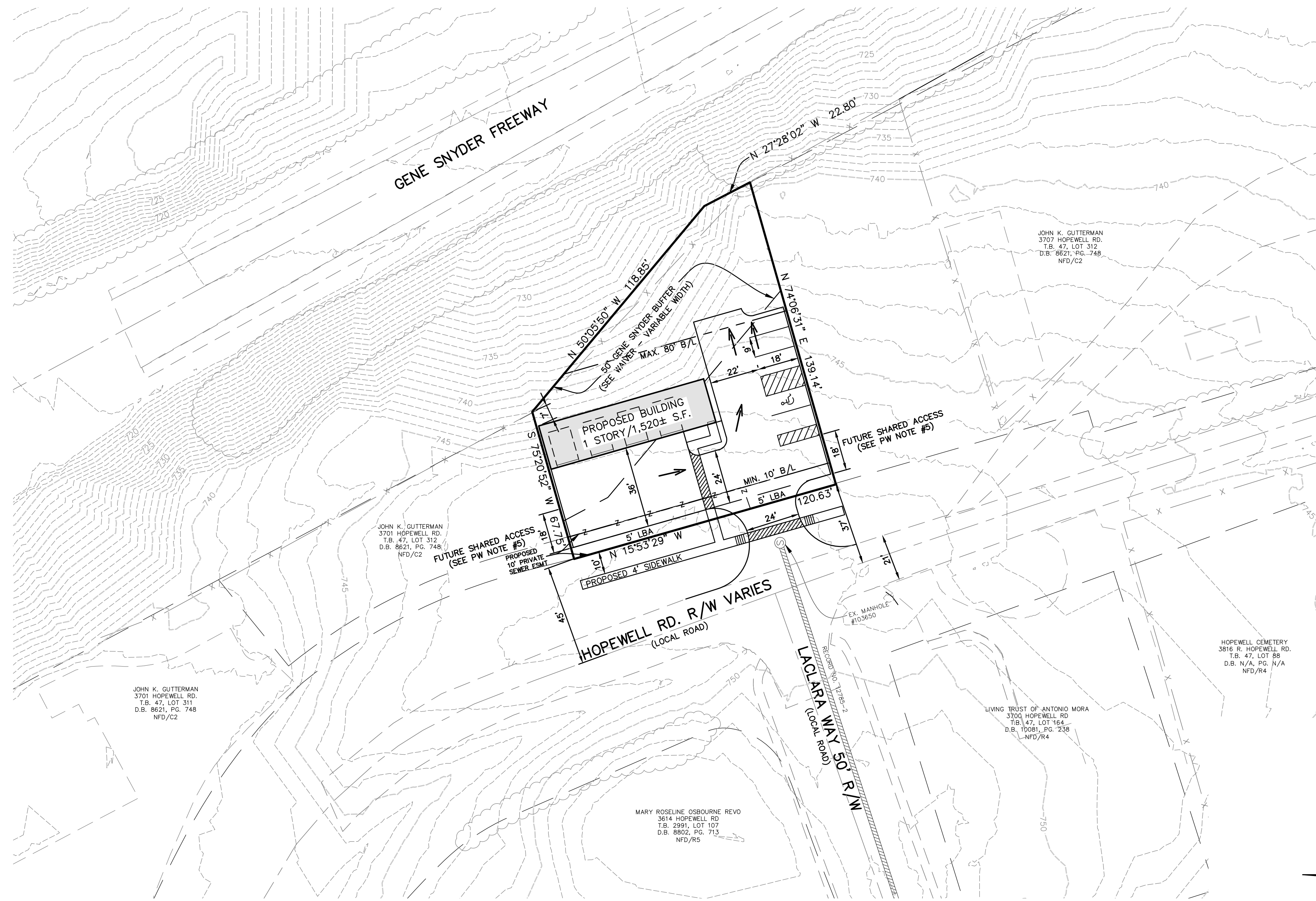
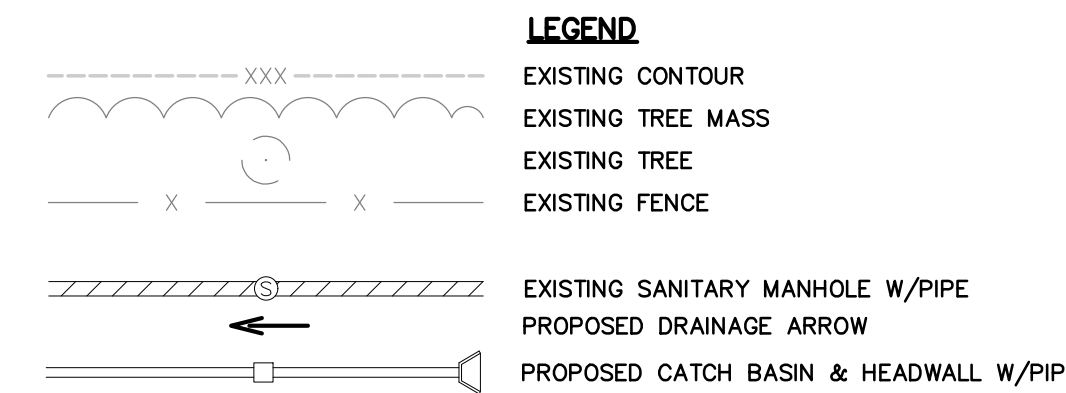
