

**WAIVERS REQUESTED**

1. FROM SECTION 5.5.1.A.1.a. TO ALLOW THE PRINCIPAL BUILDING ENTRANCE ON TRACT 2 TO NOT FACE SOUTHSIDE DRIVE.
2. FROM SECTION 5.5.1.A.3 TO ALLOW PARKING IN FRONT OF BUILDING.
3. FROM SECTION 5.5.1.a.3.d TO NOT PROVIDE PEDESTRIAN AND VEHICULAR CONNECTIONS TO THE ADJACENT PROPERTIES.

**VARIANCE REQUESTED**

1. FROM SECTION 5.2.4.C.3.a TO ALLOW THE BUILDINGS TO EXCEED THE 15' MAXIMUM FRONT SETBACK REQUIREMENT.

**PROJECT DATA**

TOTAL SITE AREA	= 1.71 AC (74,785 SF)
TRACT ONE	= 0.36 AC (15,786 SF)
TRACT TWO	= 1.35 AC (58,999 SF)
R/W DEDICATION AREA	= 3,350 SF
NET SITE AREA	= 1.64 AC (71,435 SF)
EXISTING ZONING	= R-5
PROPOSED ZONING	= C-1 & C-2
FORM DISTRICT	= TOWN CENTER
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= OFFICE AND CONTRACTOR'S SHOP
BUILDING HEIGHT	= 120' HT MAX. ALLOWED
BUILDING AREA	= 11,810 SF
EXISTING OFFICE	= 1,940 SF
EXISTING GARAGE	= 870 SF
PROPOSED CONTRACTOR'S SHOP	= 9,000 SF
F.A.R.	= 0.16 (5.0 MAX. PERMITTED)

**PARKING REQUIRED**

	MIN.	MAX.
1.34 SF OFFICE SPACE:		
1 SP/500 S.F. (MIN)	= 4 SP	13 SP
1 SP/150 S.F. (MAX)		
9,000 SF WAREHOUSE:		
1 SP FOR EA. 1.5 EMPLOYEES MIN (1ST & 2ND SHIFTS)	= 10 SP	
15 EMPLOYEES BOTH SHIFTS TOTAL		
1 SP FOR EA. EMPLOYEE MAX (1ST & 2ND SHIFTS)	= 15 SP	
15 EMPLOYEES BOTH SHIFTS TOTAL		
TOTAL PARKING REQUIRED	= 14 SP(MIN) 28 SP(MAX)	
TOTAL PARKING PROVIDED	= 21 (3 HC SP INCLUDED)	
TOTAL VEHICULAR USE AREA	= 19,905 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= 996 SF	
INTERIOR LANDSCAPE AREA PROVIDED	= 1,116 SF	
EXISTING IMPERVIOUS	= 2,965 SF	
PROPOSED IMPERVIOUS	= 32,650 SF	

**GENERAL NOTES:**

1. PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
2. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
3. NO INCREASE IN DRAINAGE RUN OFF TO STATE ROADWAYS.
4. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
5. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS, IF IT DOES IT SHALL BE RE-AIMED, SHIELDED, OR TURNED OFF.
6. 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.
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. TWO LONG-TERM BIKE PARKING SPACES TO BE PROVIDED IN BUILDING.
9. EXISTING DRIVEWAYS TO BE REMOVED.

**MSD NOTES:**

1. 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.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY LATERAL EXTENSION AND SUBJECT TO APPLICABLE FEES. A DOWNSTREAM FACILITIES CAPACITY REPORT HAS BEEN APPROVED BY MSD.
3. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0091 E DATED DECEMBER 5, 2006.
4. DRAINAGE PATTERN DEPICTED BY ARROWS (==>) IS FOR CONCEPTUAL PURPOSES.
5. IF THE SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
6. 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.
7. 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.
8. 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.
9. RUN OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON REF X 1.5.
10. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
11. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

