

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Off-street loading & refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and residential uses.
- A site visit was conducted by Derek Triplett, RLA, on 6/30/21 & there was no evidence of Karst topography.
- Access easement to either Fern Valley Road or Shepherdsville Road shall be recorded prior to construction plan approval.
- Lot Consolidation will be executed prior to construction plan approval.
- Construction plans are required by Metro Public Works prior to construction approval.
- Access easement must conform to Ordinance 187, series 2003 as amended.

MSD NOTES:

- All restaurants must have individual connections per MSD's fats, oils and grease policy.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD. Existing property service connection to be relocated during construction as necessary with coordination with MSD. Site is within Zone A of the 100 year flood plain per FIRM Map No. 21111 C 0077 F dated February 26th, 2021.
- Drainage pattern depicted by arrows (\Rightarrow) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2, 10, 25, and 50% of the 100 year storms or to the capacity of the down-stream system, whichever is more restrictive. No run off volume impact fee required.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- 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 Mgmt. Practices.

DETENTION BASIN CALCULATIONS

$$X = \Delta \text{CRA} / 12$$

$$\Delta C = 0.85 - 0.23 = 0.62$$

$$A = 5.41 \text{ ACRES}$$

$$R = 2.8 \text{ INCHES}$$

$$X = (0.62)(5.41)(2.8) / 12 = 0.78 \text{ AC.-FT.}$$

$$\text{REQUIRED } X = 33,977 \text{ CU.FT.}$$

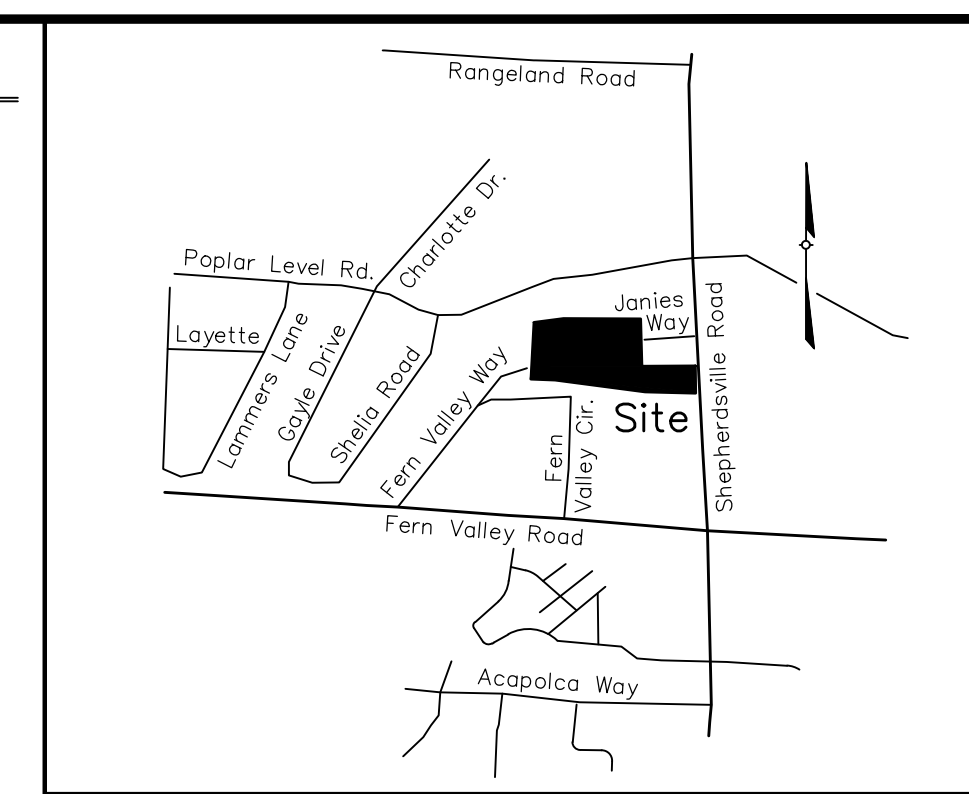
PROVIDED BASIN = 19,725 SQ.FT.

$$\text{TOTAL} = 19,725 \text{ SQ.FT.} \times \text{APPROX. } 5 \text{ FT. DEPTH}$$

