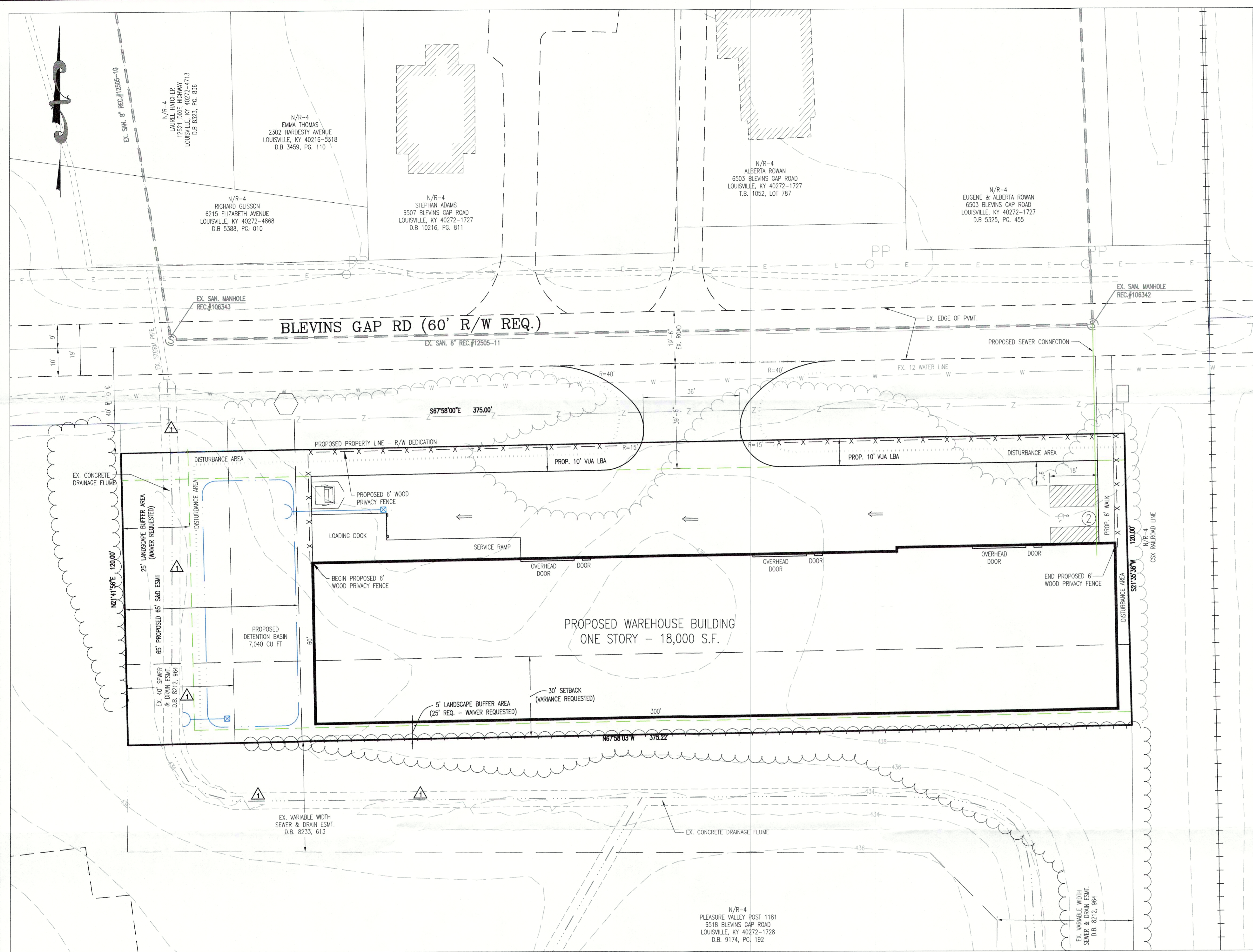


P:\17261\DWG\Planning\17261_DDDP No Gate 9-5-18.dwg 9/6/2018 11:28:24 AM, 11

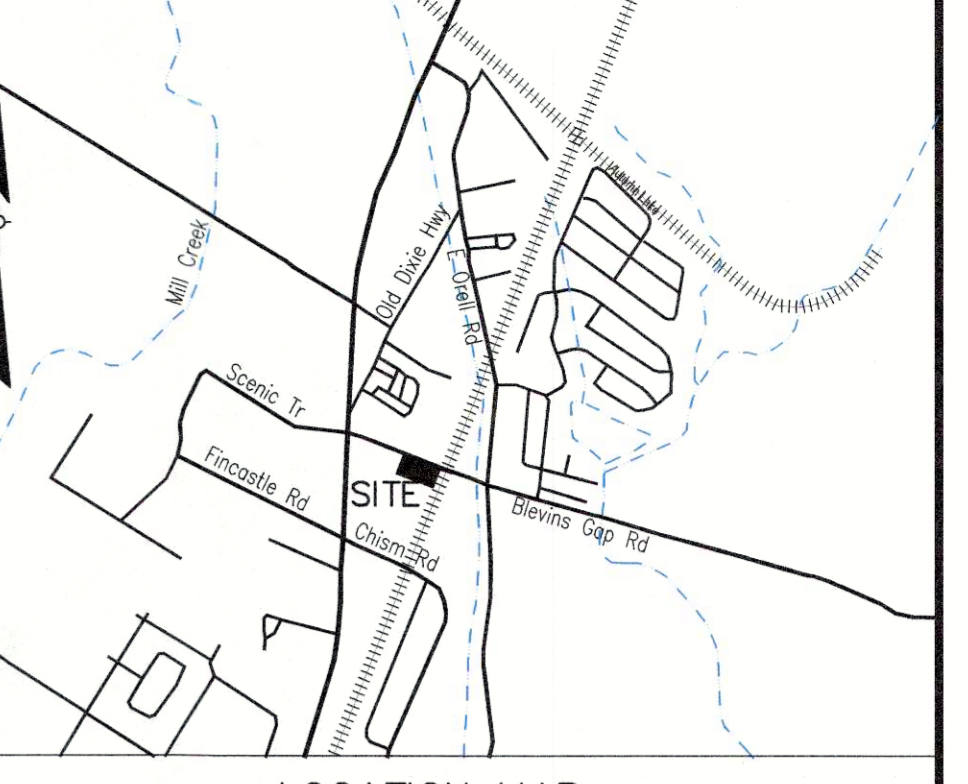


WAIVER REQUEST

- A WAIVER IS REQUESTED FROM THE LAND DEVELOPMENT CODE (LDC) CHAPTER 10, TABLE 10.2.2: LANDSCAPE BUFFER AREA SIZE AND PLANNING REQUIREMENTS; TO REDUCE THE 25' LANDSCAPE BUFFER AREA ALONG THE SOUTHERN PROPERTY LINE TO 5'.
- A WAIVER IS REQUESTED FROM THE LDC 10, SECTION 2.4.B.3: EXPLANATORY TEXT AND EXCEPTIONS; TO ALLOW THE EXISTING SEWER & DRAINAGE EASEMENT TO COMPLETELY OVERLAP THE REQUIRED 25' LANDSCAPE BUFFER AREA ALONG THE WESTERN PROPERTY LINE.
- A WAIVER IS REQUESTED FROM THE LDC CHAPTER 5.5.2.A.1; TO NOT PROVIDE WINDOWS ALONG THE PRIMARY FACADE OF THE BUILDING.

VARIANCE REQUEST

- A VARIANCE IS REQUESTED FROM THE LAND DEVELOPMENT CODE, CHAPTER 5, TABLE 5.3.2: DIMENSIONAL STANDARDS: NON-RESIDENTIAL TO RESIDENTIAL SETBACK (NO LOADING); TO ALLOW THE PROPOSED WAREHOUSE BUILDING TO ENCRoACH INTO THE REQUIRED 30' SETBACK.



