

GENERAL NOTES:

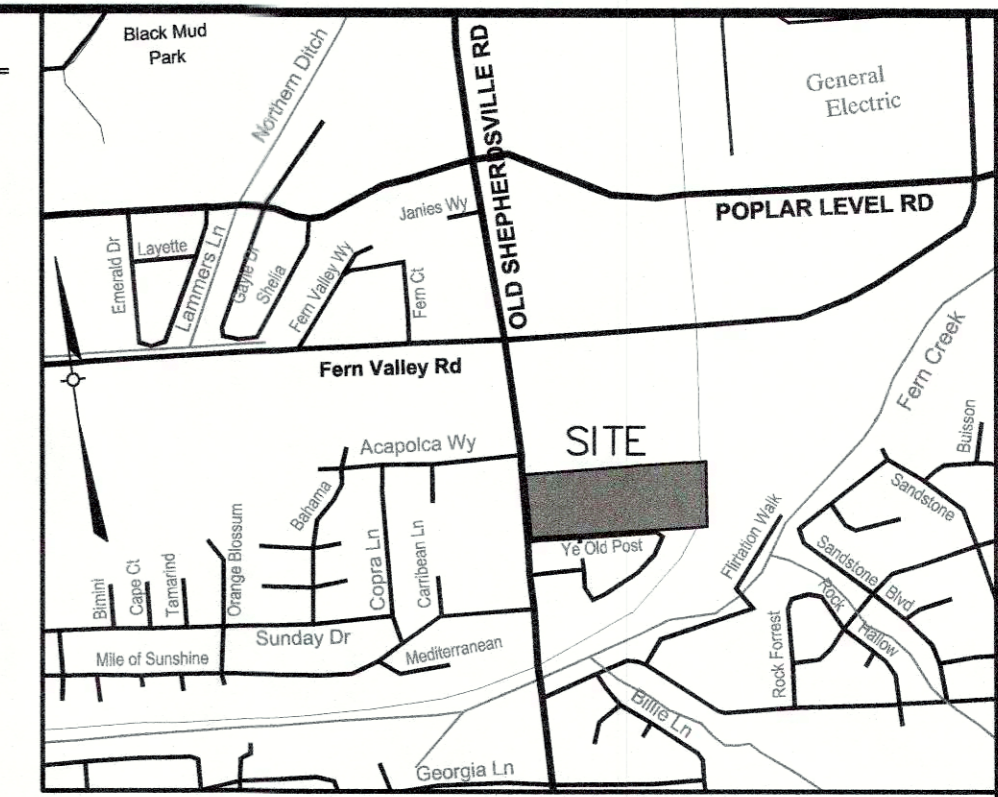
- Parking areas and drive lanes to be a hard and durable surface.
- State Highway encroachment permit will be required for any work done in the right-of-way prior to Metro Public Works construction plan approval.
- No increase in drainage run-off to state roadways.
- There shall be no commercial signs 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.
- The developer/property owner shall install a concrete boarding pad, bench pad, and then notify TARC when the construction is complete. TARC will then install a standard bench, in addition the developer/owner shall clean the stop as needed.
- Dumpster to be provided inside the building.
- Derek Triplett, RLA performed a site investigation on 4/15/19 and there was no evidence of KARST features.
- Per LDC Section 5.5.2, all proposed loading docks shall be visually screened from adjacent residential properties.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public rights-of-way, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least three (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- This development shall comply with section 5.7.1.B.3.b of the Land Development Code regarding the landscaping and screening along the south property line abutting residential use.

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 connection 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. 21111C0094E & 21111C0095E 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.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- 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.
- KYTC & Railroad approval may be required prior to MSD construction plan approval.
- Run-off volume impact fee required. Calculations based on Regional Facilities Fee x 1.5.