$$= 98,625 \text{ CU.FT.} > 19,725 \text{ CU.FT.}$$

PROJECT DATA

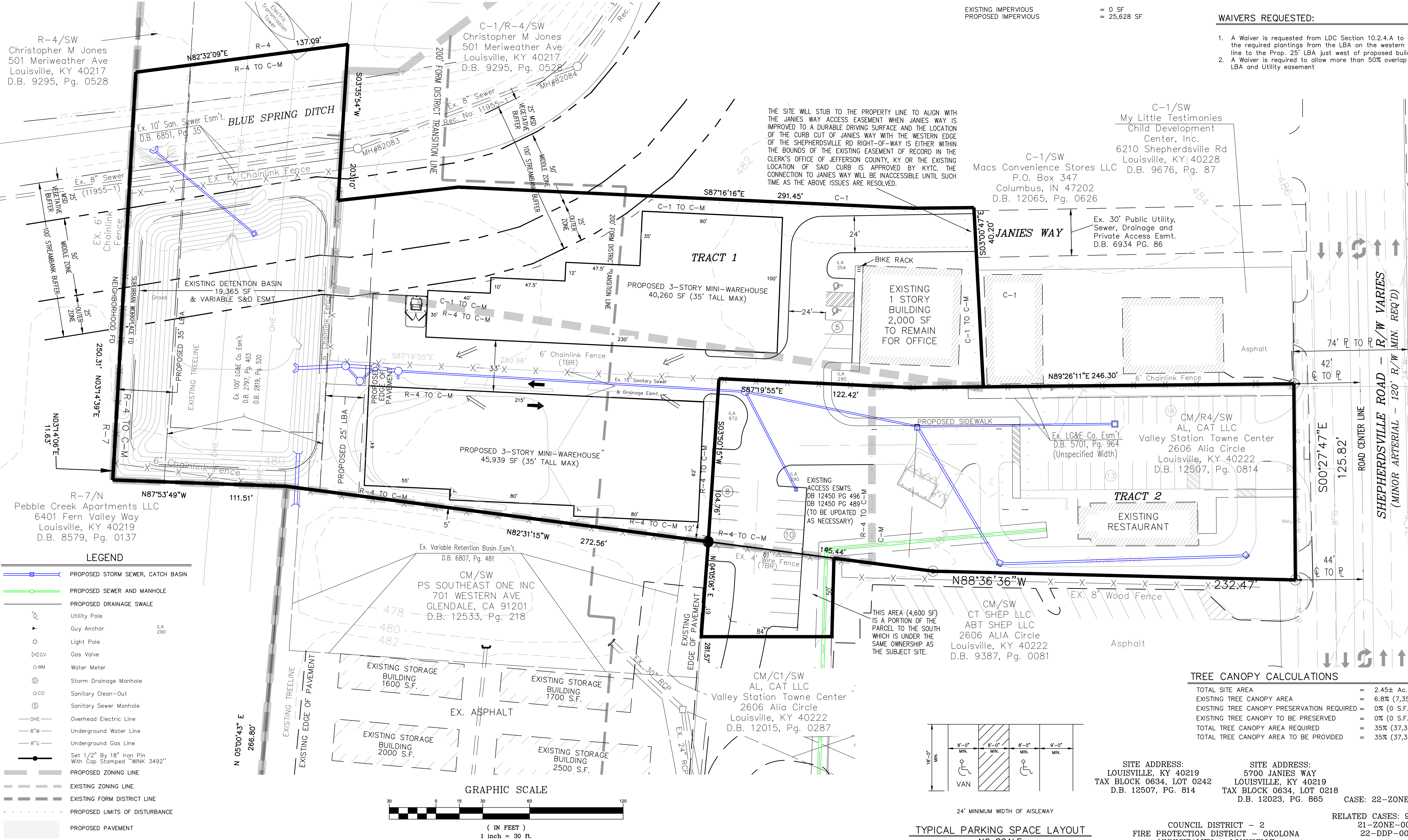
SITE AREA	= 2.54± Ac. (106,722 SF)
EXISTING ZONING	= R-4/C-1
PROPOSED ZONING	= C-M
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= TRAILER PARKING
PROPOSED USE	= MINI-WAREHOUSE
PROPOSED BUILDING HEIGHT	= 35'
PROPOSED BUILDING AREA	= 86,199 SF
BUILDING HEIGHT	= 3 STORY (35' TALL MAX)
F.A.R.	= 0.80 (1.4 MAX. ALLOWED)
PARKING REQUIRED—300 UNITS	
1 SP/15 UNITS	MIN. 20
1 SP/5 UNITS	MAX. 60
OFFICE PARKING	
1 SP/400 SF	5
1 SP/150 SF	13
-10% TARC REDUCTION	23
PARKING PROVIDED	= 23 SP (2 ADA)
BIKE PARKING	= 3 SP
VEHICULAR USE AREA	= 24,458 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,834 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,906 SF (7.8%)
EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 25,628 SF

LOCATION MAP
NOT TO SCALE

WAIVERS REQUESTED:

- A Waiver is requested from LDC Section 10.2.4.A to relocate the required plantings from the LBA on the western property line to the Prop. 25' LBA just west of proposed buildings.
- A Waiver is required to allow more than 50% overlap between LBA and Utility easement

R-4/SW
Christopher M Jones
501 Meriweather Ave
Louisville, KY 40217
D.B. 9295, Pg. 0528



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 2.54± Ac. (106,722 SF.)
EXISTING TREE CANOPY AREA	= 6.8% (7,350 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED	= 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (37,353 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (37,353 S.F.)

SITE ADDRESS:
LOUISVILLE, KY 40219
TAX BLOCK 0634, LOT 0242
D.B. 12507, PG. 814

SITE ADDRESS:
5700 JANIES WAY
LOUISVILLE, KY 40219
TAX BLOCK 0634, LOT 0218
D.B. 12023, PG. 865

CASE: 22-ZONE-0096

COUNCIL DISTRICT - 2
FIRE PROTECTION DISTRICT - OKOLONA
MUNICIPALITY - LOUISVILLE

RELATED CASES: 9-130-85
21-ZONE-0072
22-DDP-0051

WM#12284

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
12	6/30/23	PER AGENCY REVIEW COMMENTS	JH	6/30/23	PER AGENCY REVIEW COMMENTS	JH
13	7/20/23	PER AGENCY COMMENTS	MH	7/20/23	PER AGENCY COMMENTS	MH
8	3/29/23	PER AGENCY COMMENTS	TDF	3/29/23	PER AGENCY COMMENTS	TDF
9	5/08/23	PER AGENCY COMMENTS	TDF	5/08/23	PER AGENCY COMMENTS	TDF
10	5/26/23	PER AGENCY COMMENTS	TDF	5/26/23	PER AGENCY COMMENTS	TDF
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