

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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 (BEST MANAGEMENT PRACTICES) 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 SEED, 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.

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 DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

GENERAL NOTES:

- 1. 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.
- 2. 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.
- 3. 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."
- 4. THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT.
- 5. 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 PROTECTED 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.
- 6. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT IF THE THRESHOLDS ARE MET.
- 7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 8. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 9. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY LOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.

MSD NOTES:

- 1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- 2. WASTEWATER: SANITARY SEWER BY PROPOSED PROPERTY SEWER CONNECTION AND SUBJECT TO FEES FOR CAPACITY AND CONNECTION AND THE PROJECT LIES IN THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY AN EXISTING LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- 3. DRAINAGE / STORM WATER: DETENTION IS PROVIDED ON LOT 1 AS DEPICTED ON THE PROJECT PLAN. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 4. EROSION & 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. APPROVAL OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.

TRANSPORTATION PLANNING NOTES:

- 1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND LOUISVILLE METRO WORKS R/W WITHOUT AN ENCROACHMENT PERMIT.
- 2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY LOUISVILLE METRO PUBLIC WORKS.
- 3. VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS STANDARDS.
- 4. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS, IF REQUIRED.
- 5. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES. IF REQUIRED.
- 6. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- 7. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- 8. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

FLOOD NOTE:

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #2111100078E, EFFECTIVE 12/5/06. BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN.

SOIL DESCRIPTION:

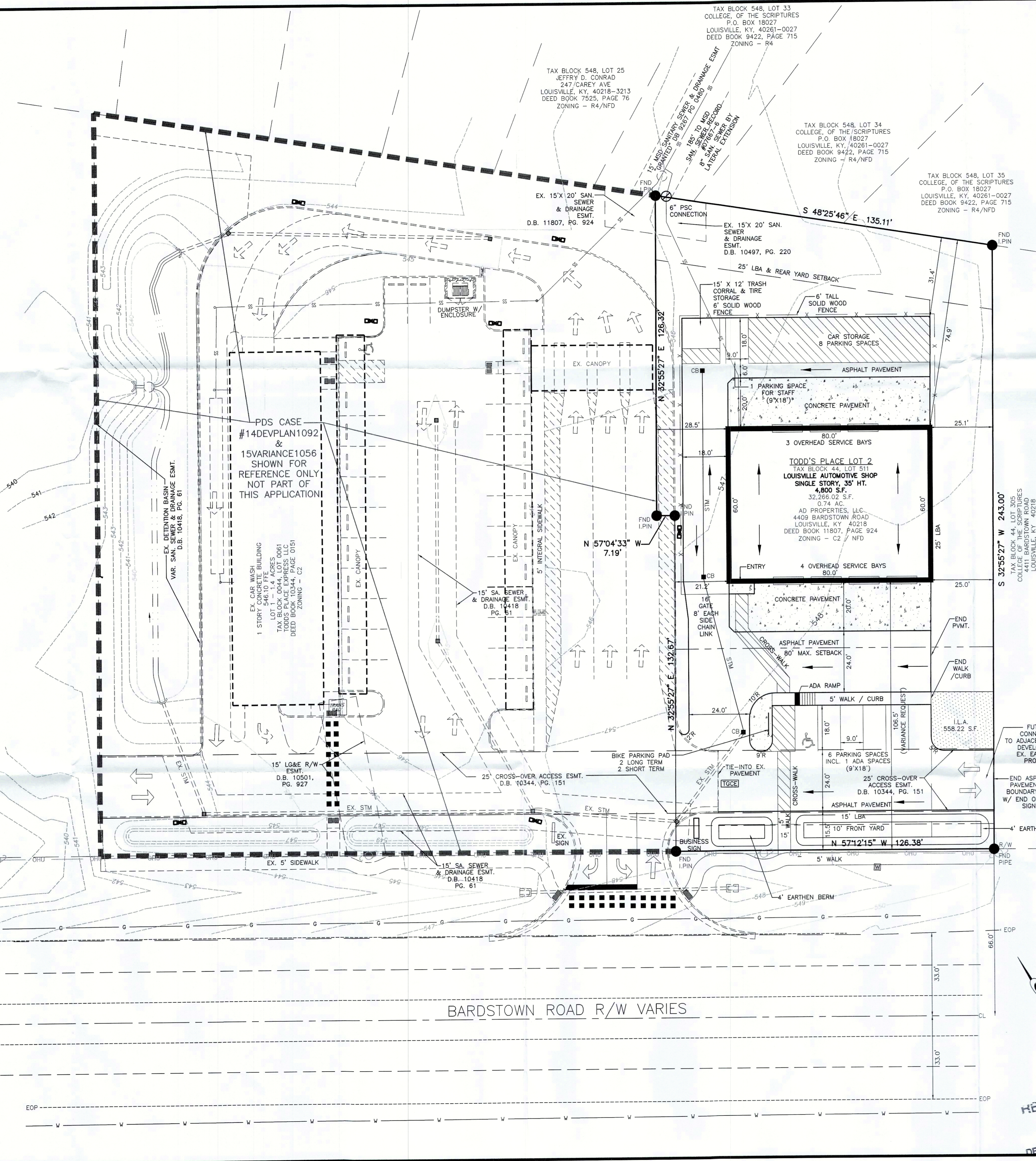
ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND (U₆).

