

MSD NOTES

- 1) 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.
- 2) EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN A ACCORDANCE WITH MSD DESIGN MANUAL STANDARDS SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 3) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0064F, DECEMBER 5, 2006)
- 4) SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES, INCLUDING BUT NOT LIMITED TO RECAPTURE FEES.
- 5) 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 MANAGEMENT PRACTICES.
- 6) ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 & 50% OF THE 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.

APPROXIMATE DETENTION VOLUME REQUIRED:
A = GRA/12 A = 5.00 ACRES
AC = 0.85-0.30/2=0.70 R = 2.8 INCHES
X = (5.00(0.70)(2.8)/12 = 0.64 AC-FT. (35,574 CU. FT.)

PROVIDED BASIN = 9,500 SQ.FT.
TOTAL = 9,500 SQ.FT. @ APPROX. 4 FT. DEPTH
= 38,000 CU.FT. > 35,574 CU.FT.

- 7) ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- 8) MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

GENERAL NOTES

- 1) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 2) CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- 3) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 4) THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
- 5) ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- 6) ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 7) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 8) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 9) ALL PROPOSED SIGNS SHALL BE IN COMPLIANCE WITH CHAPTER 8 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE AND APPLICABLE ORDINANCES.
- 10) STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH LDC CHAPTER 10 REQUIREMENTS.
- 11) THE FUTURE DEVELOPMENT AREA SHALL BE ACCESSED FROM THE CURRENT DEVELOPMENT. NO ADDITIONAL CURB CUT TO BLANKENBAKER WILL BE PERMITTED.
- 12) THE ENTRANCE TO ELECTRON DRIVE SHALL BE ALIGNED WITH THE ENTRANCE FOR 21-DDP-0119.

EPSC 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEED AND STABILIZED.

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

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

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. 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 PRACTICABLE, BUT NOT 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.

