

GENERAL NOTES:

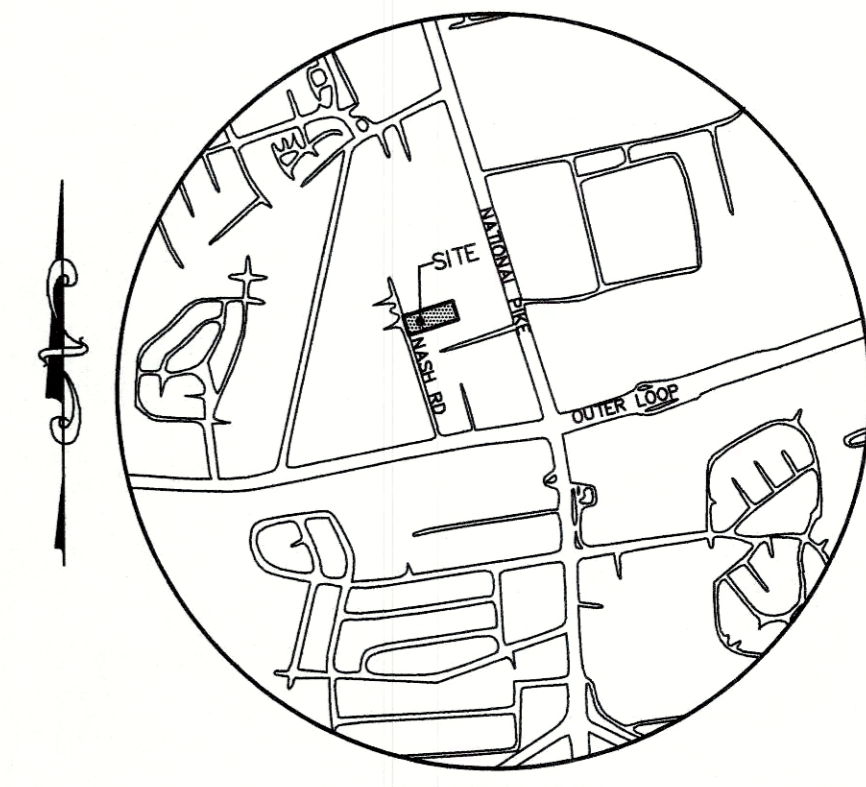
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE CREATED 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.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE FAIRDALE FIRE DISTRICT.
- 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 PROJECTED OPEN SPACES (IE. 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.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH 10.2.8 OF THE LDC.

MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: INCREASED RUN OFF VOLUME X 1.5 SHALL BE COMPENSATED BELOW THE FEMA FLOODPLAIN IN LIEU OF ONSITE DETENTION. DOWNSTREAM CAPACITY TO BE VERIFIED TO THE DITCH INTERSECTION AT THE EAST OF THE UNIMPROVED MOUSER AVENUE RIGHT OF WAY.
- EROSION AND 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.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211100091E). MSD FLOODPLAIN PERMIT REQUIRED.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- THE BASE FLOOD ELEVATION IS 456.1.
- REQUIRED FLOODPLAIN COMPENSATION WILL BE PROVIDED AT A RATIO OF 1.5 TO 1.
- LOCAL REGULATORY FLOODPLAIN ELEVATION IS 455.5. ALL FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE UP TO THIS ELEVATION.
- KDOW APPROVAL AND AN MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- FLOODPLAIN PARKING SIGNS SHALL BE INSTALLED PER THE LOCAL REGULATORY FLOODPLAIN ORDINANCE.
- THE SURFACE OF THE PARKING LOT SHALL BE CONSTRUCTED TO MATCH THE EXISTING GRADE OF THE SITE.
- CALCULATIONS TO BE PROVIDED FOR ANY FILL IN THE FLOODPLAIN TO ENSURE THERE IS ENOUGH SPACE FOR VOLUME COMPENSATION.
- FLOODPLAIN PARKING SIGNS SHALL BE INSTALLED PER THE LOCAL REGULATORY FLOODPLAIN ORDINANCE.

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY AND ENTRANCE REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION. GRAVEL AREA MUST HAVE A BINDING AGENT TO STABILIZE THE SURFACE AND PREVENT DUST.



LOCATION MAP

NO SCALE

LEGEND

	EXISTING CONTOUR
	EXISTING TREE MASS
	EXISTING FENCE
	EXISTING CMP
	EXISTING DITCH
	EXISTING HEADWALL W/PIPE
	PROPOSED FENCE
	PROPOSED STORM
	JURISDICTIONAL WETLANDS

