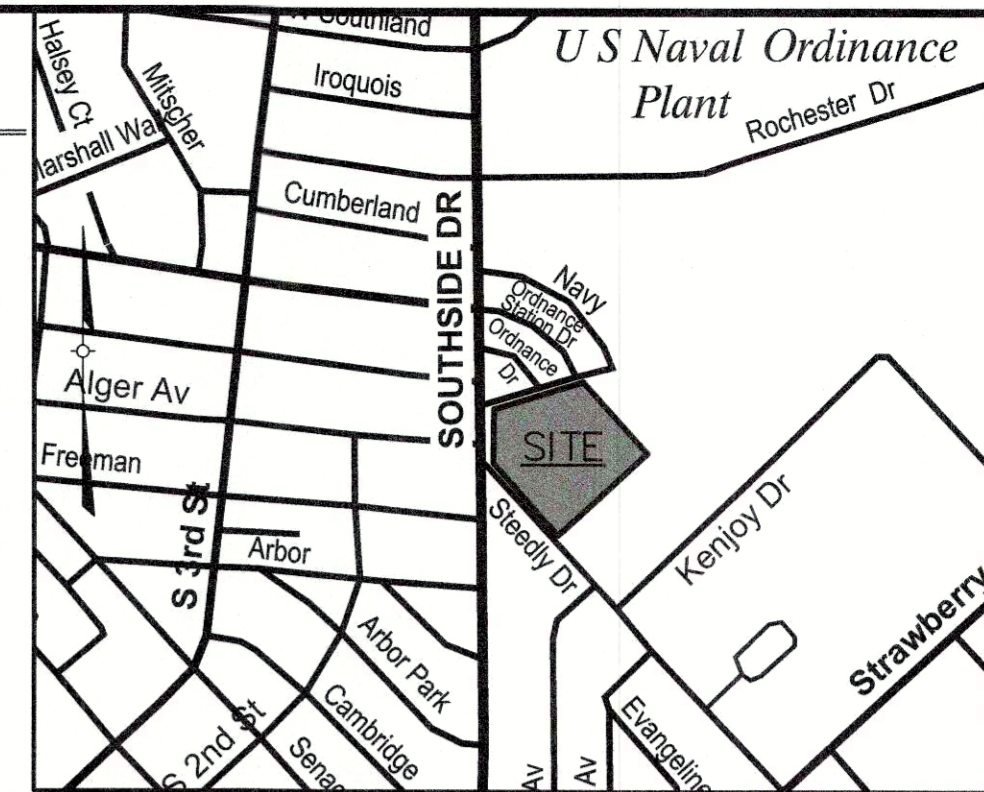


**WAIVER REQUESTED**

1. A Waiver is requested from Section 5.9.2.A.1.b.ii of the Louisville Metro Land Development Code to not provide vehicular & pedestrian connections to the east and south property lines.



LOCATION MAP  
NOT TO SCALE

**PRELIMINARY APPROVAL**  
Condition of Approval:  
  
M. [Signature] for TK 8-17-22  
Development Review Date  
  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

**C-M / SW REQUIREMENTS**

FRONT YARD & STREET SIDE YARD = 25' (PARKING PERMITTED)  
SIDE YARD = NONE (UNLESS ADJ TO RES SEE \*\*)  
REAR YARD = NONE (UNLESS ADJ TO RES SEE \*\*)  
\*\* INDUSTRIAL USES ADJ TO RES USE & ZONES SHALL PROVIDE A 50 FT LBA + 6 FT SCREEN

**PROJECT DATA**

TOTAL SITE AREA = 7.14± Ac. (311,227 S.F.)  
EXISTING ZONING = R-5  
PROPOSED ZONING = C-M  
FORM DISTRICT = SUBURBAN WORKPLACE  
EXISTING USE = SINGLE FAMILY  
PROPOSED USE = OFFICE/WAREHOUSE, CONTRACTORS SHOPS, COMMERCIAL (SHOPPING GOODS, SERVICE ORIENTED) & RESTAURANT

BUILDING HEIGHT = 30' (50' MAX. ALLOWED)  
BUILDING AREA = 67,500 SF  
F.A.R. = 0.2 (5.0 MAX. ALLOWED)

**PARKING REQUIRED**

OFFICE/WAREHOUSE & CONTRACTORS SHOPS	= 23 SP	MIN.	MAX.
45,000/2,000 S.F. MIN.			90 SP
45,000/500 S.F. MAX.			
COMMERCIAL (SHOPPING GOODS, SERVICE ORIENTED, RESTAURANT)	= 45 SP		
22,250/500 S.F. MIN.			223 SP
22,250/100 S.F. MAX.			