PROJECT DATA

TOTAL SITE AREA	= 16.1± Ac. (699,706 SF)	BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)
EXISTING ZONING	= R-4 & C2	TOTAL VEHICULAR USE AREA	= 73,718 SF (LOADING DOCKS NOT INCLUDED)
EXISTING FORM DISTRICT	= SUBURBAN WORKPLACE/ NEIGHBORHOOD	INTERIOR LANDSCAPE AREA REQUIRED	= 5,529 SF (7.5%)
PROPOSED FORM DISTRICT	= SUBURBAN WORKPLACE	INTERIOR LANDSCAPE AREA PROVIDED	= 7,346 SF
PROPOSED ZONING	= C-M	EXISTING IMPERVIOUS AREA	= 62,386 SF
EXISTING USE	= DRIVING RANGE	PROPOSED IMPERVIOUS AREA	= 461,957 SF (640% INCREASE)
PROPOSED USE	= OFFICE/WAREHOUSE		
PROPOSED BUILDING HEIGHT	= (45' MAX. ALLOWED)		
PROP BUILDING AREA	= 11,200 SF		
PROPOSED OFFICE AREA	= 272,500 SF		
WAREHOUSE AREA	= 283,700 SF		
TOTAL BUILDING AREA	= 283,700 SF		
F.A.R.	= 0.41 (3.0 MAX ALLOWED)		
PARKING REQUIRED	MIN. MAX.		
OFFICE			
1 SP/350 SF MIN.	= 32 SP		
1 SP/200 SF MAX.	= 56 SP		
WAREHOUSE			
1 SP/1.5 EMPLOYEES (113 EMPLOYEES)	= 76 SP		
1 SP/1 EMPLOYEE (113 EMPLOYEES)	= 113 SP		
-10 TARC CREDIT	= 108 SP 169 SP		
TOTAL PARKING REQUIRED	= 98 SP 169 SP		
TOTAL PARKING PROVIDED	= 162 SPACES (5 CP SP INCLUDED) (6 ADA SP INCLUDED)		



LOCATION MAP NOT TO SCALE

REVISIONS	
NO.	DATE
1	4/22/19
2	5/13/19
3	5/22/19
DESCRIPTION	
BY	JH
DATE	DT
REVISION PER AGENCY COMMENTS	
PER AGENCY COMMENTS	

