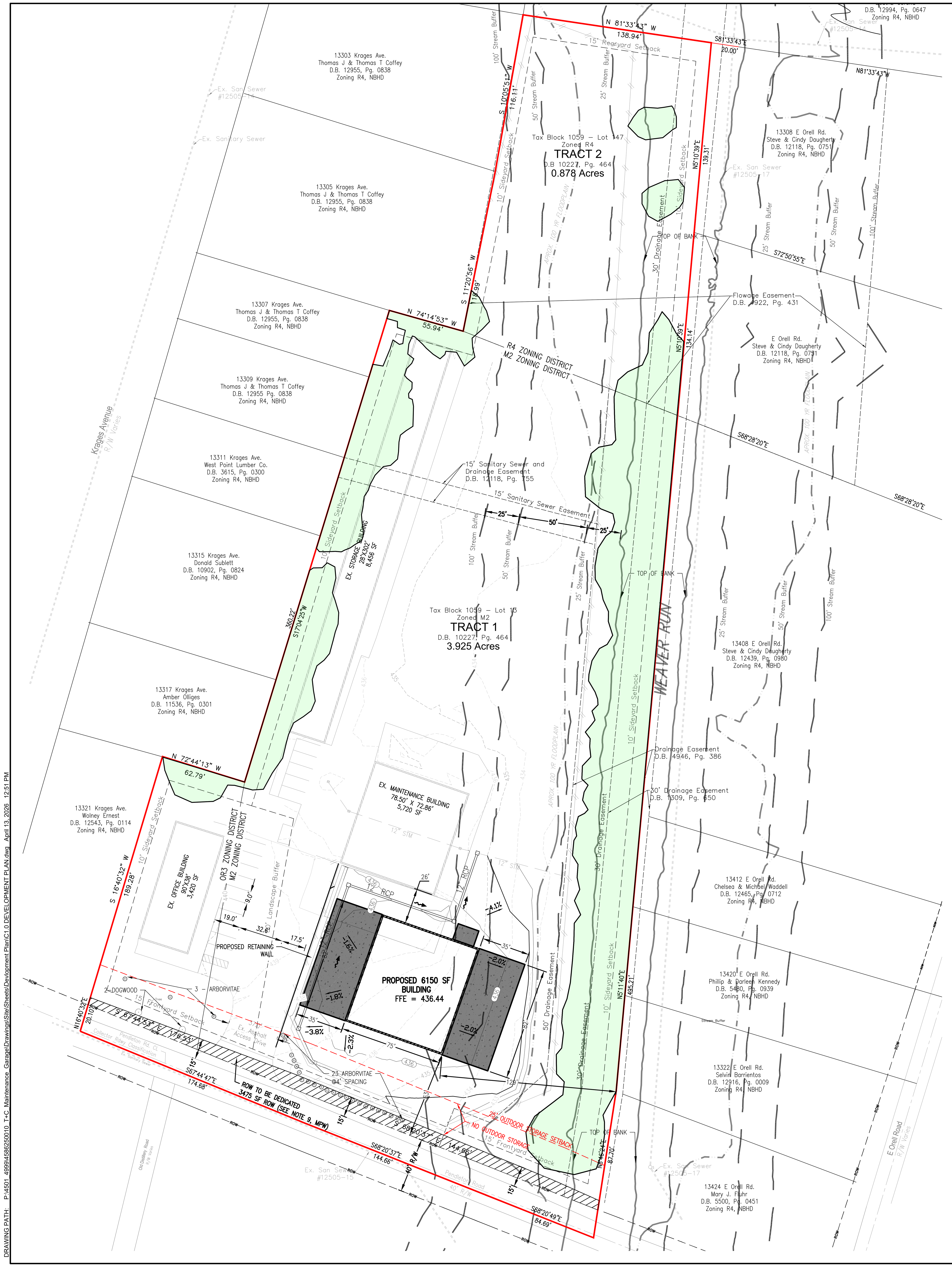


DRAWING PATH: P:\4501 4999\4586250010 T+C Maintenance Garage\Drawings\Site\Sheets\Devlopment Plan\C1.0 DEVELOPMENT PLAN.dwg April 13, 2026 12:51 PM

