

PROJECT SUMMARY

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONE	R-4
PROPOSED ZONE	OR-1
EXISTING USE	RESIDENCE
PROPOSED USE	PROFESSIONAL OFFICE
EXISTING BUILDING	2,133 SQ. FT.±
SITE ACREAGE	0.965 AC.±
SITE AREA	42,036 SQ. FT.±

GENERAL NOTES

- THIS IS NOT A SURVEY, AND IS NOT INTENDED FOR LAND TRANSFER.
- THIS PROPERTY IS LOCATED IN ZONE "X" PER REVIEW OF FIRM MAP PANEL #21111C0077E, EFFECTIVE DECEMBER 5, 2006.
- NO NEW OUTDOOR LIGHTING IS PROPOSED.
- ALL SERVICE STRUCTURES IF NEEDED SHALL BE SCREENED IN ACCORDANCE WITH L.D.C. CHAPTER 10 TRASH SERVICE BY 90 GALLON CAN AT THIS TIME.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS OR KENTUCKY DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION APPROVAL.
- SITE IS SUBJECT TO MSD'S REGIONAL FACILITY FEE x 1.5.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- APPROVAL FROM THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS WILL BE REQUIRED FOR THE CNSITE SEPTIC SYSTEM.
- KYTC APPROVAL FOR INCREASED STORM WATER RUNOFF PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

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 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 SEEDDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AS 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 SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZED LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

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.

WAIVERS REQUESTED

- A REQUEST TO WAIVE THE REQUIREMENTS OF LPC 10.2 AND ALLOW AN EXISTING BUILDING TO ENCR OACH 24.97' INTO THE 25' LBA.