APPLICABLE MSD STANDARD DRAWINGS:

- STABILIZED CONSTRUCTION ENTRANCE [TCE] ER-01-03
- SILT FENCE [SF] EF-09-02
- STONE BAG INLET PROTECTION [] EF-03-02

LEGEND:

- EXISTING BOUNDARY LINE
- EXISTING BOUNDARY LINE REMOVED
- EXISTING BOUNDARY LINE
- EXISTING CONTOURS
- PROPOSED FENCE
- DRAINAGE FLOW ARROWS
- FND FOUND
- EX EXISTING
- EOP EDGE OF PAVEMENT
- R/W RIGHT OF WAY
- CL CENTERLINE



PROJECT DATA:

PROPERTY SIZE	32,266.02 S.F. / 0.74 AC.
EXISTING USE	VACANT
EXISTING ZONING	C2
EXISTING FORM DISTRICT	NEIGHBORHOOD FORM DISTRICT
PROPOSED USE	LOUISVILLE AUTOMOTIVE SHOP
PROPOSED ZONING	UNCHANGED
PROPOSED FORM DISTRICT	UNCHANGED
PROPOSED BUILDING SIZE	4,800 S.F. ± W/ 7 SERVICE BAYS
FLOOR AREA RATIO (F.A.R.)	0.15 F.A.R. (ALLOWED 5.0)
MIN. LOT SIZE	0 S.F.
MIN. LOT WIDTH	0'
MIN. FRONT / STREET SIDE YARD	10'
MAX. SETBACK	80'
MIN. SIDE YARD	0'
MIN. REAR YARD	25'
MAX. BUILDING HEIGHT	35'
PARKING MIN.	7 SPACES
	(1 SP. / SERVICE BAY)
PARKING MAX.	14 SPACES
	(2 SP. / SERVICE BAY)
PARKING PROVIDED:	7 SPACES
BIKE PARKING MIN.	2 LONG TERM AND 2 SHORT TERM
BIKE PARKING PROVIDED	2 LONG TERM AND 2 SHORT TERM
VEHICLE USE AREA	8,952 S.F.
INTERIOR LANDSCAPE AREA REQ. (5%)	447.6 S.F.
INTERIOR LANDSCAPE ARE PROVIDED	558.22 S.F.
TREE CANOPY	
CANOPY CLASS	CLASS C
LAND AREA	32,266.02 S.F. / 0.74 AC.
EX. TREE CANOPY	0 S.F. (0%)
TREE CANOPY AREA % REQ.	35%
TREE CANOPY AREA REQ.	11,293.11 S.F.
NEW TREE CANOPY AREA PROVIDED	11,520 S.F.
16-TYPE "A" TREES	
720 S.F. EACH	
TOTAL TREE CANOPY % PROVIDED	11,520 S.F. (35.70%)

DRAINAGE CALCULATIONS:

SITE DISTURBANCE AREA = 32,266.02 S.F. / 0.74 AC.

TOTAL SITE AREA = 32,266.02 S.F. / 0.74 AC.

TOTAL EXISTING IMPERVIOUS AREA = 0.00 S.F.

TOTAL PROPOSED IMPERVIOUS AREA = 20,605.84 S.F.

EXISTING RUN-OFF COEFFICIENT = 0.25 (C)

DEVELOPED RUN-OFF COEFFICIENT = 0.70 (C)

RUNOFF VOLUME CALCS:

X = (CRA/12 FOR 1 HOUR 100 YR. STORM

= (0.70-0.25) (2.8) (0.74 ACRES) / 12

= 0.0777 AC.-FT.

STORM WATER RUN-OFF TO BE ROUTED TO STORM PIPE STUBS ON PROPERTY THAT WERE INSTALLED DURING LOT 1 DEVELOPMENT AND DETAINED IN THE BASIN ON LOT 1 OF TODD'S PLACE.

VARIANCE REQUEST:

CHAPTER 5, PART 3, TABLE 5.3.2 - DIMENSIONAL STANDARDS NON-RESIDENTIAL USES

TO ALLOW FOR THE MAXIMUM SETBACK TO BE INCREASED FROM 80' TO 106.5'.

Robert S. ...
Professional Engineer
8166
4/12/21

GRAPHIC SCALE 1"=20'
0 5 10 20 40

CASE # 21-DDP-0009
PREVIOUS CASE # 10374, 15VARIANCE1056, 14VARIANCE1092
MSD WM # 9809

REVISED DETAILED DISTRICT DEVELOPMENT PLAN TODD'S PLACE LOT 2 / LOUISVILLE AUTOMOTIVE SHOP

4409 BARDSTOWN ROAD
LOUISVILLE, KY 40218
T.B. 44, LOT 511
D.B. 11807, PG. 924
OWNER / DEVELOPER:
AD PROPERTIES, LLC
6817 WOODHAVEN PLACE DR,
LOUISVILLE, KY 40228
PLAN DATE: 1.24.2021
REVISION DATE: 4.9.2021
C. R. P. & ASSOCIATES, INC.
7321 New LaGrange Road, Suite 111
Louisville, KY. 40222
(502)423-8747

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PLANNING & DESIGN SERVICES

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