PROJECT DATA

TOTAL SITE AREA	= 1.033 ACRES (44,997 S.F.)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= C-M
EXISTING USE	= UNDEVELOPED
PROPOSED BUILDING AREA	= WAREHOUSE
PROPOSED BUILDING HEIGHT	= ONE STORY: 18'-24" (30' HT. MAXIMUM PER FORM DISTRICT)
FAR	= 0.41 (5.0 MAXIMUM PER C-M ZONING)
PARKING REQUIRED	MIN. 2 SPACES
150%/1.5 EMPLOYEE	2 SPACES
150%/1 EMPLOYEE	= 2 SPACES (1 ACCESSIBLE SPACES REQUIRED/INCLUDED)
TOTAL PARKING PROVIDED	= 2 LONG TERM PROVIDED (INDOORS)
BICYCLE PARKING REQUIRED/PROVIDED	= 8,605 S.F.
TOTAL VEHICULAR USE AREA	= NOT APPLICABLE (VIA ENCLOSED BY FENCE & GATE)
INTERIOR LANDSCAPE AREA REQUIRED	= 717 S.F. (EXISTING CONCRETE DRAINAGE FLUME)
EXISTING IMPERVIOUS AREA	= 30,340 S.F. (97.64% INCREASE)
PROPOSED IMPERVIOUS AREA	= 38,362 S.F. (0.88+ ACRES)
TOTAL AREA OF DISTURBANCE	

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.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- 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.
- Property boundary and bearings by Marion & Associates, dated 8/30/17. All other site information is from LQUC mapping and does not constitute a survey.
- Lot consolidation shall be recorded prior to construction approval.
- A minimum 5' height concrete curb will be provided at the edge of pavement to prevent vehicles from overhanging onto sidewalks, adjacent properties, public right-of-ways and landscape areas.
- Construction plans, bond and permit are required by Metro Public Works prior to construction approval.
- Right-of-way dedication by deed or minor plat shall be recorded prior to construction approval by Public Works.
- The fee-in-lieu option shall be applied for the sidewalk required along Blevins Gap Road. The fee-in-lieu amount will be calculated per the approved construction plans and must be paid prior to construction approval by Metro Public Works.
- In addition to the proposed 6' privacy-style wood fence along the Blevins Gap Road Frontage, a solid evergreen shall be provided that at a mature height will screen loading areas from view of public ways and residential property. This screen shall be shown on the approved landscape plan.
- An agreement to plant and maintain off-site trees on the property known as 6518 Blevins Gap Road shall be secured prior to certificate of occupancy.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's 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.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 210120C0121E dated December 5, 2006.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes. 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.
- The site has a MSD thru drainage Easement per Deed Book 8212, Page 964.
- A Downstream Facilities Capacity Request will be submitted to MSD.
- 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 Management Practices.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- On site detention will be provided. Post developed peak flows will be limited to predeveloped peak flows for the 2, 10, 25 and 100 year storms or to capacity of the downstream system, whichever is more restrictive.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 44,997 S.F.
EXISTING TREE CANOPY AREA	= 18,000 S.F. (40% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
CLASS CANOPY REQUIREMENTS	= 20% (CLASS C 41%-75% with 0% PRESERVED)
TOTAL TREE CANOPY AREA PROPOSED	= 9,360 S.F. (20%)

DETENTION BASIN CALCULATIONS

X = 8 CRV/12
 AC = 0.83-0.23=0.6
 A = 1.03 ACRES
 R = 2.8 INCHES
 X = (0.8)(1.03)(2.8)/12 = 0.144 AC.-FT. (6,273 CU.FT.)
 REQUIRED 6,273 AC. FT.< PROVIDED =7,040 CU FT (3,200 sf @ 2.2' DEEP)

