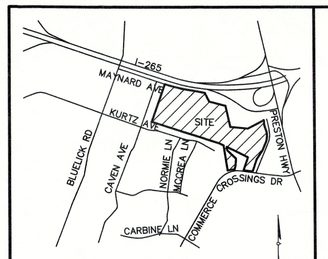


LOCATION MAP
NO SCALE

GENERAL NOTES

1. ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
2. CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
3. ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. OFF STREET LOADING AND REFUSE COLLECTION AREA SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
4. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
5. ALL SIGNS SHALL BE IN COMPLIANCE WITH CHAPTER 8 OF THE LOUISVILLE METRO LDC AND ALL APPLICABLE ORDINANCES.
6. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
7. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
8. ANY SITE LIGHTING SHALL COMPLY WITH THE LDC.
9. ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
10. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
11. SIDEWALK HANDICAP RAMPS AT ENTRANCES TO BE LOCATED IN FRONT OF STOP BAR LOCATIONS AND PER PUBLIC WORKS STANDARDS.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
13. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
14. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
22. A KARST SURVEY WAS PERFORMED BY GREENBAUM ASSOCIATES, INC. ON MAY 27TH, 2021 AND DETERMINED THAT SOME KARST LIKE FEATURES WERE OBSERVED.
23. OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
24. A DEED RESTRICTION IN A FORM APPROVED BY THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED ACKNOWLEDGING THE LOCATION, SITE, OWNERSHIP, AND MAINTENANCE OF A CEMETERY.
25. ALL EXISTING CEMETERIES AND BURIAL GROUNDS SHALL BE PRESERVED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE KENTUCKY REVISED STATUTES, KENTUCKY ADMINISTRATIVE REGULATIONS, FEDERAL LAWS AND REGULATIONS, AND STATE LAW. RELOCATION OR REMOVAL OF GRAVE SITES SHALL OCCUR ONLY AS SPECIFIED IN APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS. THE LOUISVILLE METRO OFFICE IF HISTORIC PRESERVATION AND ARCHIVES SHALL BE NOTIFIED IN WRITING BY SUPPLYING TO THE OFFICE COPIES OF ALL STATE AND LOCAL APPLICATIONS AND PERMITS PRIOR TO THE RELOCATION PROCEDURE. IF HUMAN REMAINS ARE DISCOVERED DURING THE EXCAVATION OR DEVELOPMENT OF A SITE THE APPLICANT SHALL IMMEDIATELY CEASE EXCAVATION ACTIVITIES AND NOTIFY THE LOUISVILLE METRO CORONER AND THE JEFFERSON COUNTY HISTORIC LANDMARKS COMMISSION.