LANDSCAPE REQUIREMENTS

- EAST SIDE YARD: R4 TO OR1 - 25 FEET
- WEST SIDE YARD: R4 TO OR1 - 25 FEET
- REAR YARD: R5 TO OR1 - 25 FEET

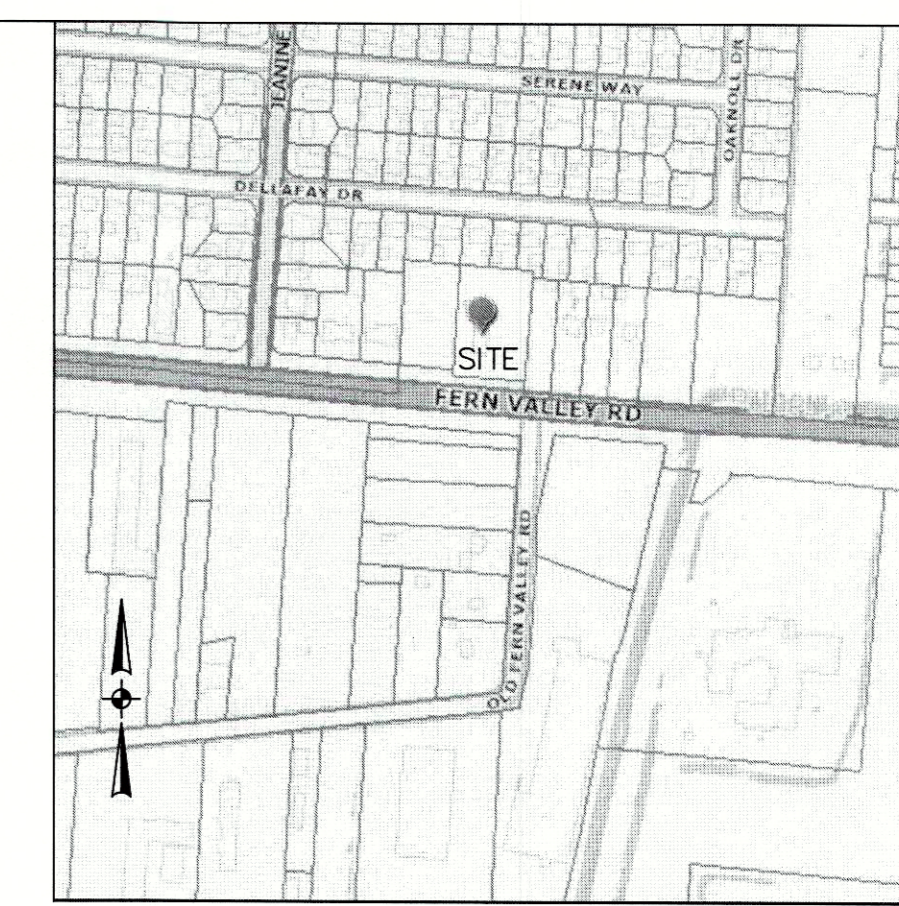
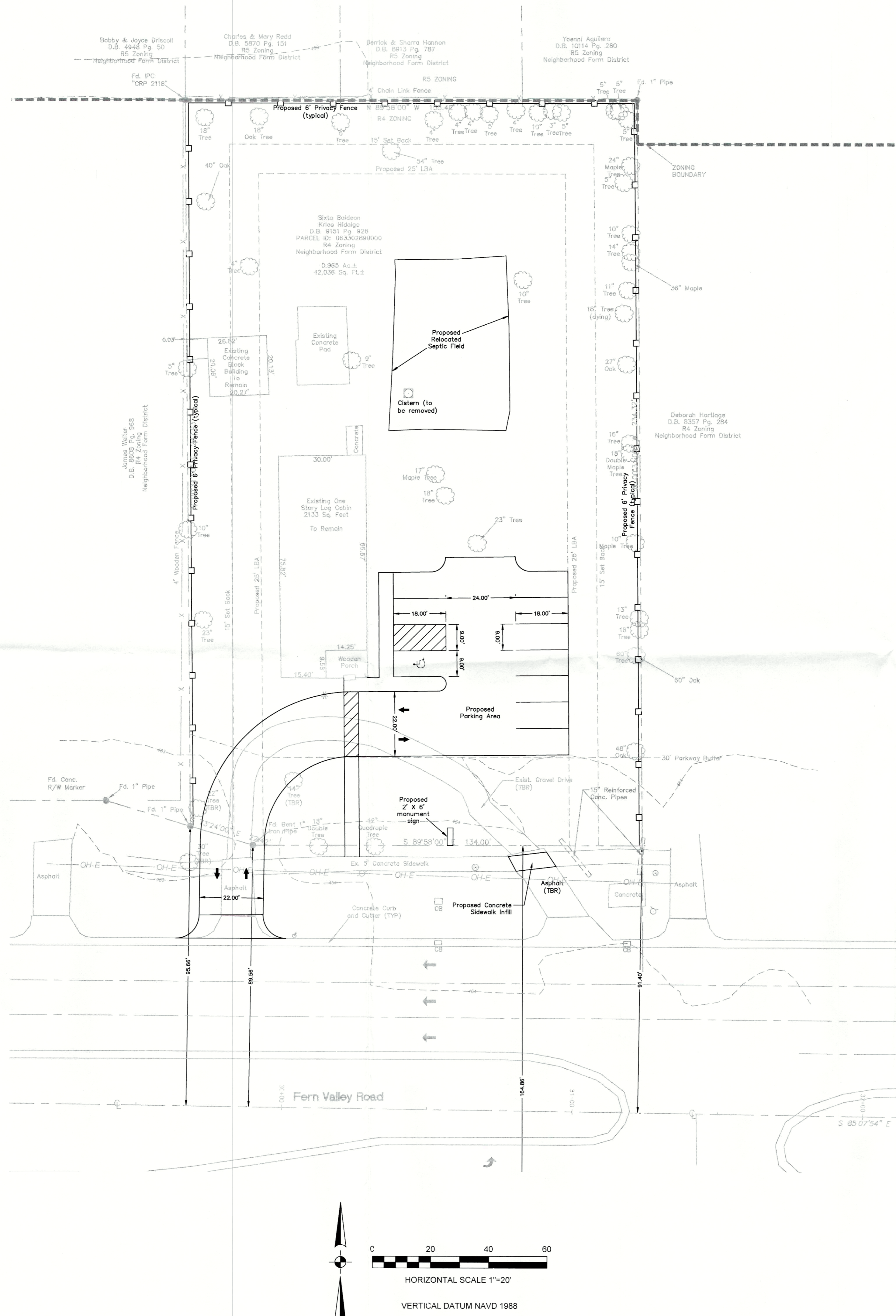
THE L.B.A. WILL BE MET. A SIX FOOT PRIVACY FENCE WILL BE ERECTED. EXISTING FENCE LINE TREES WILL BE PRESERVED.