Condition of Approval: _____

Tom Kilgore 9-19-18
 Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- EXISTING DRAINAGE SWALE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD ELECTRIC
- EXISTING RAILROAD TRACKS
- EXISTING TREELINE
- EXISTING CONTOURS
- EXISTING CONTOURS
- DISTURBANCE AREA

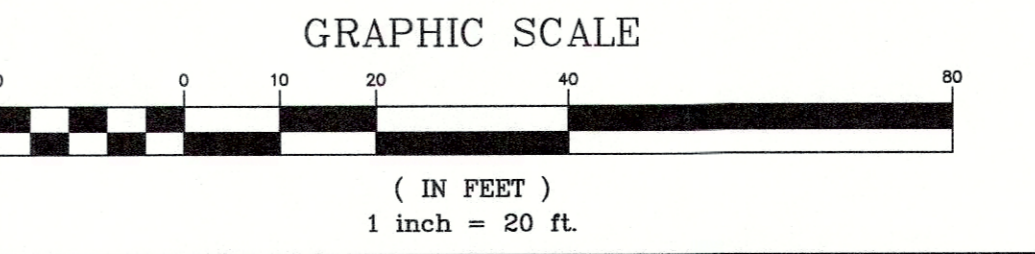
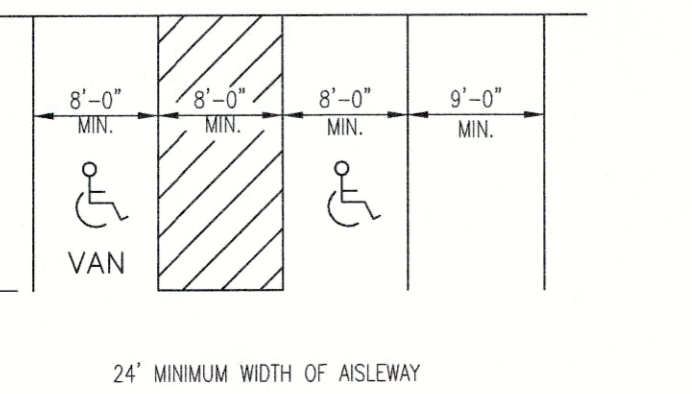
MSD STANDARD EROSION CONTROLS

- STONE BAG CHECK DAM IN CONCRETE FLUMES

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: _____

BY: *Janet W. [Signature]*
 DATE: 9/19/18
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



SITE ADDRESS:
 6502 BLEVINS GAP ROAD
 LOUISVILLE, KY 40205
 TAX BLOCK 1113, LOT 39
 D.B. 10960, PG. 016
 COUNCIL DISTRICT - 14
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK

CASE: 1820NE1015
 RELATED CASES: NONE
 WM#11541

REVISIONS	
NO.	DATE
1	4/11/18
2	6/20/18
3	8/15/18
4	9/16/18

PROJECT DATA	
FILE NAME:	17261 DDDP.dwg
DATE:	3/26/2018
CHECKED BY:	SBS
DRAWN BY:	SBS/AH

PROJECT DATA	
FILE NAME:	17261 DDDP.dwg
DATE:	3/26/2018
CHECKED BY:	SBS
DRAWN BY:	SBS/AH

L&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SERVICES • LANDSCAPE ARCHITECTURE
 505 WAREHOUSERS WOODLAND DRIVE PLAINFIELD, NJ 07048
 TEL: 908-461-4444 FAX: 908-461-4444
 WWW.LD&D.COM

WAREHOUSE BLUEGRASS LAWN AND GARDEN
 OWNER/DEVELOPER
JAMES KILGORE
 4509 BLEVINS GAP ROAD
 LOUISVILLE, KY 40272
 502.933.1724

JOB NO.	17261
SHEET	1 OF 1

1820NE1015