MSD NOTES

1. (⇐) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
3. SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION AND CONNECTIONS ARE AND SUBJECT TO APPLICABLE FEES.
4. SITE IS SUBJECT TO REGIONAL FACILITY FEE'S X 1.5. SUBJECT TO KYTC APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
5. MSD DRAINAGE BOND REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
6. 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.
7. IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
8. ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE MITIGATED ON SITE AT 1.5 TO 1 BELOW THE FLOODPLAIN ELEVATION.
9. KDOW AND ACOE APPROVAL WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
10. DUE TO THE SCALE OF THIS DEVELOPMENT PLAN ADDITIONAL REQUIREMENTS, EASEMENTS AND/OR DESIGN ELEMENTS MAY BE REQUIRED AT THE CONSTRUCTION PLAN REVIEW PHASE.
11. LOCAL REGULATORY FLOODPLAIN LIMITS AND CONVEYANCE ZONE SHALL BE STUDIED BY THE APPLICANT FOR BRAINER CREEK PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. SITE LAYOUT AND FLOODPLAIN COMPENSATION AREA MAY NEED TO BE MODIFIED AS A RESULT OF THIS STUDY.
12. NO CONSTRUCTION PLAN APPROVAL SHALL BE GRANTED UNTIL MSD APPROVAL IS GIVEN FOR THE FLOOD PLAIN VARIANCE OF THE STREAM RELOCATION ON LOT ONE.
13. MSD FLOODPLAIN BOARD VARIANCE APPROVAL WAS GRANTED AND THE DEVELOPMENT SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:
- 13.a. THAT ALL EXCEPTIONS MUST BE APPROVED BY THE ADMINISTERING AGENCY, THE LOUISVILLE METRO PLANNING COMMISSION, THE KENTUCKY DIVISION OF WATER, AND IF APPLICABLE, THE U.S. ARMY CORPS OF ENGINEERS;
- 13.b. THAT AN EROSION PREVENTION AND SEDIMENT CONTROL PLAN IS APPROVED BY MSD AND A SITE DISTURBANCE PERMIT IS ISSUED PRIOR TO ANY WORK TAKING PLACE ON THE PROPERTY;
- 13.c. THAT APPLICANT COMPLIES WITH ALL CONDITIONS OF ITS STREAM CONSTRUCTION PERMIT;
- 13.d. THAT THE SITE SHALL BE FULLY STABILIZED WITHIN 14 DAYS OF COMPLETION OF EARTH REMOVAL;
- 13.e. THAT APPLICANT WILL KEEP DIRT, MUD, AND DEBRIS FROM THE SURROUNDING ROADWAYS DURING EXCAVATIONS;
- 13.f. THAT APPLICANT WITH PLANT OR CAUSED TO BE PLANTED RIPARIAN VEGETATION TO RE-VEGETATE AND STABILIZE EROSION, SUBJECT TO REVIEW BY AN INDEPENDENT THIRD-PARTY AND APPROVAL BY MSD'S CHIEF ENGINEER;
- 13.g. THAT RIPARIAN VEGETATION PLANTED SHALL BE MAINTAINED BY THE APPLICANT TO THE STANDARD ESTABLISHED BY MSD;
- 13.h. THAT THE PROPERTY BE SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT THAT RUNS WITH THE LAND, WHICH EASEMENT AGREEMENT REQUIRES CONTINUAL MAINTENANCE OF THE PIPE AND/OR CHANNELING INFRASTRUCTURE AND ALL RIPARIAN VEGETATION PLANTED WITHIN THE STREAM BUFFER TO THE STANDARD ESTABLISHED BY MSD; AND
- 13.i. THAT APPLICANT WILL PERFORM ALL WORK WITHIN FIVE YEARS.

SUMMARY LOT 1

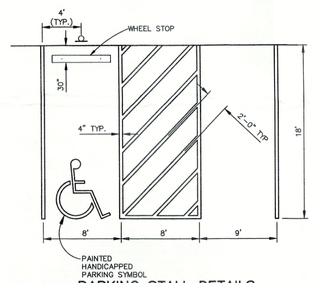
EXISTING ZONE	R4
PROPOSED ZONE	PEC
EXISTING FORM DISTRICT	SW
EXISTING USE	VACANT
PROPOSED USE	MANUFACTURING/WAREHOUSE
LOT 1 AREA	27.49 AC (1,197,797 S.F.)
FLOOR AREA RATIO	0.37
TOTAL PROPOSED BUILDING SQ. FT.	450,320 S.F.
MAX PROPOSED BUILDING HEIGHT	43'
MAX ALLOWED BUILDING HEIGHT	45'
VUA (INCLUDES TRUCK MANEUVERING)	345,697 S.F.
ILA REQUIRED 7.5%	25,927 S.F.
ILA PROVIDED	40,506 S.F.
OUTDOOR AMENITY REQ. (10% OFFICE)	2,252 S.F.
OUTDOOR AMENITY PROVIDED	4,843 S.F.