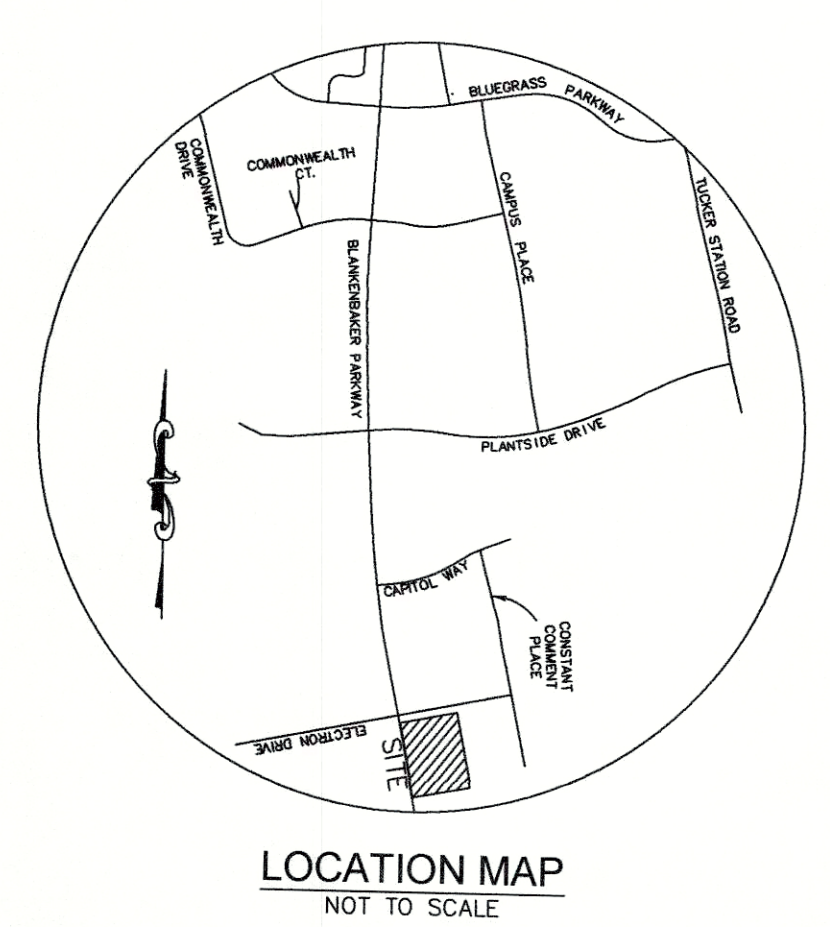
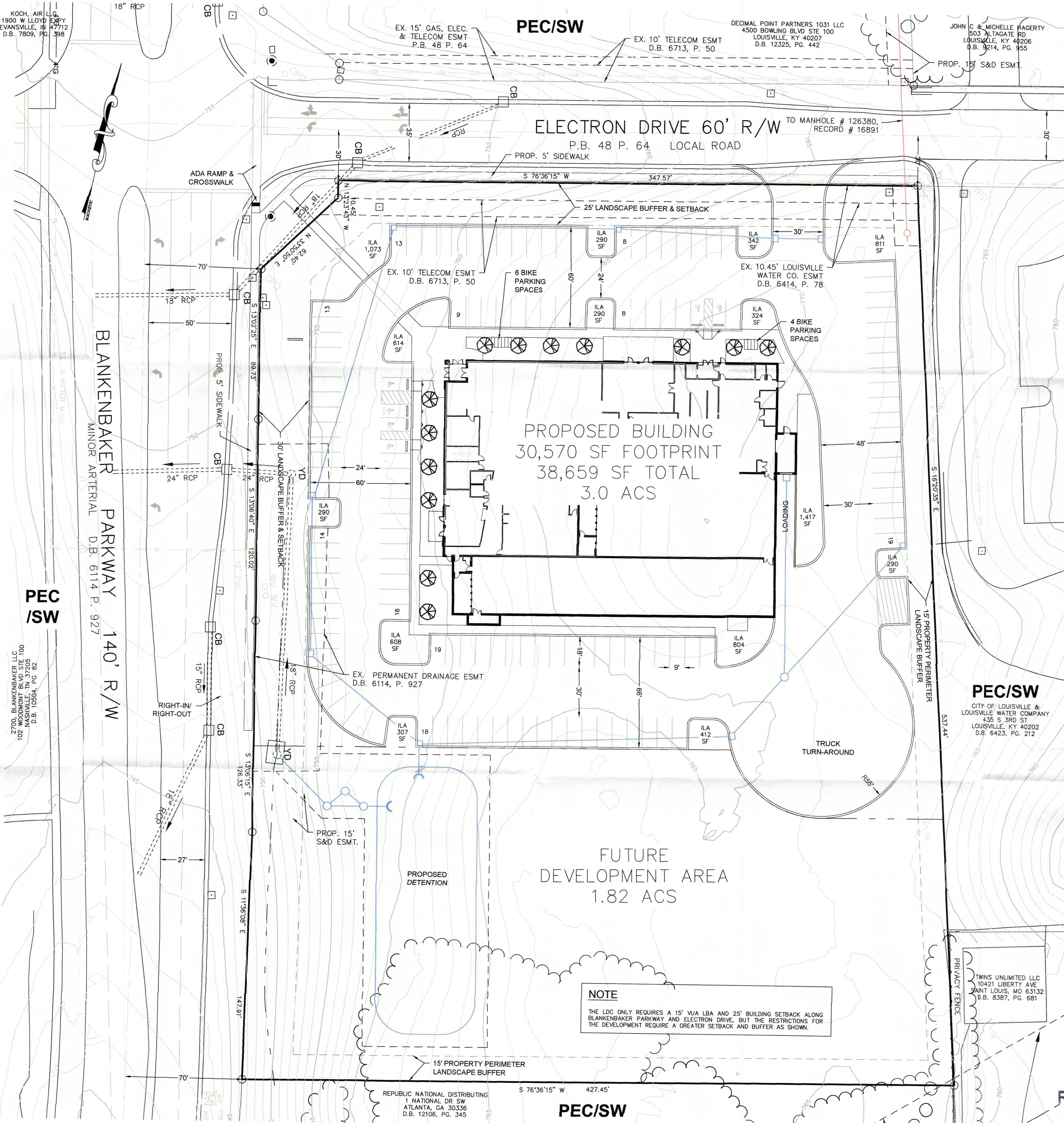
EPSC PHASING