GRAPHIC SCALE: HALF 80 feet / FULL 40 feet (0, 20, 40, 80, 120)

AGENCY NOTES

MSD

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
2. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
3. NO SANITARY IMPROVEMENTS SHALL BE ON THE SITE. SANITARY SEWER SERVICE PROVIDED BY NEW PSC OR LETTER OF APPROVAL TO CONNECT THE EXISTING PSC FROM THE STATE PLUMBING DEPARTMENT ALONG WITH A DEED OF RESTRICTION ON THE LOT.
4. A PORTION OF THE PROPERTY LIES WITHIN ZONE "AE" FLOOD HAZARD AREA PER FEMA'S FIRM MAP PANELS 21111C0121F & 21111C0136F DATED 02/26/2021 & 02/21/2021, RESPECTIVELY. NO IMPROVEMENTS ARE PROPOSED IN THE FEMA FLOODPLAIN.
5. NO AUTOMOTIVE STORAGE SHALL BE PERMITTED WITHIN THE PROPOSED STORAGE LIMITS LOCATED WITHIN THE FEMA FLOODPLAIN.
6. MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUES OF BUILDING PERMITS.
7. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STAND SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

APCD

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

HEALTH DEPARTMENT

1. ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

PDS

1. DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
2. ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC.

MPW

1. ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
4. COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. KYTC APPROVAL REQUIRED.
6. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS ARE SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
7. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
8. COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
9. ADDITIONAL 3,475 SF OF ROW SHALL BE DEDICATED TO ALLOW FOR THE CONSTRUCTION OF A FUTURE 10' SIDEWALK AND 5' VERGE. PEEK A BOO LLC. HAS OPTED TO PAY LIEU IN FEE FOR THE CONSTRUCTION OF THE SIDEWALK. CONSTRUCTION OF SIDEWALK SHALL BE PERFORMED BY OTHERS.

FIRE

1. THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
2. LOCAL FIRE AUTHORITY JURISDICTION (AHJ) CONTACT:
   - 2.1. NAME: COLONEL ZION JASON MEIMAN
   - 2.2. PHONE: (502) 935-3878
   - 2.3. EMAIL: jmeiman@prpfire.org
3. LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ) CONTACT INFORMATION: NAME AND EMAIL3. HYDRANTS: PRIOR TO THE COMBUSTIBLE PHASE OF CONSTRUCTION AN ADEQUATE WATER SUPPLY INCLUDING ACCESSIBLE HYDRANTS FOR FIREFIGHTING PURPOSES MUST BE MADE AVAILABLE, AND NO UTILITIES SHALL BE CONNECTED TO THE STRUCTURE UNTIL ADEQUATE SUPPLY IS PROVIDED (LMCO 94.81)
4. GATES: NO GATES SHALL BE INSTALLED WHICH LIMIT OR RESTRICT ACCESS TO A RESIDENTIAL AREA, EXCEPT AS APPROVED BY THE AHJ OF THE REFERENCED FIRE DISTRICT.
5. EMERGENCY RESPONDER RADIO COVERAGE: EMERGENCY RADIO SYSTEMS ARE REQUIRED TO MEET MINIMUM SIGNAL STRENGTH CRITERIA, TO BE CONFIRMED VIA THIRD PARTY TESTING, PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN SOME BUILDINGS.
6. REQUIREMENTS FOR SPECIFICATIONS OF FIRE DEPARTMENT CONNECTIONS (FDC), THREADS, SIZE, LOCATION, PLACEMENT OF THE KNOX BOX, OR FIREFIGHTER SAFETY BUILDING MARKING SIGNAGE MUST BE OBTAINED FROM THE AHJ OF THE REFERENCED FIRE DISTRICT.
7. PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

GENERAL NOTES

1. 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.
2. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES–PREVENTION COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA THE 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.
3. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
4. ALL LUMINARIES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARIES TO 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.
5. ALL LOADING DOCK AREAS, DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PAD TO BE SCREENED PER CHAPTER 10 OF THE LDC.
6. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.