TOTAL PARKING REQUIRED = 68 SP 313 SP  
TOTAL PARKING PROVIDED = 179 SP  
(10 ADA SP INCLUDED)

**BIKE PARKING REQUIRED/PROVIDED**

RETAIL = 2 LONG TERM/2 SHORT TERM  
WAREHOUSE = 2 LONG TERM

**OUTDOOR AMENITY AREA**

REQUIRED & PROVIDED  
RETAIL 10% (22,250 S.F.) = 2,225 S.F.  
OFFICE/WAREHOUSE 10% (9,000 S.F.) = 900 S.F.

TOTAL VEHICULAR USE AREA = 130,580 S.F.  
INTERIOR LANDSCAPE AREA REQUIRED = 9,794 S.F. (7.5%)  
INTERIOR LANDSCAPE AREA PROVIDED = 12,541 S.F. (10%)

EXISTING IMPERVIOUS = 15,483 S.F.  
PROPOSED IMPERVIOUS = 129,815 S.F. (37% INCREASE)

**GENERAL NOTES:**

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
- Street trees are required and shall be planted in a manner that does not affect public safety or hamper sight distance. Final location will be determined during construction approval process.
- There is no outdoor storage proposed with this development.

**MSD NOTES:**

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by L.E. and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0074 E dated December 5, 2006.
- Drainage pattern depicted by arrows (====>) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Site discharges into the combined sanitary sewer system and shall limit the 100 year post-developed discharge to the 10 year pre-developed discharge per section 10.3.1.2 of the MSD design manual.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- 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 Mgmt. Practices.
- MSD drainage bond required prior to MSD construction plan approval.

SITE ADDRESS: 6101,6105 & 6107 SOUTHSIDE DR LOUISVILLE, KY 40214  
TAX BLOCK 059H, LOT 91,92 D.B. 11773, PG. 0711  
COUNCIL DISTRICT - 21  
FIRE PROTECTION DISTRICT - LOUISVILLE #3  
MUNICIPALITY - LOUISVILLE

SITE ADDRESS: 101,103,105,107,109 & 111 STEEDLY DRIVE LOUISVILLE, KY 40214  
TAX BLOCK 059H, LOT 93,94,95,96,97 & 98 D.B. 11773, PG. 0711  
COUNCIL DISTRICT - 21  
FIRE PROTECTION DISTRICT - LOUISVILLE #3  
MUNICIPALITY - LOUISVILLE

RECEIVED AUG 15 2022  
PLANNING & DESIGN SERVICES  
CASE: 21-ZONE-0161  
WM #12265

NO.	DATE	DESCRIPTION	BY
1	1/14/21	PER AGENCY COMMENTS	TF
2	1/31/22	PER AGENCY COMMENTS	AR
3	2/21/22	PER AGENCY COMMENTS	TF
4	8/11/22	8/11/22 LD&T COMMENTS	AR