**DETENTION BASIN CALCULATIONS**

$$X = \Delta CRA/12$$

$$\Delta C = 0.75 - 0.30 = 0.45$$

$$A = \text{ACRES} = 1.71$$

$$R = \text{INCHES} = 2.8/12$$

$$X = (C)(A)(R)/12 = AC.-FT.$$

$$X = (0.45)(1.71)(2.8)/12 = 0.18AC.-FT.$$

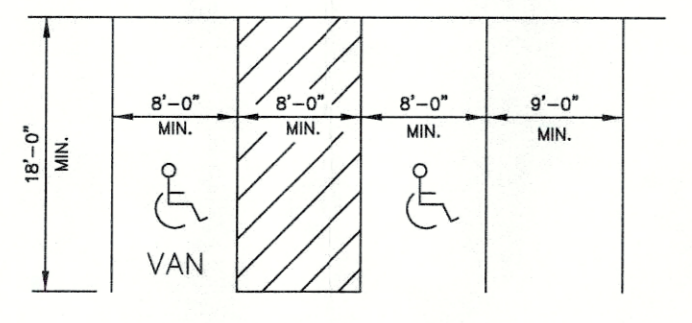
REQUIRED 7,840 = CU.FT.

PROVIDED BASIN = 3,000 SQ.FT.

TOTAL = 3,000 SQ.FT. @ APPROX. 3 FT. DEPTH = 9,000 CU.FT. > 7,840 CU.FT.

**LEGEND**

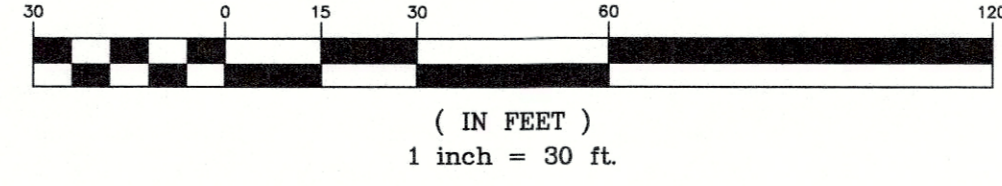
- X-X-X-X- EX. FENCE
- - - - - EX. EDGE OF PAVEMENT
- - - - - EX. DITCH
- - - - - EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- - - - - EXISTING SEWER AND MANHOLE
- - - - - PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- - - - - PROPOSED SEWER AND MANHOLE
- - - - - EX. TREE LINE
- - - - - DRAINAGE FLOW DIRECTION
- - - - - PROP. CONTOUR
- - - - - EX. CONTOUR
- - - - - PROPOSED DRAINAGE SWALE
- - - - - EX. ZONING LINE
- - - - - EX. FORM DISTRICT LINE



**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 74,785 SF
EXISTING TREE CANOPY AREA	= 12,562 SF (17% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 4% (3,213 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 6% (4,487 SF)
PROPOSED TREE CANOPY TO BE PLANTED	
2 TYPE "A" TREES @ 960 SF EACH	= 1,920 SF
TOTAL TREE CANOPY PROVIDED	= 5,113 SF (7%)

**GRAPHIC SCALE**



OWNER: DP. RENTALS LLC 7328 & 7330 SOUTHSIDE DRIVE  
 295 N HUBBARDS LN 7328: TAX BLOCK 062N, LOT 0221  
 STE 102 7330: TAX BLOCK 062N, LOT 0220  
 LOUISVILLE, KY, 40207 7328: D.B. 11090, PG. 386  
 7330: D.B. 11090, PG. 400

COUNCIL DISTRICT - 25  
 FIRE PROTECTION DISTRICT - LOUISVILLE #3  
 MUNICIPALITY - LOUISVILLE

REVISIONS	
NO.	DESCRIPTION
1	1/7/19 AGENCY COMMENTS
2	4-22-19 REV. FOR FLOOR PLAN UPDATE

PROJECT DATA	FILE NAME: 18109 PRE APP.dwg	DATE: 12-10-18	SCALE: AS SHOWN	CHECKED BY: MH	DRAWN BY: ARH
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**LD&D**  
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 WEB SITE: WWW.LD&D-INC.COM

DETAILED DISTRICT DEVELOPMENT PLAN  
**7328 + 7330 SOUTHSIDE DRIVE**  
 OWNER/DEVELOPER  
 DP. RENTALS LLC  
 295 NORTH HUBBARDS LANE  
 SUITE 102  
 LOUISVILLE, KY 40207

RECEIVED  
 APR 22 2018  
 DESIGN SERVICES  
 JOB NO. 18109  
 SHEET 1 OF 1  
 WM# 11854