TREE CANOPY - CATEGORY CLASS "C"

GROSS SITE AREA	42,036 S.F.±
PRESERVED TREE CANOPY	16,814 S.F.± - 40%
5 TYPE "A" @10" CAL. OR GREATER	1200 S.F. X 5 = 6000 S.F.
5 TYPE "A" @3"-10" CAL.	960 S.F. X 5 = 4800 S.F.
5 TYPE "B" @10" CAL. OR GREATER	720 S.F. X 5 = 3600 S.F.
17 TYPE "C" @3"-10" CAL.	142 S.F. X 5 = 2414 S.F.
TOTAL	= 16814 S.F.
REQUIRED TREE CANOPY 48036 S.F. X 15%	= 7205 S.F.
PROVIDED TREE CANOPY	= 16814 S.F. - 40%

LEGEND

- ⊙ Existing Sanitary Sewer Manhole
- ⊙ Existing Utility Pole
- Existing Down Guy
- ⊕ Existing Sign
- ⊕ Existing Water Meter
- ⊕ Existing Water Valve
- ⊕ Existing Gas Valve
- ⊕ Existing Fire Hydrant
- ⊕ Existing Light Pole
- Drainage Flow Direction
- Existing Fence (As Noted)
- OHA Existing Overhead Utility Line
- Existing Sanitary Sewer Line
- TPCA Proposed TPCA Fencing
- Proposed Wheelstop
- Proposed Catch Basin
- ♿ Proposed Handicapped Parking Spot
- ☁ Existing Tree (As Noted)
- ☁ Proposed Type "A" Tree
- ☁ Proposed Type "B" Tree



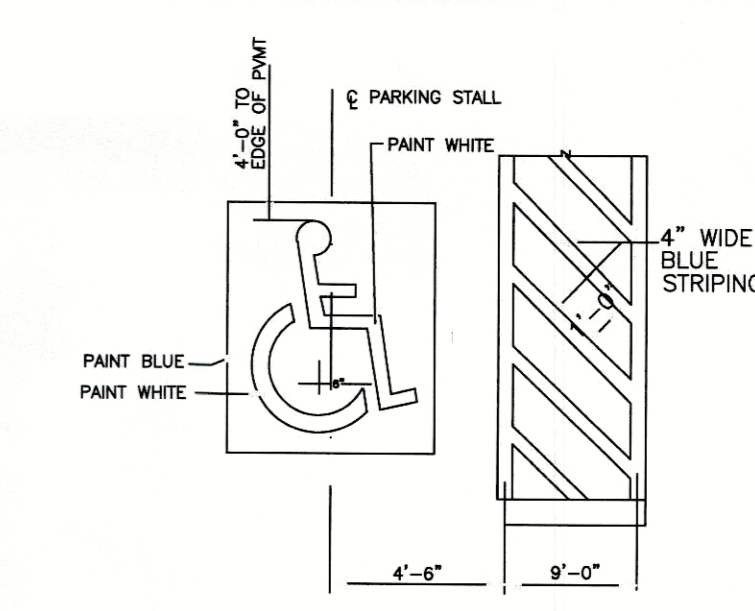
IMPERVIOUS AREA

Existing Impervious Surface	4,839 sq. ft.
Proposed Impervious Surface	9,215 sq. ft.
Total Area of Site	42,036 sq. ft.
Existing Percent Impervious	12%
Proposed Percent Impervious	22%