REVISIONS

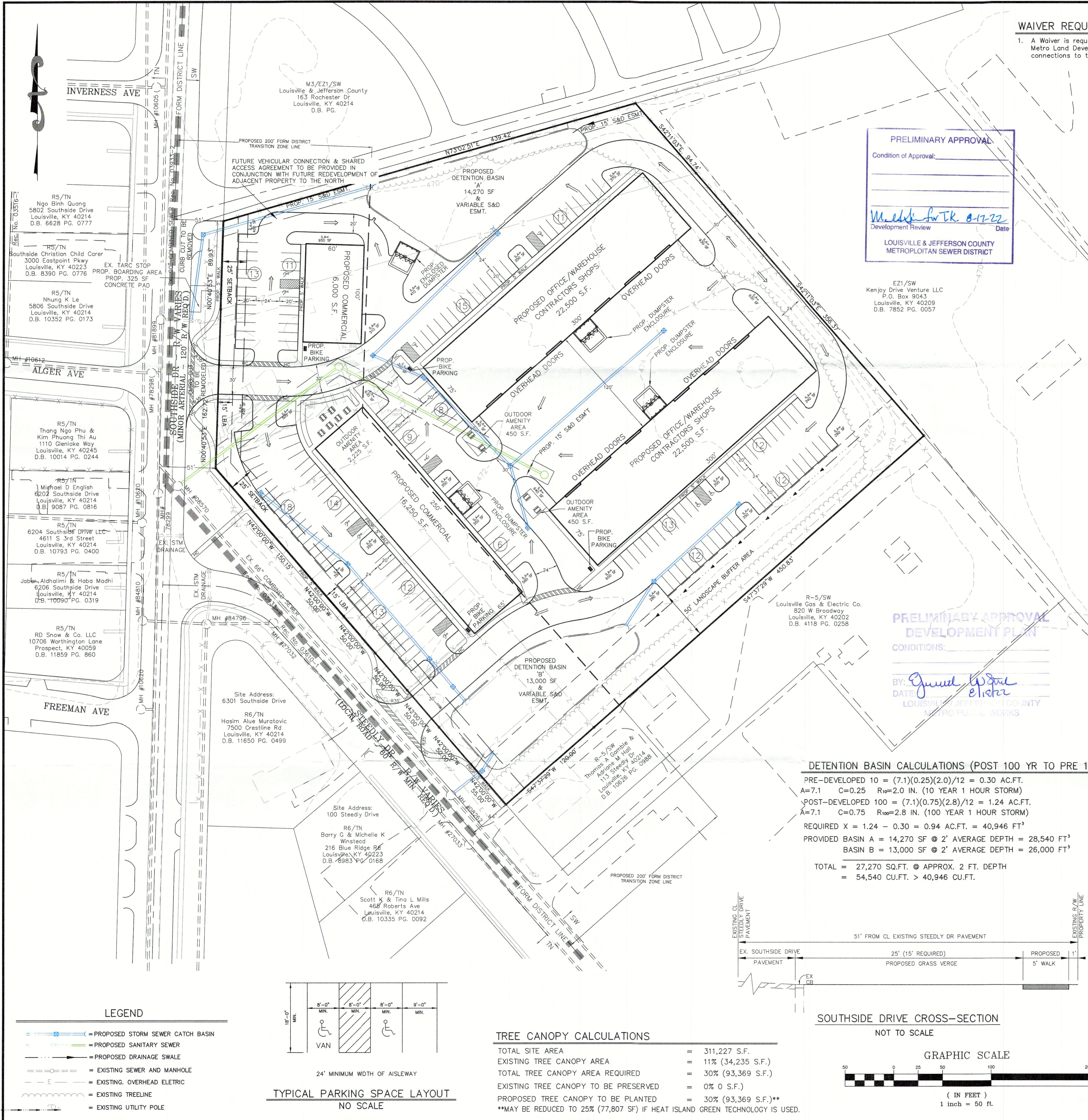
PROJECT DATA  
FILE NAME: 20204-DDDP  
DATE: 12/20/21  
SCALE: AS SHOWN  
CHECKED BY: AR  
DRAWN BY: TF

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FILE NAME: 20204-DDDP  
DATE: 12/20/21  
SCALE: AS SHOWN  
CHECKED BY: AR  
DRAWN BY: TF

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING - LAND SERVICES - LANDSCAPE ARCHITECTURE  
607 WATKINS AVE., SUITE 101 LOUISVILLE, KENTUCKY 40202  
PHONE: 502.441.9976 FAX: 502.441.9974  
WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN  
**SOUTHSIDE DRIVE**  
OWNER/DEVELOPER  
**TERESA NGUYEN & JUSTIN V DINH**  
6105 SOUTHSIDE DRIVE  
LOUISVILLE, KY 40214

JOB NO. 20204  
SHEET 1 OF 1

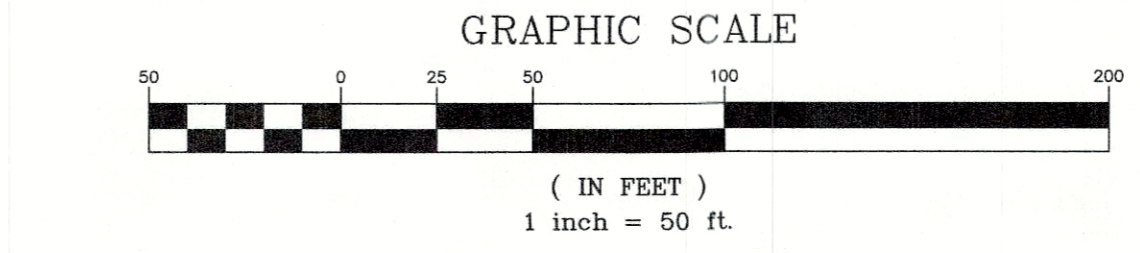
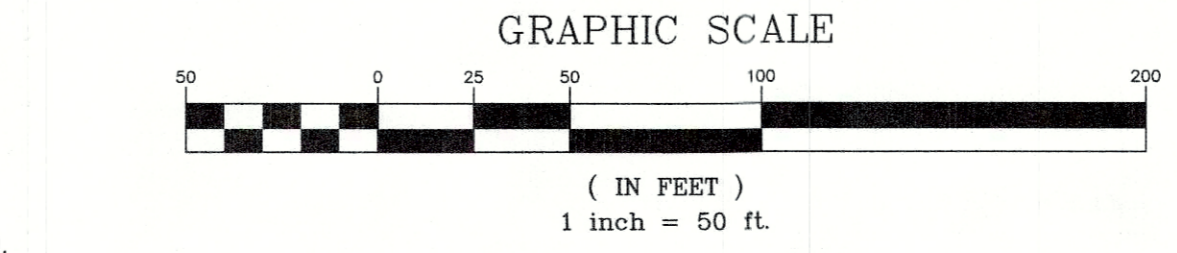