WAIVERS & VARIANCES REQUESTED

1. CHAPTER 4.8.1 LDC: PROTECTED WATERWAYS OTHER THAN WETLANDS: A STREAMSIDE ZONE OF 25', MIDDLE ZONE 50' AND OUTER ZONE OF 25' IS REQUIRED IN A PROTECTED WATERWAY. ENCROACHMENT INTO THE MIDDLE 50' ZONE TO PAVE AN EXISTING GRAVEL LOT AND OUTER ZONE OF 25' TO PAVE AN EXISTING GRAVEL LOT AND CONSTRUCT A BUILDING IS REQUESTED.

SITE DATA

LAND USE

SITE ADDRESS:	6301 PENDLETON ROAD 40272
OWNER:	PEEK A BOO LLC.
PARCEL:	105900130000
TAX BLOCK & LOT:	T.B. 1059; T.L. 13
EXISTING APPLICATIONS:	
MINOR PLAT	21-MPLAT-0052
EXISTING ZONING DISTRICT:	M2, OR3, R4
EXISTING FORM DISTRICT:	NEIGHBORHOOD
EXISTING USE:	CONTRACTORS STORAGE YARD/SHOP
PROPOSED USE:	NO CHANGE PROPOSED
EXISTING PARCEL AREA:	(4.80 AC) 209,219 SF
DEED BOOK & PAGE:	D.B. 12118 PG. 751

BUILDING DATA/OPEN SPACE

PROPOSED BUILDING HEIGHT:	30'
PROPOSED BUILDING FOOTPRINT:	6,150 S.F.
EXISTING BUILDING FOOTPRINT:	
EXISTING OFFICE:	3,420 S.F.
EXISTING MAINTENANCE SHOP:	5,720 S.F.
EXISTING STORAGE BUILDING:	8,456 S.F.
TOTAL PROPOSED GROSS FLOOR AREA:	23,746 S.F.
% INCREASE TO EXISITING	34.95%
FLOOR TO AREA RATIO:	
MAX:	1.0
PROPOSED: (6,150 PROP +3,420 EX + 5,720 EX +8,456 EX)/209,219	0.11

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED:	12 SPACES
MAXIMUM PARKING PERMITTED (2 SPACES/1 UNIT):	28 SPACES
TOTAL PARKING PROVIDED:	16 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES
BICYCLE PARKING SPACES REQUIRED/PROVIDED:	3 SPACES

TREE CANOPY CALCULATIONS

SITE AREA:	209,219
TREE CANOPY REQUIRED:	15% (31,383 S.F.)
EXISTING TREE COVERAGE:	19% (39,765 S.F.)
PRESERVED TREE CANOPY:	19% (39,765 S.F.)
NEW TREE CANOPY REQUIRED:	0% (0 S.F.)
TOTAL TREE CANOPY PROVIDED:	19% (39,765 S.F.)

NOTE: ONLY HALF OF TREE CANOPY REQUIRED. BUILDING AREA INCREASE IS LESS THAN 50% AND GREATER THAN 20%.

ILA/VUA CALCULATIONS

EXISTING VEHICULAR USE AREA (VUA):	103,914 S.F.
REDUCTION IN VUA (PROPOSED BUILDING FOOTPRINT):	5.91% (6,150 S.F.)
INTERIOR LANDSCAPE AREA (7.5%):	0 S.F.
ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED:	0 TREES

EPSC DATA (IN DISTURBED AREA)

SITE DISTURBANCE:	25,000 S.F. (0.57 AC)
EXISTING IMPERVIOUS AREA:	25,000 S.F. (GRAVEL)
PROPOSED IMPERVIOUS AREA:	25,000 S.F. (PAVED)
INCREASE IN IMPERVIOUS:	0.0% (0 S.F.)
SENSITIVE FEATURES:	FLOODPLAIN & STREAM
SOIL TYPE:	No, UahC
HYDROLOGIC SOIL GROUP:	B & C