PARKING REQUIRED

WAREHOUSE (427,804 S.F.)	
MIN. (1 SPACE/4,000 S.F.)	62 SPACES
MAX. (1 SPACES/500 S.F.)	856 SPACES
OFFICE (22,516 S.F.)	
MIN. (1 SPACE/400 S.F.)	56 SPACES
MAX. (1 SPACES/150 S.F.)	150 SPACES
TOTAL MINIMUM REQUIRED:	212 SPACES

PARKING PROVIDED

STANDARD SPACES	338 SPACES
HANDICAP SPACES	8 SPACES
TOTAL SPACES PROVIDED	346 SPACES



PARKING STALL DETAILS
NO SCALE

SUMMARY LOT 2

EXISTING ZONE	R4
PROPOSED ZONE	PEC
EXISTING FORM DISTRICT	SW
EXISTING USE	VACANT
PROPOSED USE	MANUFACTURING/WAREHOUSE
LOT 2 AREA	11.27 AC (491,002 S.F.)
FLOOR AREA RATIO	0.28
TOTAL PROPOSED BUILDING SQ. FT.	140,000 S.F.
MAX PROPOSED BUILDING HEIGHT	45'
MAX ALLOWED BUILDING HEIGHT	45'
VUA (INCLUDES TRUCK MANEUVERING)	103,960 S.F.
ILA REQUIRED 7.5%	7,797 S.F.
ILA PROVIDED	7,950 S.F.
OUTDOOR AMENITY REQ. (10% OFFICE)	1,400 S.F.
OUTDOOR AMENITY PROVIDED	3,118 S.F.

PARKING REQUIRED

WAREHOUSE (126,000 S.F.)	
MIN. (1 SPACE/4,000 S.F.)	32 SPACES
MAX. (1 SPACES/500 S.F.)	252 SPACES
OFFICE (14,000 S.F.)	
MIN. (1 SPACE/400 S.F.)	35 SPACES
MAX. (1 SPACES/150 S.F.)	93 SPACES
TOTAL MINIMUM REQUIRED:	67 SPACES

PARKING PROVIDED

STANDARD SPACES	88 SPACES
HANDICAP SPACES	4 SPACES
TOTAL SPACES PROVIDED	92 SPACES

TREE CANOPY CALCULATIONS (LOTS 1-3)

SITE AREA: 43.08 AC (1,876,431 S.F.)

EXISTING TREE CANOPY PRIOR TO SITE DISTURBANCE: 442,436 S.F. (24%)

EXISTING TREES PRESERVED: 68,293 S.F. (4%)

REQUIRED NEW TREE CANOPY: 562,929 S.F. (30%)

NEW TREE CANOPY TO BE PROVIDED: 494,636 S.F. (26%)

TOTAL TREE CANOPY: 562,929 S.F. (30%)

SUMMARY LOT 3

EXISTING ZONE	R4
PROPOSED ZONE	PEC
EXISTING FORM DISTRICT	SW
EXISTING USE	VACANT
PROPOSED USE	MANUFACTURING/WAREHOUSE
LOT 3 AREA	4.31 AC (187,631 S.F.)
FLOOR AREA RATIO	0.23
TOTAL PROPOSED BUILDING SQ. FT.	42,500 S.F.
MAX PROPOSED BUILDING HEIGHT	42'
MAX ALLOWED BUILDING HEIGHT	45'
VUA (INCLUDES TRUCK MANEUVERING)	48,083 S.F.
ILA REQUIRED 7.5%	3,606 S.F.
ILA PROVIDED	5,631 S.F.
OUTDOOR AMENITY REQ.	NA

PARKING REQUIRED

WAREHOUSE (38,250 S.F.)	
MIN. (1 SPACE/4,000 S.F.)	10 SPACES
MAX. (1 SPACES/500 S.F.)	77 SPACES
OFFICE (4,250 S.F.)	
MIN. (1 SPACE/400 S.F.)	11 SPACES
MAX. (1 SPACE/150 S.F.)	28 SPACES
TOTAL MINIMUM REQUIRED:	21 SPACES

PARKING PROVIDED

STANDARD SPACES	77 SPACES
HANDICAP SPACES	2 SPACES
TOTAL SPACES PROVIDED	79 SPACES

TREE CANOPY CALCULATIONS (LOT 4)

SITE AREA: 22.07 AC (961,511 S.F.)