1. INSTALL TEMP. CONSTRUCTION ENTRANCE, INLET PROTECTION & SILT FENCE.
2. BEGIN CONSTRUCTION.
3. REMOVE SILT FENCES AND INLET PROTECTION ONCE SITE IS STABILIZED & VEGETATION IS ESTABLISHED.

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 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 WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS. SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.



SITE DATA

EXISTING ZONING DISTRICT:	PEC
FORM DISTRICT:	SWFD
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL
SITE AREA:	5.0 AC (218,032 SF)
DEVELOPMENT SITE AREA:	3.19 ACS
FUTURE DEVELOPMENT AREA:	1.82 ACS
BUILDING FOOTPRINT:	30,570 SF
GROSS BUILDING AREA:	38,659 SF
BUILDING HEIGHT:	35'-6"
MAX. PERMITTED HEIGHT:	50'+
FAR:	0.22

* 4' OF ADDITIONAL HEIGHT IS PERMITTED FOR EACH 1' OF ADDITIONAL SETBACK.

TREE CANOPY REQUIREMENTS

DEVELOPMENT SITE AREA:	138,869 SF
EXISTING TREE CANOPY:	0 SF (0%)
TREE CANOPY REQUIRED:	48,604 SF (35%)

ILA CALCULATIONS

PROPOSED VUA:	62,800 SF
ILA REQUIRED (7.5%):	4,710 SF
ILA PROVIDED:	7,872 SF

IMPERVIOUS AREA CALCULATIONS

SITE AREA:	5.00 ACS (218,032 SF)
EXISTING IMPERVIOUS:	0 ACS (0 SF)
PROPOSED IMPERVIOUS:	2.34 ACS (101,972 SF)

PARKING CALCULATIONS

RETAIL:	14,585 SF
RESTAURANT & PATIO:	3,448 SF
GUN RANGE (USED INDOOR ATHLETIC FACILITY):	13,072 SF
OFFICE:	8,088 SF

PARKING REQUIRED:

(RETAIL: 1 SPACE PER 500 SF OF BUILDING = 29)	134 SPACES
(RESTAURANT: 1 SPACE PER 500 SF OF BUILDING = 7)	
(GUN RANGE: 1 SPACE PER 300 SF OF BUILDING = 44)	
(OFFICE: 1 SPACE PER 400 SF OF BUILDING = 54)	