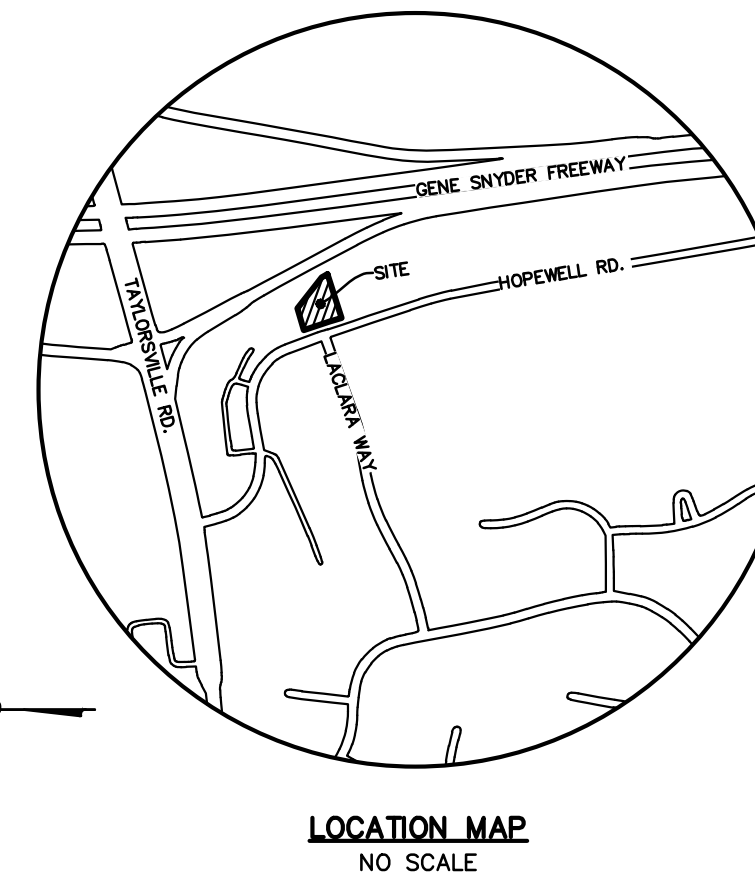