EXISTING TREE CANOPY PRIOR TO SITE DISTURBANCE: 463,931 S.F. (48%)

EXISTING TREES PRESERVED: 99,024 S.F. (21%)

REQUIRED NEW TREE CANOPY: 336,529 S.F. (35%)

NEW TREE CANOPY TO BE PROVIDED: 237,505 S.F. (14%)

TOTAL TREE CANOPY: 336,529 S.F. (35%)

SUMMARY LOT 4

EXISTING ZONE	R4 & OR3
PROPOSED ZONE	R6 & OR3
EXISTING FORM DISTRICT	SW
EXISTING USE	VACANT
PROPOSED USE	APARTMENTS
LOT 4 AREA	22.07 AC (961,511 S.F.)
FLOOR AREA RATIO	0.42
D.U./ACRE (17.42 R6 AC.)	15.22
TOTAL PROPOSED BUILDING SQ. FT.	408,472 S.F.
VUA	186,087 S.F.
ILA REQUIRED 7.5%	13,957 S.F.
ILA PROVIDED	14,987 S.F.
OPEN SPACE REQUIRED 15%	144,227 S.F.
RECREATIONAL OPEN SPACE REQ. (50% MIN.)	72,113 S.F.
RECREATIONAL OPEN SPACE PROVIDED	233,459 S.F.
OPEN SPACE TOTAL	233,459 S.F.

PARKING REQUIRED

MULTI-FAMILY (336 UNITS)	
MIN. (1 SPACE/UNIT)	336 SPACES
MAX. (2 SPACES/UNIT)	672 SPACES
OFFICE/CLUBHOUSE (3,200 S.F.)	
MIN. (1 SPACE/400 S.F.)	8 SPACES
MAX. (1 SPACE/150 S.F.)	21 SPACES
TOTAL MINIMUM REQUIRED:	344 SPACES

PARKING PROVIDED

STANDARD SPACES	538 SPACES
HANDICAP SPACES	10 SPACES
TOTAL SPACES PROVIDED	548 SPACES

TREE CANOPY CALCULATIONS (LOT 5)

SITE AREA: 1.55 AC (67,614 S.F.)

EXISTING TREE CANOPY PRIOR TO SITE DISTURBANCE: 23,670 S.F. (35%)

EXISTING TREES PRESERVED: 21,239 S.F. (31.4%)

REQUIRED NEW TREE CANOPY: 23,665 S.F. (35%)

NEW TREE CANOPY TO BE PROVIDED: 2,426 S.F. (3.6%)

TOTAL TREE CANOPY: 23,665 S.F. (35%)

SUMMARY LOT 5

EXISTING ZONE	PEC
PROPOSED ZONE	PEC
EXISTING FORM DISTRICT	SW
EXISTING USE	PARKING
PROPOSED USE	OFFICE
LOT 5 AREA	1.55 AC (67,614 S.F.)
TOTAL PROPOSED BUILDING	12,000 S.F.
F.A.R.	0.17
VUA	14,436 S.F.
ILA REQUIRED 7.5%	1,083 S.F.
ILA PROVIDED	2,066 S.F.

PARKING REQUIRED

OFFICE (12,000 S.F.)	
MIN. (1 SPACE/400 S.F.)	30 SPACES
MAX. (1 SPACE/150 S.F.)	80 SPACES

PARKING PROVIDED

STANDARD SPACES	34 SPACES
HANDICAP SPACES	2 SPACES
TOTAL SPACES PROVIDED	36 SPACES

TREE CANOPY CALCULATIONS (LOT 6)

SITE AREA: 0.96 AC (42,099 S.F.)

EXISTING TREE CANOPY PRIOR TO SITE DISTURBANCE: 20,716 S.F. (49%)

EXISTING TREES PRESERVED: 15,181 S.F. (73%)

REQUIRED TOTAL TREE CANOPY: 14,735 S.F. (35%)

NEW TREE CANOPY TO BE PROVIDED: 0 S.F. (0%)

TOTAL TREE CANOPY: 15,181 S.F. (36%)

SUMMARY LOT 6 (OPEN SPACE)

OPEN SPACE AREA (LOT 6)	0.96 AC (42,099 S.F.)
EXISTING ZONE	R4
PROPOSED ZONE	PEC

TREE CANOPY CALCULATIONS (LOT 7)

SITE AREA: 11.68 AC (508,993 S.F.)