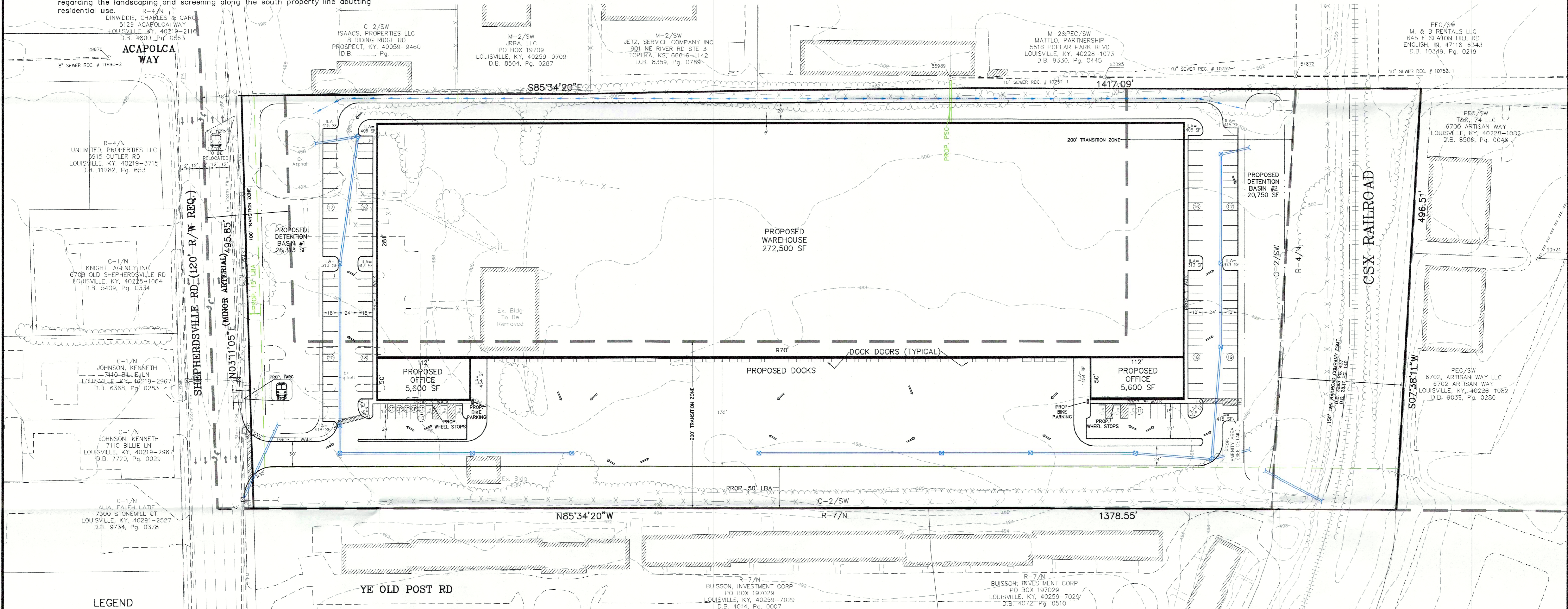
PROFESSIONAL'S SEAL

PROJECT DATA	
FILE NAME:	19045-RDDP.dwg
DATE:	04-08-19
CHECKED BY:	DT
SCALE:	AS SHOWN
DRAWN BY:	JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 655 WINGFIELD DRIVE SUITE 100
 FORT MITCHELL, KY 41074
 TEL: 502.444.9775 FAX: 502.444.9774
 WEB SITE: WWW.LD&D.COM

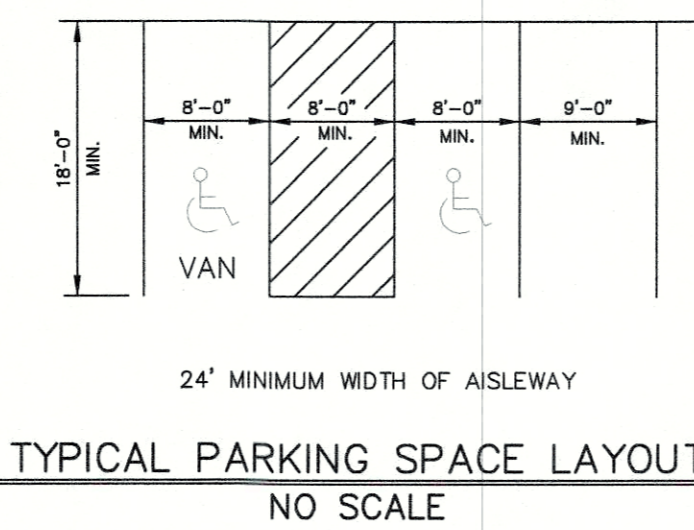
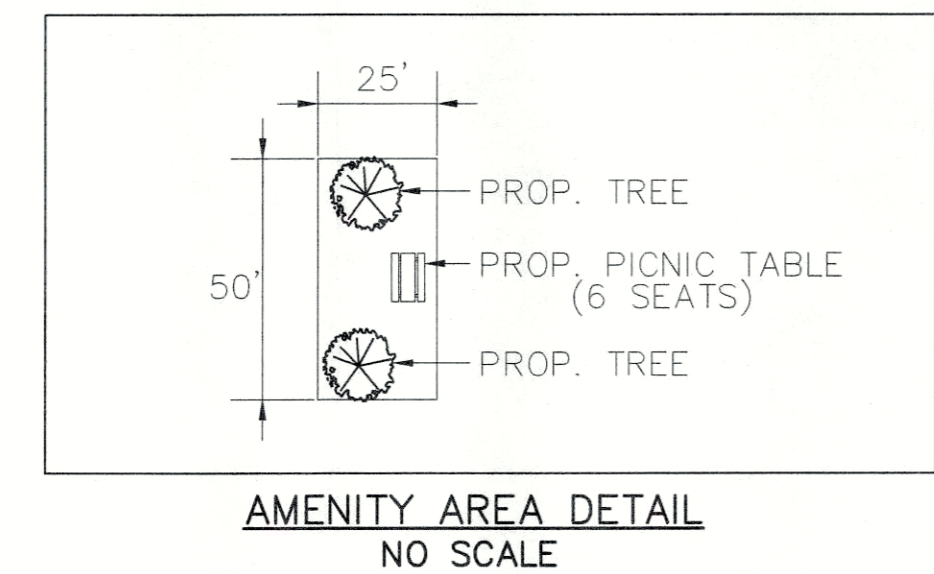
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
6611 SHEPHERDSVILLE ROAD
 DEVELOPER
CORE 5 INDUSTRIAL PARTNERS
 250 GRANDVIEW DRIVE STE 260
 FORT MITCHELL, KY 41017