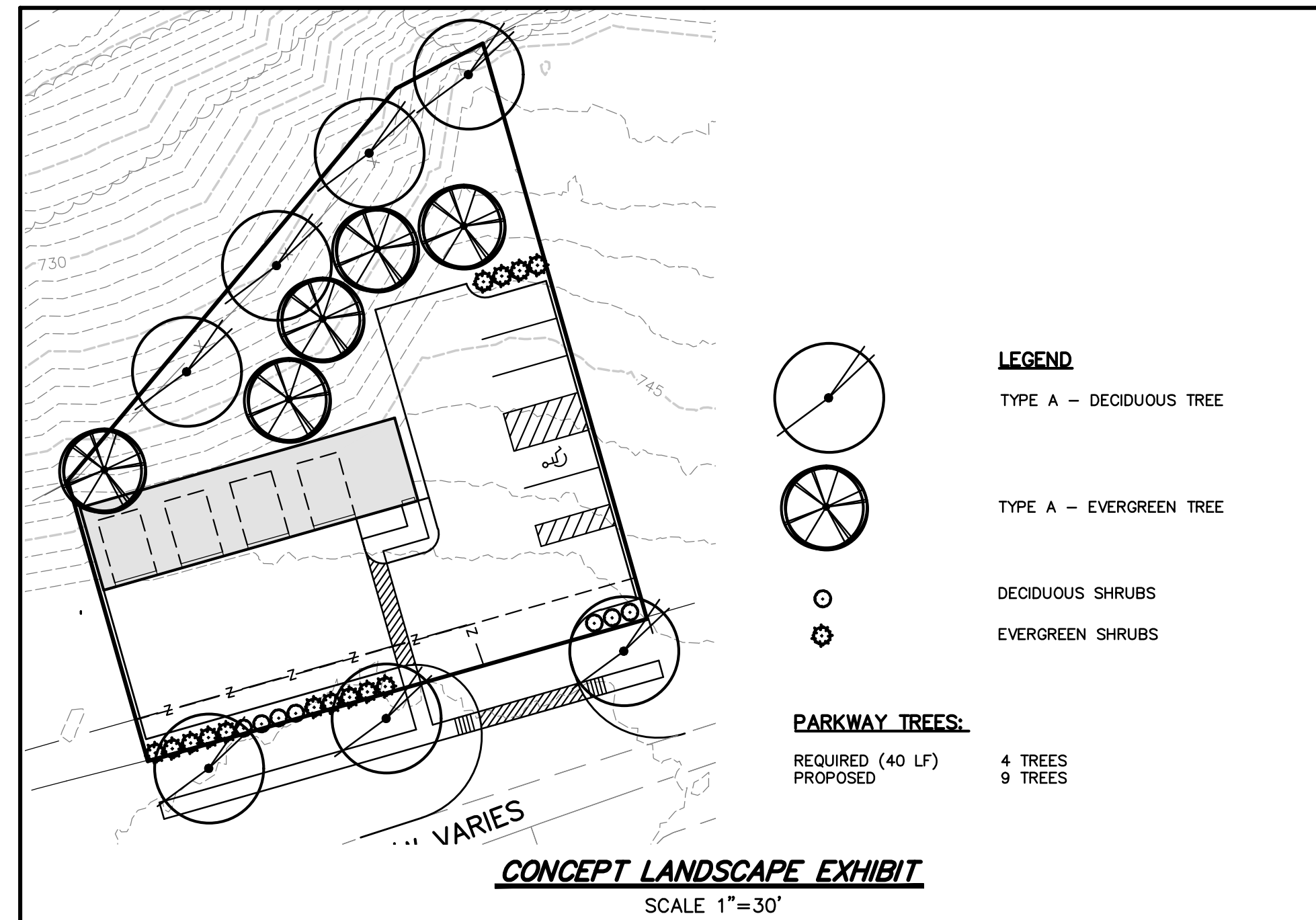
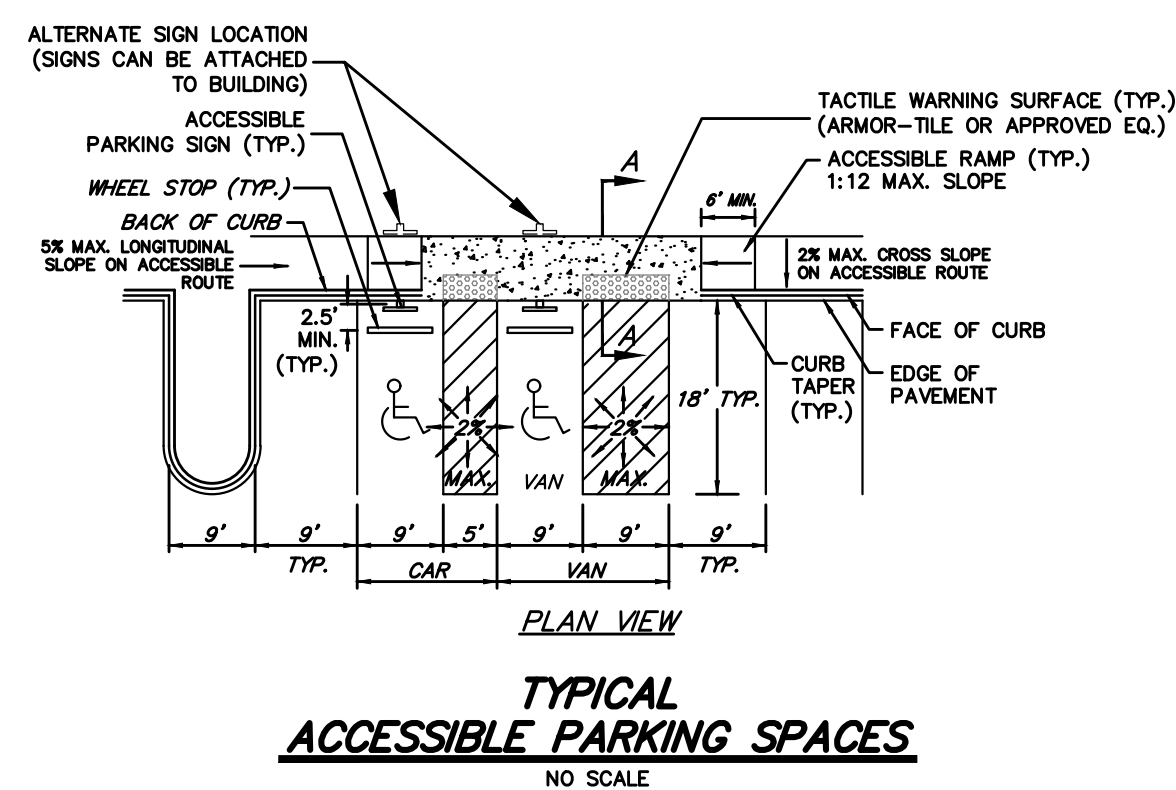


- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
  - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING 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 ERECTED 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 LEFFERTSONTOWN 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 (I.E. 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.
  - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 01/05/22 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
  - STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH 10.2.B. OF THE LDC.
  - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC. (NO DUMPSTER REQUIRED AT THIS TIME)
  - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
  - WHEEL STOPS AND PROTECTIVE CURBING. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE WOODY VEGETATION, WALKWAY OR STRUCTURE.
  - NO DUMPSTER, TRASH CONTAINERS WILL BE ROLLED OUT ON TRASH PICK-UP DAYS.

- 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 CEDAR CREEK WASTEWATER TREATMENT PLANT BY PROPERTY SERVICE CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
  - DRAINAGE/STORMWATER DETENTION: NO DETENTION TO BE PROVIDED. SITE IS SUBJECT TO REGIONAL FACILITY FEES.
  - 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.
  - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0082F, 21111C0065F).

- PUBLIC WORKS NOTES:**
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
  - 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.
  - UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTY, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO REDUCE THE NUMBER OF CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.



**SITE DATA:**

EXISTING FORM DISTRICT	NFD
EXISTING ZONING	C2
EXISTING LAND USE	VACANT
PROPOSED LAND USE	BODY SHOP
TOTAL LAND AREA	0.30± AC.
BUILDING AREA	220 ± S.F.
GARAGE	1,200 ± S.F.
TOTAL	1,520 ± S.F.
BUILDING HEIGHT (MAX. ALLOWED 25')	25'
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.12
PARKING REQUIRED	
OFFICE	MINIMUM (1 SPACE/400 S.F.) 1 SPACES
	MAXIMUM (1 SPACE/150 S.F.) 2 SPACES
VEHICLE SERVICE	MINIMUM (1 SPACE/BAY) 4 SPACES
	MAXIMUM (5 SPACE/BAY) 20 SPACES
PARKING PROVIDED	
CAR PARKING	5 SPACES
	(INCLUDES 1 ACCESSIBLE SPACE)

**LANDSCAPE DATA:**

V.L.A.	5,998± S.F.
I.L.A. REQUIRED (0%)	0 S.F.
I.L.A. PROVIDED	0± S.F.

**TREE CANOPY DATA:**

GROSS SITE AREA	13,000± S.F.
LAND USE	COMMERCIAL
EXISTING TREE CANOPY	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED/PROVIDED	4,421± S.F. (35%)

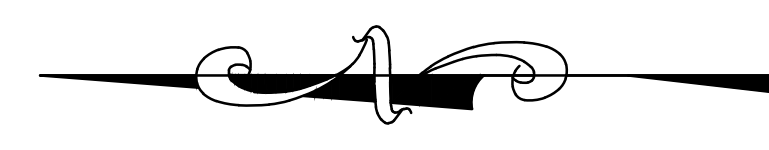
\*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

- WAIVER REQUEST**
- A WAIVER OF 10.3.7.A.1 OF THE LDC IS REQUESTED TO REDUCE THE GENE SNYDER FREEWAY BUFFER FROM 50' TO A VARIABLE WIDTH AS SHOWN.
  - A WAIVER OF 10.2.4.B.3 OF THE LDC IS REQUESTED TO ALLOW A GREATER THAN 50% OVERLAP OF A LANDSCAPE BUFFER AREA WITH A UTILITY EASEMENT.

**IMPERVIOUS AREA:**

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	7,380± S.F.

**DETENTION CALCULATIONS**  
2.9/12 (.80--.25) (0.29) = 0.04 AC-FIT



CASE #21-DDP-0120  
RELATED CASE: 09-042-90  
MSD WM#2004/ 21 1221

**MINDEL SCOTT**  
ENGINEERING ► SURVEYING ► PLANNING ► LANDSCAPE ARCHITECTURE  
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502-485-1508 • mindel@scott.com

**DEVELOPER**  
JOHN THORNTON  
6333 MISTFLOWER CIRCLE  
PROSPECT, KY 40059

**OWNER**  
JOHN K. GUTTERMAN  
2227 S. POPE LICK RD  
LOUISVILLE, KY 40299

DETAILED DISTRICT DEVELOPMENT PLAN  
**SIMPLE BODY SHOP**  
3703 HOPWELL RD. LOUISVILLE, KY 40299  
TAX BLOCK 47, LOT 311 & 312  
DEED BOOK 8621, PAGE 748

Revisions

12/27/21	PER AGENCY COMMENTS
1/14/22	PER AGENCY COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=30'

Date: 12/06/21

Job Number: 3873

Sheet

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