EXISTING TREE CANOPY PRIOR TO SITE DISTURBANCE: 20,716 S.F. (49.6%)

EXISTING TREES PRESERVED: 203,597 S.F. (40%)

REQUIRED NEW TREE CANOPY: 203,597 S.F. (40%)

NEW TREE CANOPY TO BE PROVIDED: 0 S.F. (0%)

TOTAL TREE CANOPY: 203,597 S.F. (40%)

** 136 ~EXISTING TYPE A TREES (6" to 12") WILL BE IDENTIFIED AND PRESERVED WITHIN THE EXISTING TREE CANOPY AREAS TO REMAIN.

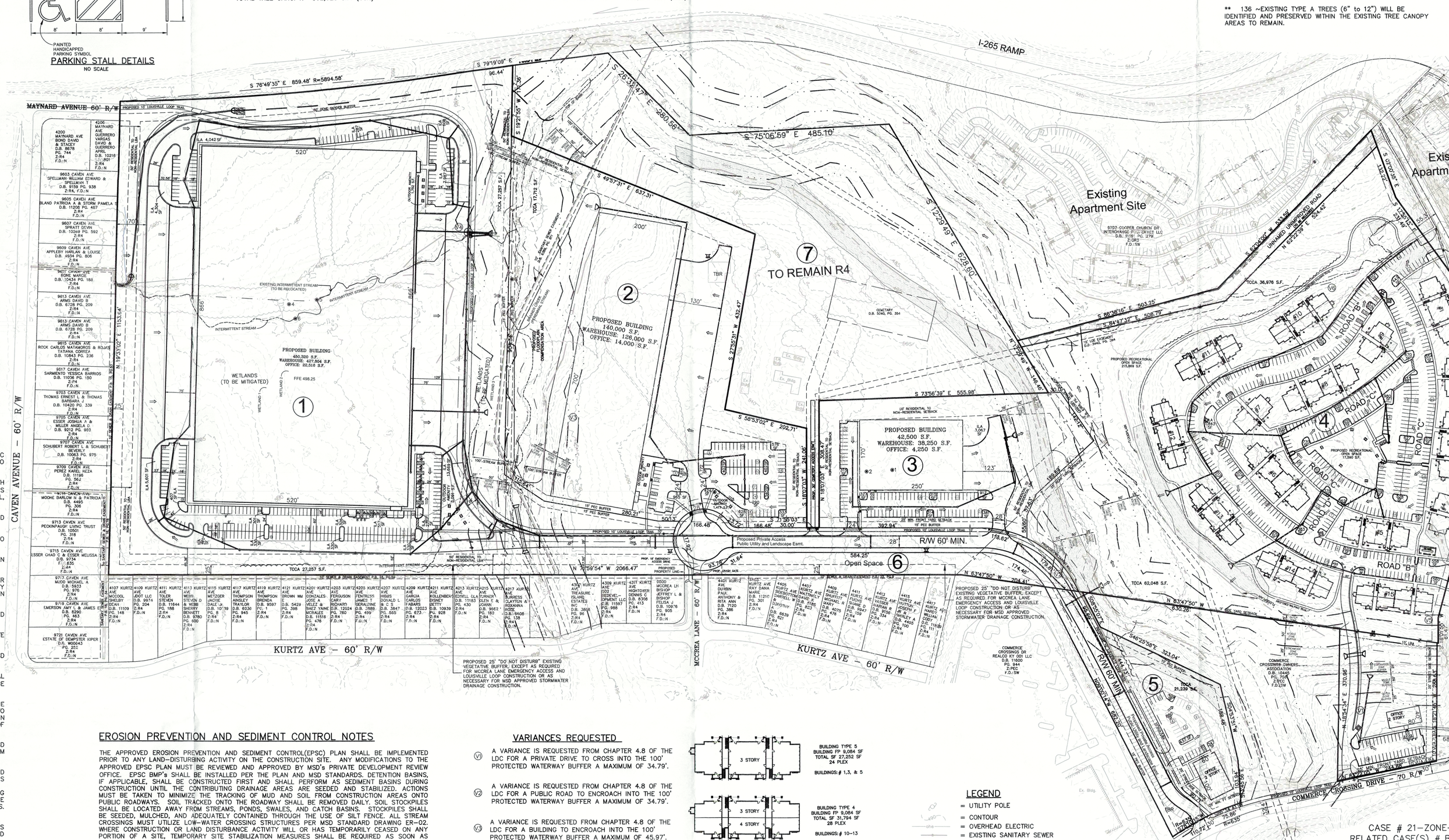
SUMMARY LOT 7

LOT 7 AREA	11.68 AC (508,993 S.F.)
EXISTING ZONE	R4
PROPOSED ZONE	R4

PROJECT SUMMARY

SITE AREA (GROSS ACREAGE)	82.08 AC (3,575,521 S.F.)
NET ACREAGE	79.35 AC
EXISTING ZONE	R4, PEC & OR3
PROPOSED ZONE	R4, PEC, R6 & OR3
AREA PROPOSED TO BE REZONED	65.9 AC (2,870,634 S.F.)
EXISTING FORM DISTRICT	SW
PROPOSED NUMBER OF LOTS	7
EXISTING USE	VACANT, PARKING, & SINGLE FAMILY
PROPOSED USE	MANUFACTURING/WAREHOUSE, PARKING, SINGLE FAMILY, & MULTI-FAMILY

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: [signature] 12/14/22
DATE:
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