PRELIMINARY DETENTION CALCULATION

EXISTING C:	0.95
PROPOSED C:	0.95
ΔC:	0

BUILDING SETBACKS

FRONT/STREET SIDE:	15' FT.
SIDE:	10' (NON-LOADING)
REAR:	15'

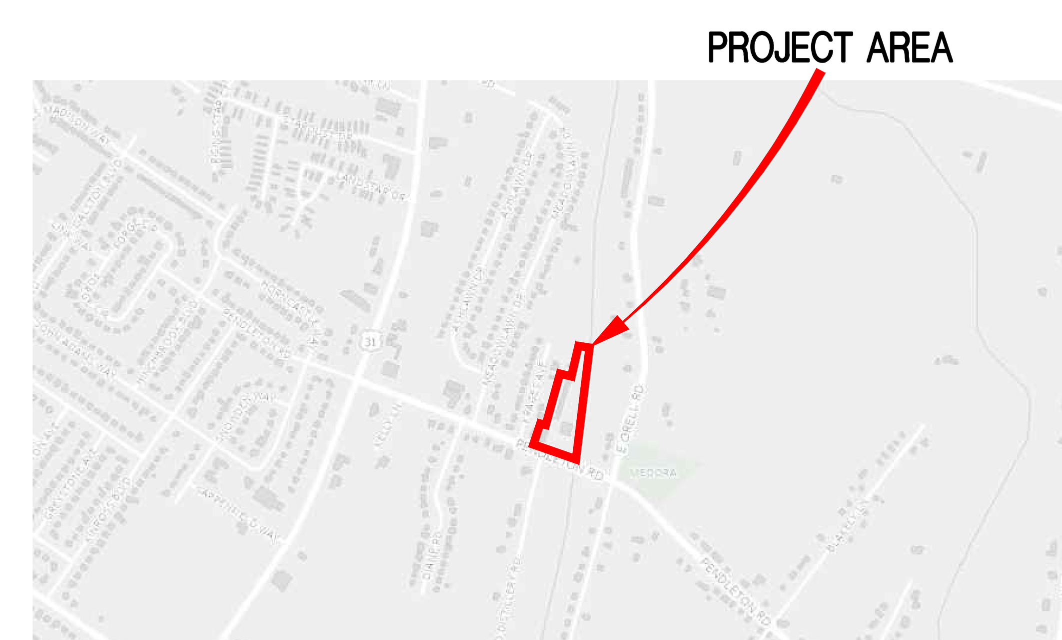
LEGEND

EXISTING LEGEND:

- CONTOURS (665, 664)
- PROPERTY LINE
- R.O.W. LINE
- BUILDING SETBACK LINE
- STORM SEWER
- SANITARY SEWER
- TREE MASS
- 100-YEAR FEMA FLOODPLAIN
- CHAINLINK FENCE
- EXISTING TREE CANOPY

PROPOSED LEGEND:

- CONTOURS (435, 436)
- FLOW DIRECTION
- STORM SEWER
- CONCRETE PAVEMENT



VICINITY MAP
N.T.S.

OHM
ARCHITECTS ENGINEERS PLANNERS
400 Missouri Ave, Suite 100,
Jeffersonville, IN 47130
(502) 537-7620
OHM-ADVISORS.COM

STATE OF KENTUCKY
KEITH R. HOLZ
34802
LICENSED PROFESSIONAL ENGINEER

OWNER/DEVELOPER
T&C CONTRACTING, INC.
6301 PENDLETON ROAD
LOUISVILLE, KY 40272
(502) 937-3433

ISSUED FOR: PERMITTING 2026/04/13
REVISION DESCRIPTION DATE

PROJECT NUMBER 4586250010
PM TE

T+C CONTRACTING, INC.
MAINTANCE GARAGE
6301 Pendleton Road, Louisville, KY 40272

DETAILED DISTRICT DEVELOPEMENT PLAN

DEV

WM #2452

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