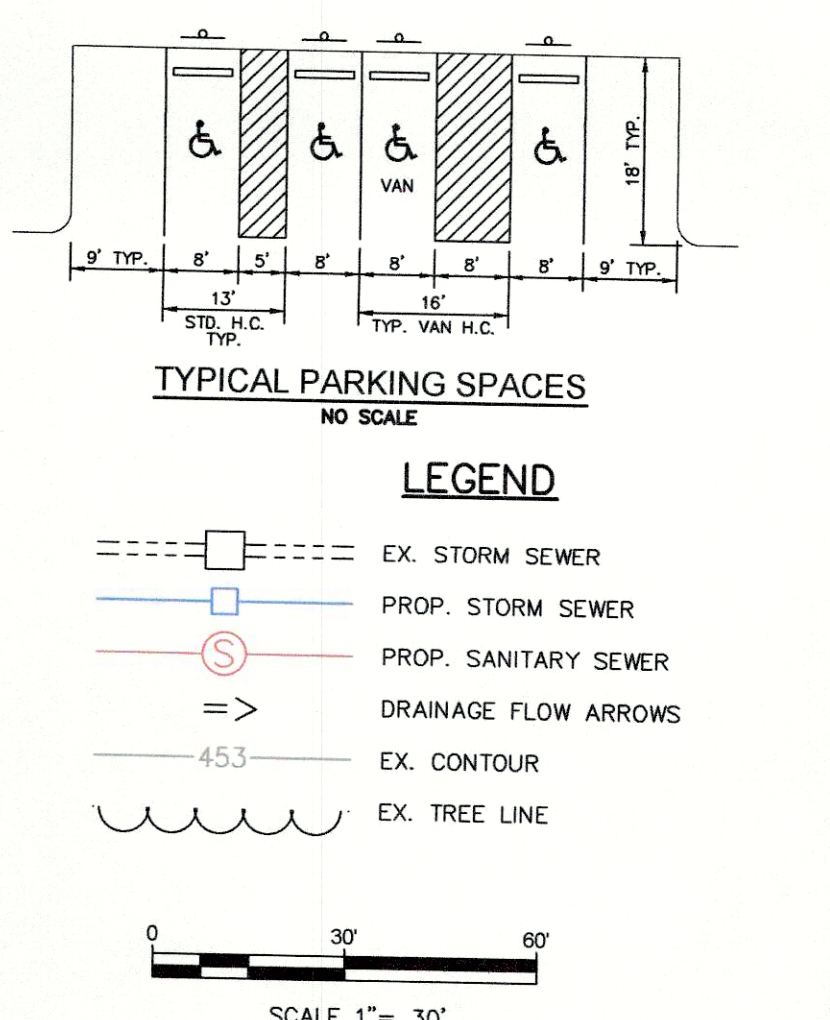
PARKING ALLOWED:

(RETAIL: 1 SPACE PER 200 SF OF BUILDING = 51)	306 SPACES
(RESTAURANT: 1 SPACE PER 100 SF OF BUILDING = 29)	
(GUN RANGE: 1 SPACE PER 100 SF OF BUILDING = 180)	
(OFFICE: 1 SPACE PER 150 SF OF BUILDING = 46)	

PARKING PROVIDED:

BIKE PARKING	10 SPACES
BIKE SPACES REQUIRED:	10 SPACES
BIKE SPACES PROVIDED:	10 SPACES

- ADDITIONAL REQUESTS**
1. WAIVER OF LDC 10.2.4.B.3 TO ALLOW EASEMENTS AND LANDSCAPE BUFFERS TO OVERLAP BY MORE THAN 50%.
 2. WAIVER OF LDC 5.6.1.C REGARDING CLEAR WINDOWS AND DOORS.



NOTE

THE LDC ONLY REQUIRES A 15' VUA LBA AND 25' BUILDING SETBACK ALONG BLANKENBAKER PARKWAY AND ELECTRON DRIVE, BUT THE RESTRICTIONS FOR THE DEVELOPMENT REQUIRE A GREATER SETBACK AND BUFFER AS SHOWN.

RECEIVED

MAY 04 2023

PLANNING & DESIGN SERVICES

WM# 12515

CASE # 22-DDP-0109

RELATED CASE # 09-055-96

D.B. 12365, PG. 897

TAX BLOCK 39, LOT 1053

SABAK, WILSON & LINGO, INC.

ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS

THE HENRY CLAY

LOUISVILLE, KENTUCKY 40202

608 S. THIRD STREET, LOUISVILLE, KY 40202

(502) 584 - 6271

DETAILED DEVELOPMENT PLAN

NEXT LEVEL RANGES

ELECTRON DRIVE, LOUISVILLE, KY 40299

NAIVE REALTY HOLDING, LLC

12305 WESTPORT ROAD, STE. 1

LOUISVILLE, KY 40245

OWNER/DEVELOPER:

DDP

SHEET 1 OF 1