**DETENTION BASIN CALCULATIONS (POST 100 YR TO PRE 10)**

PRE-DEVELOPED 10 = (7.1)(0.25)(2.0)/12 = 0.30 AC.FT.  
A=7.1 C=0.25 R<sub>100</sub>=2.0 IN. (10 YEAR 1 HOUR STORM)  
POST-DEVELOPED 100 = (7.1)(0.75)(2.8)/12 = 1.24 AC.FT.  
A=7.1 C=0.75 R<sub>100</sub>=2.8 IN. (100 YEAR 1 HOUR STORM)  
REQUIRED X = 1.24 - 0.30 = 0.94 AC.FT. = 40,946 FT<sup>2</sup>  
PROVIDED BASIN A = 14,270 SF @ 2' AVERAGE DEPTH = 28,540 FT<sup>3</sup>  
BASIN B = 13,000 SF @ 2' AVERAGE DEPTH = 26,000 FT<sup>3</sup>  
TOTAL = 27,270 SQ.FT. @ APPROX. 2 FT. DEPTH  
= 54,540 CU.FT. > 40,946 CU.FT.

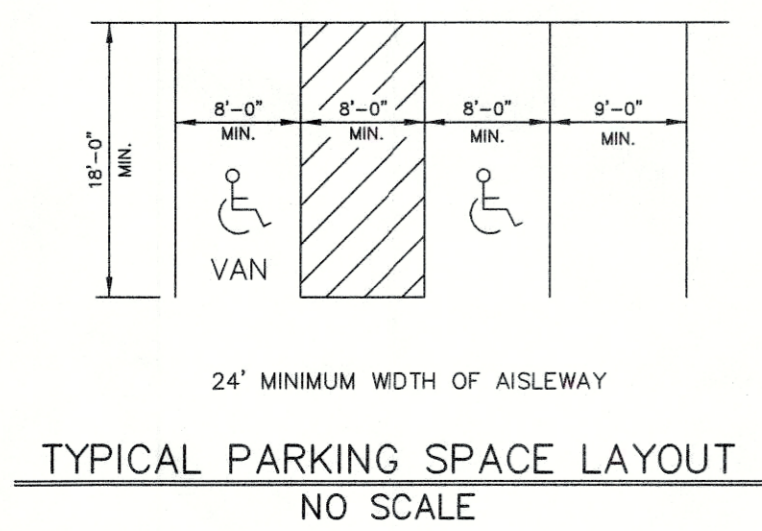
**SOUTHSIDE DRIVE CROSS-SECTION**

NOT TO SCALE



**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA = 311,227 S.F.  
EXISTING TREE CANOPY AREA = 11% (34,235 S.F.)  
TOTAL TREE CANOPY AREA REQUIRED = 30% (93,369 S.F.)  
EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)  
PROPOSED TREE CANOPY TO BE PLANTED = 30% (93,369 S.F.)\*\*  
\*\*MAY BE REDUCED TO 25% (77,807 SF) IF HEAT ISLAND GREEN TECHNOLOGY IS USED.



**LEGEND**

[Symbol]	PROPOSED STORM SEWER CATCH BASIN
[Symbol]	PROPOSED SANITARY SEWER
[Symbol]	PROPOSED DRAINAGE SWALE
[Symbol]	EXISTING SEWER AND MANHOLE
[Symbol]	EXISTING OVERHEAD ELECTRIC
[Symbol]	EXISTING TREELINE
[Symbol]	EXISTING UTILITY POLE