PRELIMINARY APPROVAL

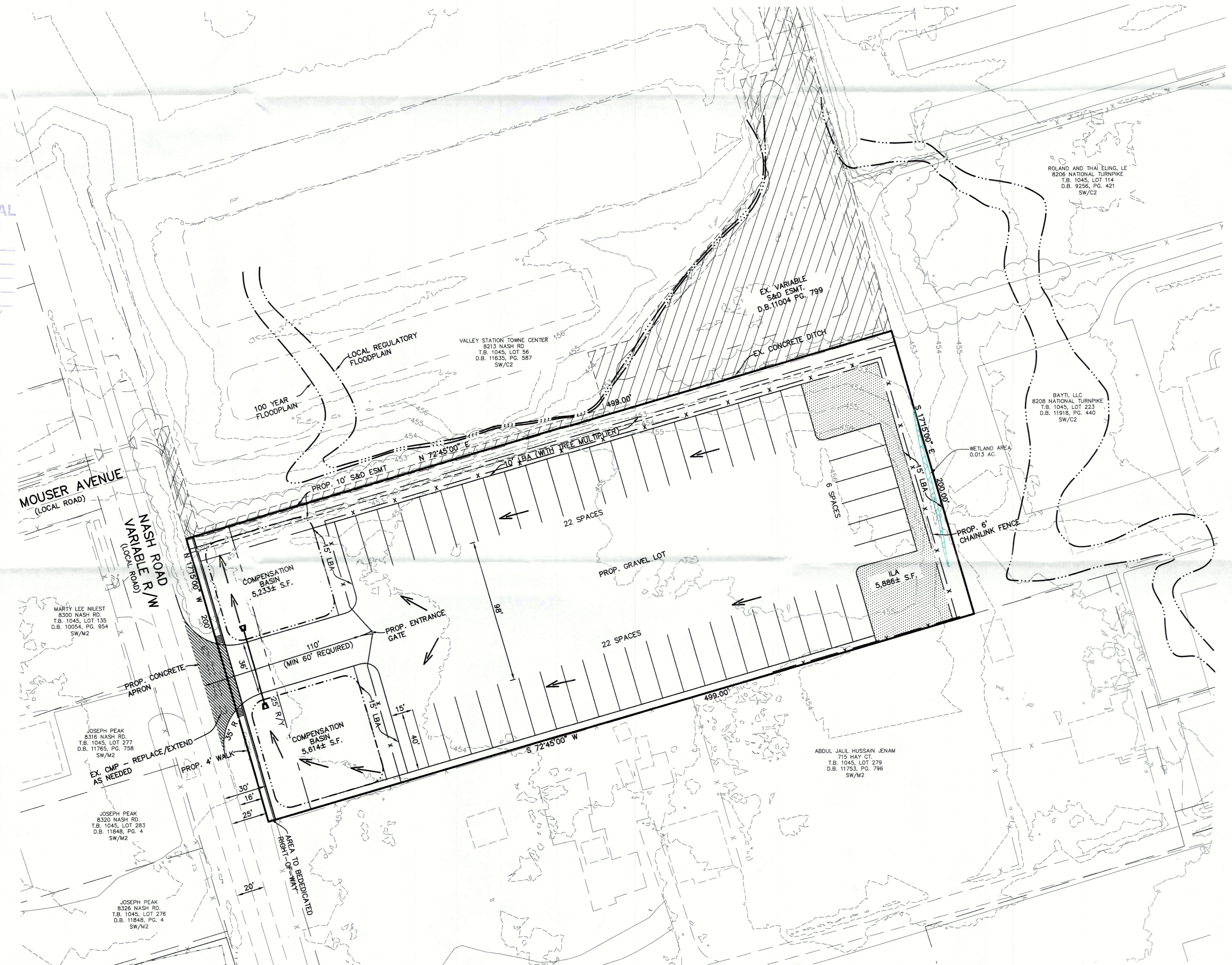
Condition of Approval: _____

_____ Date: 2-23-22

Development Review

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
Extended pavement to
gully
Drum Trucking LLC
2/20/22
LOUISVILLE & JEFFERSON COUNTY
METRO PUBLIC WORKS



SITE DATA:

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	C2
PROPOSED ZONING	M2
EXISTING LAND USE	VACANT
PROPOSED LAND USE	TRACTOR TRAILER PARKING
TOTAL LAND AREA	2,294± AC.
TRACTOR TRAILER PARKING	50 SPACES

LANDSCAPE DATA:

V.U.A.	66,247± S.F.
I.L.A. REQUIRED (7.5%)	4,968 S.F.
I.L.A. PROVIDED	5,866± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	99,752± S.F.
LAND USE	INDUSTRIAL
EXISTING TREE CANOPY	0± S.F.
TOTAL TREE CANOPY REQUIRED/TO BE PROVIDED	29,926± S.F. (30%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

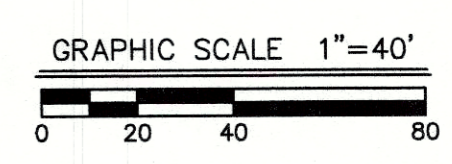
IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	66,247± S.F.

COMPENSATION VOLUME CALCULATION

2.9/12 (0.95-0.23) (2.29) = 0.40 AC-FT	0.40x1.5=0.6 AC-FT
BOTH TO BE 2.5' DEEP.	

VOLUME REQUIRED 26,136 CU-FT
VOLUME PROPOSED 27,117 CU-FT
NOTE: ANY FILLING OF THE SITE WILL BE COMPENSATED AT 1.5:1



MINDEL SCOTT
ENGINEERING & PLANNING > LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-465-1508 > mindelscott.com

OWNER/DEVELOPER
DRUM TRUCKING LLC
7607 MACKIE LANE
LOUISVILLE, KY 40214

DETAILED DISTRICT DEVELOPMENT PLAN
DRUM TRUCKING - NASH ROAD
8315 NASH ROAD, LOUISVILLE, KY 40214
TAX BLOCK 1045, LOT 471
DEED BOOK 12037, PAGE 610

Revisions	DATE	REVISION	PER AGENCY COMMENTS
12/20/21	REVISION		
1/14/22	REVISION		
2/14/22	PER AGENCY COMMENTS		

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 11/1/21
Job Number: 3852
Sheet
1
of 1

CASE #21-ZONE-0164,
#21-ZONEPA-0142
MSD SUB #12380/ 21 1203

21-ZONE-0164