TOTAL DISTURBED AREA 8984 SQ.FT

PARKING - GENERAL/PROFESSIONAL OFFICES

TOTAL BUILDING AREA	2133 S.F.±
MINIMUM PARKING (1/350 SF)	6 SPACES
MAXIMUM PARKING (1/200 SF)	11 SPACES
PROVIDED PARKING	10 SPACES
V.U.A.	4.575 S.F.±
I.L.A. REQUIRED (< 6000 SF)	NONE
I.L.A. PROVIDED	NONE
TYP. PARKING SPACE	9' X 18'



HANDICAPPED PARKING DETAIL N.T.S.



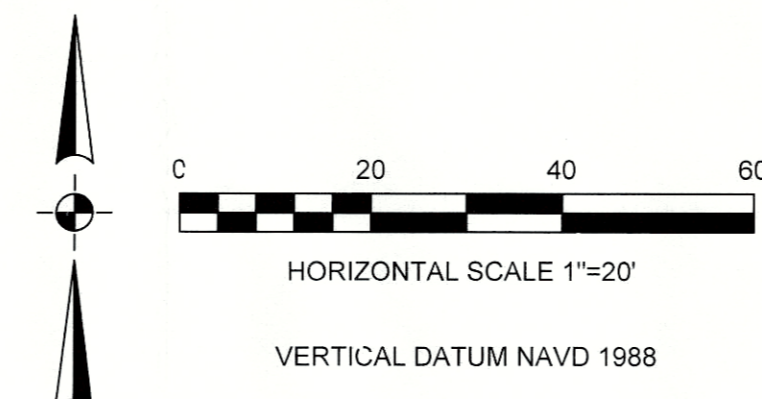
PARKING DETAIL N.T.S.

CURRENT PROPERTY OWNERS

ESTHER BALDEON
SIXTO BALDEON
KROS HIDALGO
4011 FERN VALLEY ROAD
LOUISVILLE, KY 40219

PROPERTY ADDRESS:
4011 FERN VALLEY ROAD
LOUISVILLE, KY 40219
D.B. 9151 PG. 928
PARCEL ID: 063302890000

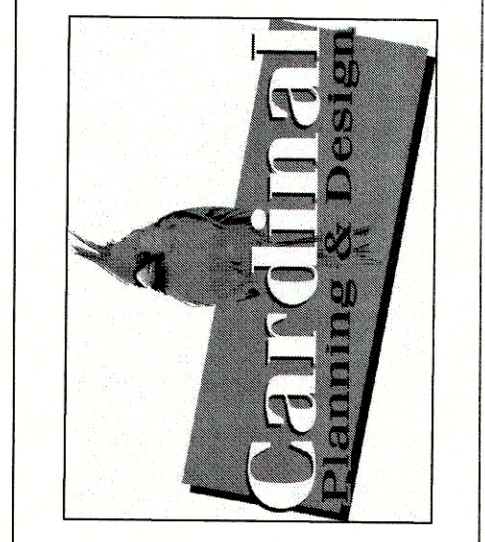
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MAY 03 2017
METRO PLANNING & DESIGN SERVICES



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	7/21/15	AGENCY COMMENTS	
2	9/19/16	AGENCY COMMENTS	
3	4/24/17	AGENCY COMMENTS	
4	5/5/17	AGENCY COMMENTS	

CARDINAL
PLANNING & DESIGN, INC.
9009 PRESTON HWY, STE 2
LOUISVILLE, KY 40219
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FAX: (502) 968-7077
info@cardinalplanning.com
Website: www.cardinalplanning.com



DETAIL DISTRICT DEVELOPMENT PLAN
APPLICATION FOR ZONING CHANGE

4011 FERN VALLEY ROAD
LOUISVILLE, KY 40219

FOR:
ESTHER BALDEON
6417 SADDLEVIEW CT.
LOUISVILLE, KY 40228

SCALE: 1"= 20'

SHEET 1 OF 1