EROSION PREVENTION AND SEDIMENT CONTROL 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 SEEDED AND STABILIZED. 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. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD 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 PRACTICAL, BUT NO 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.

INCREASED IMPERVIOUS SURFACE (LOTS 1-6)

PRE-DEVELOPED IMPERVIOUS SURFACE = 30,860 S.F.
POST-DEVELOPED IMPERVIOUS SURFACE = 1,811,222 S.F.
NET INCREASE IN IMPERVIOUS SURFACE = 1,780,362 S.F.

INCREASED RUNOFF CALCULATIONS (LOTS 1-6)

Cpre = 0.25
Cpost = 0.68
AREA = 67.67 AC
(0.68 - 0.25) X 2.8/12 X 67.67 AC = 6.78 AC-FT
6.78 AC-FT X 1.5 = 10.17 AC-FT

FLOODPLAIN COMPENSATION CALCULATIONS (LOTS 1 & 2)

PROPOSED FILL IN THE FLOODPLAIN LOT 1&2 = 6.0 AC-FT
COMPENSATION ON LOT 2 X 1.5 = 9.0 AC-FT

VARIANCES REQUESTED

(V) A VARIANCE IS REQUESTED FROM CHAPTER 4.8 OF THE LDC FOR A PRIVATE DRIVE TO CROSS INTO THE 100' PROTECTED WATERWAY BUFFER A MAXIMUM OF 34.79'.

(V2) A VARIANCE IS REQUESTED FROM CHAPTER 4.8 OF THE LDC FOR A PUBLIC ROAD TO ENCROACH INTO THE 100' PROTECTED WATERWAY BUFFER A MAXIMUM OF 34.79'.

(V3) A VARIANCE IS REQUESTED FROM CHAPTER 4.8 OF THE LDC FOR A BUILDING TO ENCROACH INTO THE 100' PROTECTED WATERWAY BUFFER A MAXIMUM OF 45.97'.