NO. **19045**
 SHEET **1** OF **1**



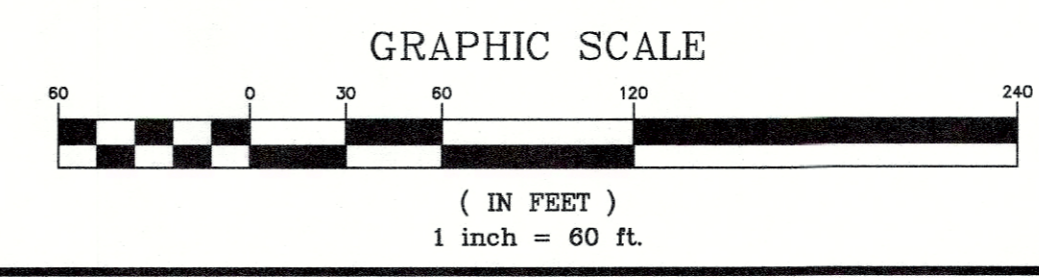
LEGEND

	PROPOSED CAR POOL SPACE
	EX. UTILITY POLE
	EX. FIRE HYDRANT
	EX. WATER METER
	EX. WATER VALVE
	EX. GAS METER
	EX. GAS VALVE
	EX. UNDERGROUND GAS LINES
	EX. UNDERGROUND WATER LINES
	EX. OVERHEAD ELECTRIC LINES
	EX. FENCE
	EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	EXISTING SEWER AND MANHOLE
	PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	PROPOSED SEWER AND MANHOLE
	EX. TREE LINE
	DRAINAGE FLOW DIRECTION
	EX. CONTOUR



TREE CANOPY CALCULATIONS

TOTAL SITE AREA (CLASS B SITE)	= 699,706 SF
EXISTING TREE CANOPY AREA	= 95,282 SF (14% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (139,942 SF)
TOTAL TREE CANOPY TO BE PLANTED	= 20% (140,400 SF)



DETENTION BASIN #1 CALCULATIONS

X = Δ CRA/12	
ΔC = 0.78 - 0.6 = 0.18	
A = ACRES = 3.99	
R = INCHES = 2.8	
X = (0.18)(3.99)(2.8)/12 = 0.17 AC.-FT.	
REQUIRED = 7,405 CU.FT.	
PROVIDED BASIN = 26,313 SQ.FT.	
TOTAL = 26,313 SQ.FT. @ APPROX. 1 FT. DEPTH	
= 26,313 CU.FT. > 7,405 CU.FT.	

DETENTION BASIN #2 CALCULATIONS

X = Δ CRA/12	
ΔC = 0.76 - 0.25 = 0.51	
A = ACRES = 12.07	
R = INCHES = 2.8	
X = (0.51)(12.07)(2.8)/12 = 1.43 AC.-FT.	
REQUIRED = 62,290 CU.FT.	
PROVIDED BASIN = 20,750 SQ.FT.	
TOTAL = 20,750 SQ.FT. @ APPROX. 3.25 FT. DEPTH	
= 67,437 CU.FT. > 62,290 CU.FT.	

OWNER:
 COUNTRY CLUB RECREATION INC
 2008 NEWMARKET DR
 LOUISVILLE, KY 40222

SITE ADDRESS:
 6611 SHEPHERDSVILLE RD
 LOUISVILLE, KY 40228
 TAX BLOCK 0635, LOT 0007
 D.B. 5708, PG. 0872

RECEIVED
 MAY 23 2019
 PLANNING & DESIGN SERVICES
 CASE: 19ZONE1023
 RELATED CASE: 09-091-87
 WM #2707

19Zone1023