

LDC DEVELOPMENT, LLC
545 S. 3RD STREET
LOUISVILLE, KY 40202

SITE DATA

JEFFERSON BOULEVARD/JEFFERSON GREEN PLACE
LOUISVILLE, KY 40219
D.B. 10923, PG. 473
PARCEL # 064203250000
PR TRACT 2A 1.33 Ac. (58,052.43 SF)
PR TRACT 2B 1.43 Ac. (62,122.66 SF)
TOTAL SITE AREA 2.76 ACRES (120,175.9 SF)
FORM DISTRICT SUBURBAN WORKPLACE
EX. ZONING EZ-1
EX. LAND USE VACANT
PR. LAND USE CHILD CARE CENTER
BUILDING HEIGHT (ALLOWED / PROP.) 5' / 22' (1 STORY)
BUILDING AREA 8,230 SF
F.A.R. (ALLOWED / PROP.) 1.0 / 0.14

SETBACK DATA

MIN. FRONT YARD 25'
MAX. FRONT YARD N/A
STREET SIDE YARD 25'
SIDE YARD NONE
REAR YARD NONE
MAX. BUILDING HEIGHT 50'

IMPERVIOUS AREA

PRE NONE
POST 32,708 SF

DISTURBANCE AREA

TOTAL DISTURBANCE ±83,000 SF

PARKING SUMMARY

NUMBER OF EMPLOYEES 23 TOTAL
MINIMUM PARKING REQUIRED (1 SPACE/EMPLOYEE) 23 SPACES
MAXIMUM PARKING PERMITTED (2 SPACES/EMPLOYEE) 46 SPACES
PARKING PROVIDED 35 SPACES INCLUDING 4 ADA SPACES

BICYCLE SUMMARY

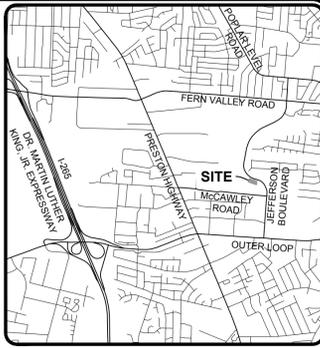
SHORT/LONG TERM REQUIRED (3 SPACES OR 10% OF REG. PARKING) 3 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED 4 SPACES

LANDSCAPE DATA

PROPOSED V.I.A. (TRACT 2A) 20,445 SF
I.L.A. REQUIRED (7.5%) 1,533 SF
I.L.A. PROVIDED 2,585 SF

TREE CANOPY CALCULATIONS

TOTAL SITE AREA 58,052.43 SF (1.33 Ac.)
TOTAL TREE CANOPY REQUIRED 20,318 SF (35%)
EXISTING TREE CANOPY ONSITE NONE (0%)
TREE CANOPY TO BE PRESERVED N/A
TOTAL TREE CANOPY TO BE PLANTED 20,318 SF (35%)



LOCATION MAP NOT TO SCALE

GENERAL NOTES

- 1) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
2) THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
3) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ABUTTING RESIDENTIAL AREAS.
4) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
5) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
6) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
7) CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
8) STREET TREES REQUIRED ALONG JEFFERSON BOULEVARD.

MSD NOTES

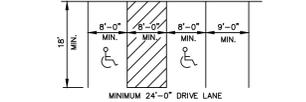
- 1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
4) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111C0094H DATE: FEBRUARY 26, 2021).
5) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
6) DETENTION PROVIDED OFFSITE AS PART OF THE JEFFERSON GREEN APARTMENT PROJECT MSD WM# 9073, POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS.
7) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.

TRANSPORTATION NOTES

- 1) ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
2) EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
3) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
5) UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, JEFFERSON GREEN WAY MAY BE EXTENDED TO COMPLETE A UNIFIED ACCESS AND CIRCULATION SYSTEM AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
6) ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
7) JEFFERSON GREEN WAY MUST BE FULLY CONSTRUCTED AS SHOWN ON THIS PLAN AS PART OF THIS PROJECT.

EROSION CONTROL NOTES

- 1) 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 SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2) 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.
3) SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
4) 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 PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
5) SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.



TYPICAL PARKING SPACE LAYOUT NOT TO SCALE

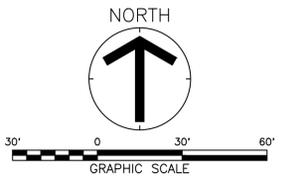
NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.



UTILITY NOTE: ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Table with 4 columns: Revision, Date, Description, Detailed by. Includes entries for MSD NOTES (3RD REVIEW), AGENCY REVIEW COMMENTS (2ND REVIEW), and AGENCY REVIEW COMMENTS (1ST REVIEW).

BENCHMARK TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.



CASE# 23-DDP-0013 RELATED CASE# 16DEVPLAN1235 & 13ZONE1002 WM# 9073

HERITAGE ENGINEERING, LLC
603 North Shore Drive
Louisville, KY 40202
(502) 262-1412
(502) 262-1413 Fax

LDG development
545 S. 3RD STREET
LOUISVILLE, KY 40202
PHONE: (502) 638-0534

DETAILED DISTRICT DEVELOPMENT PLAN
FOR
JEFFERSON GREEN
CHILD CARE CENTER
JEFFERSON GREEN WAY/JEFFERSON BLVD
LOUISVILLE, KY 40219

JOB NO: 23007
HORIZ. SCALE: 1"=30'
VERT SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: FEBRUARY 13, 2023

SHEET
C04