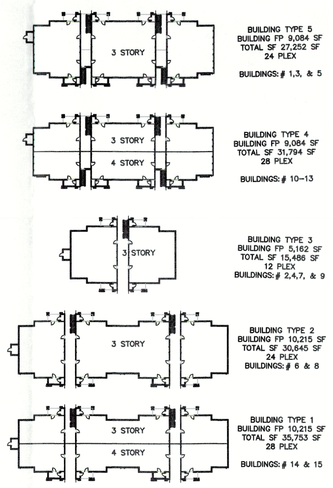
(V4) A VARIANCE IS REQUESTED FROM CHAPTER 4.8 OF THE LDC FOR A TRUCK MANUEVERING AREA TO ENCROACH INTO THE 100' PROTECTED WATERWAY BUFFER A MAXIMUM OF 31.26'.

(V5) A VARIANCE IS REQUESTED FROM CHAPTER 5.1.7 OF THE LDC FOR A BUILDING TO EXCEED THE MAXIMUM HEIGHT AS MEASURED FROM GRADE ON THE STREET SIDE.

(V6) A VARIANCE IS REQUESTED FROM CHAPTER 5.1.7 OF THE LDC FOR A BUILDING TO EXCEED THE MAXIMUM HEIGHT AS MEASURED FROM GRADE ON THE STREET SIDE.

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0111E.



LEGEND

= UTILITY POLE
= CONTOUR
= OVERHEAD ELECTRIC
= EXISTING SANITARY SEWER
= FENCE
= GUY WIRE
= PROPOSED HEADWALL
= PROPOSED CATCH BASIN AND PIPE
D = PROPOSED DUMPSTER
TBR = TO BE REMOVED
④ = PROPOSED PARKING COUNT
= PROPOSED ZONING LINE
= FLOW ARROW
= PROPOSED SANITARY SEWER
= EXISTING STEEP SLOPES (20%-30%)
= PROPOSED PICNIC TABLE
#' = OBSERVED POTENTIAL KARST LIKE FEATURES

0 50' 100' 200'
GRAPHIC SCALE

PRELIMINARY APPROVAL
Conditions of Approval:
[signature] for TR 12/15/22
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 21-ZONE-0125
APPROVAL DATE 12-14-22
EXPIRATION DATE 12-14-24
SIGNATURE OF PLANNING COMMISSION
LOUISVILLE PLANNING COMMISSION

RECEIVED
DEC 07 2022
PLANNING & DESIGN SERVICES

CASE # 21-ZONE-0125
RELATED CASE(S) # B-196-04, 15DEVPLAN1090, 9-32-97, 21-ZONEPA-0101

PRELIMINARY SUBDIVISION, REVISED DISTRICT DEVELOPMENT AND DETAILED DISTRICT DEVELOPMENT PLAN
(FOR REZONING)

OF
COMMERCE CROSSINGS TWO
9710 PRESTON HIGHWAY,
LOUISVILLE, KY 40229

FOR
OWNER:
REVOCABLE LIVING TRUST OF ALVIN J. SLACK, SR.
9710 PRESTON HIGHWAY, LOUISVILLE, KY 40229
D.B. 6849, PG. 62

DEVELOPER:
COMMERCE CROSSINGS TWO, LLC
11601 Main Street
Louisville, KY 40243

WM # 12335/21 11110 20007dev.dwg

Milestone design group
108 Daventry Lane, Suite 300 Louisville, KY 40223
502.327.7073 www.milestonedesign.org

COMMERCE CROSSINGS TWO

DATE: 7/30/2021
DRAWN BY: G.C.Z.
CHECKED BY: J.M.M.
SCALE: 1"=100' (HORZ)
SCALE: N/A (VERT)

REVISIONS

1	AGNCY CMNTS 9/17/21
2	AGNCY CMNTS 11/15/21
3	AGNCY CMNTS 1/10/22
4	AGNCY CMNTS 2/7/22
5	AGNCY CMNTS 2/14/22
6	AGNCY CMNTS 3/4/22
7	AGNCY CMNTS 5/2/22
8	ACCESS 7/27/22
9	
10	

PRELIMINARY SUBDIVISION, REVISED DISTRICT DEVELOPMENT & DISTRICT DEVELOPMENT PLAN

JOB NUMBER 20007

1 OF 1

21-ZONE-0125