



LEGEND

---XXX---	EXISTING CONTOUR
---X---X---	EXISTING TREE MASS
---X---	EXISTING FENCE
---X---	EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
---X---	EXISTING HEADWALL W/ PIPE
---X---	EXISTING SANITARY MANHOLE W/PIPE
---X---	EXISTING PROPERTY SERVICE CONNECTION
---X---	EXISTING WATER METER
---X---	EXISTING GAS MARKER
---X---	EXISTING UTILITY POLE
---X---	EXISTING DOWN GUY
---X---	EXISTING FIRE HYDRANT
---X---	EXISTING OVERHEAD UTILITIES
---X---	PROPOSED DITCH/SWALE
---X---	PROPOSED DRAINAGE ARROW
---X---	FORM DISTRICT BOUNDARY

SITE DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	C-1
PROPOSED ZONING	M-2
EXISTING LAND USE	PARKING LOT
PROPOSED LAND USE	HEAVY TRUCK PARKING/STORAGE
TOTAL LAND AREA	0.42± AC./18,112.4± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	18112± S.F.
TREE CANOPY CATEGORY	CLASS X
EXISTING TREE CANOPY	0± S.F. (0%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	3,622± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	3,622± S.F. (20%)

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

IMPERVIOUS AREA:

PREVIOUS CONDITION IMPERVIOUS AREA	1,680± S.F.
PROPOSED CONDITION IMPERVIOUS AREA	11,361± S.F.
NET INCREASE IMPERVIOUS AREA	9,681± S.F.

WAIVER REQUESTS:

- A WAIVER OF 10.2.4. OF THE LDC IS REQUESTED TO OMIT THE REQUIRED 15' PERIMETER LANDSCAPE BUFFER AND PLANTINGS ALONG THE SITES WEST AND EAST PROPERTY LINES.
- A WAIVER OF 10.2.10. OF THE LDC IS REQUESTED TO OMIT THE 10' PERIMETER VEHICLE USE AREA LANDSCAPE BUFFER AREA.

VARIANCE REQUEST:
 A VARIANCE OF 5.3.1.C.5. OF THE LDC IS REQUESTED TO OMIT THE MINIMUM 10' FRONT YARD.

NOTE:
 LAND SURVEY AND TOPOGRAPHIC INFORMATION PROVIDED BY CARDINAL SURVEYING.

GRAPHIC SCALE 1"=20'
 0 10 20 40
 CASE # 18ZONE1065
 MSD WM # 11853

GENERAL NOTES:

- 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 BUECHAL 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 (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.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

MSD NOTES:

- DRAINAGE/STORMWATER DETENTION: DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES. 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.
- 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 (2111CO 775).
- SITE IS SUBJECT TO REGIONAL FACILITY FEE FOR THE INCREASED RUNOFF VOLUME. CAPACITY OF THE DOWNSTREAM SYSTEM IN THE RIGHT OF WAY DOWN TO THE INTERMITTENT BLUELINE STREAM IS REQUIRED TO BE VERIFIED PRIOR TO CONSTRUCTION PLAN APPROVAL.

PUBLIC WORKS AND KTC NOTES:

- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- 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.
- 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.
- METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
- CONSTRUCTION PLANS, BOND, PERMIT AND MSD APPROVAL REQUIRED PRIOR TO METRO WORKS CONSTRUCTION APPROVAL. (SEE MSD NOTE #4)
- PUBLIC WORKS TO GRANT A WAIVER TO ALLOW THE EXISTING RIGHT OF WAY TO BE ADEQUATE AND NO ADDITIONAL RIGHT OF WAY REQUIRED AT THIS TIME.
- UPON A CHANGE IN USE/FUTURE DEVELOPMENT OF THE SITE, A UNIFIED ACCESS AND CIRCULATION SYSTEM MAY BE REQUIRED BY METRO WORKS TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT THE ADJACENT SITES AS DETERMINED APPROPRIATE. 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.



Revisions	01/18/19 PER AGENCY COMMENTS
Vertical Scale:	N/A
Horizontal Scale:	1"=20'
Date:	12/18/18
Job Number:	3573
Sheet	1
of	1