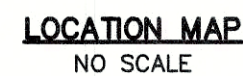
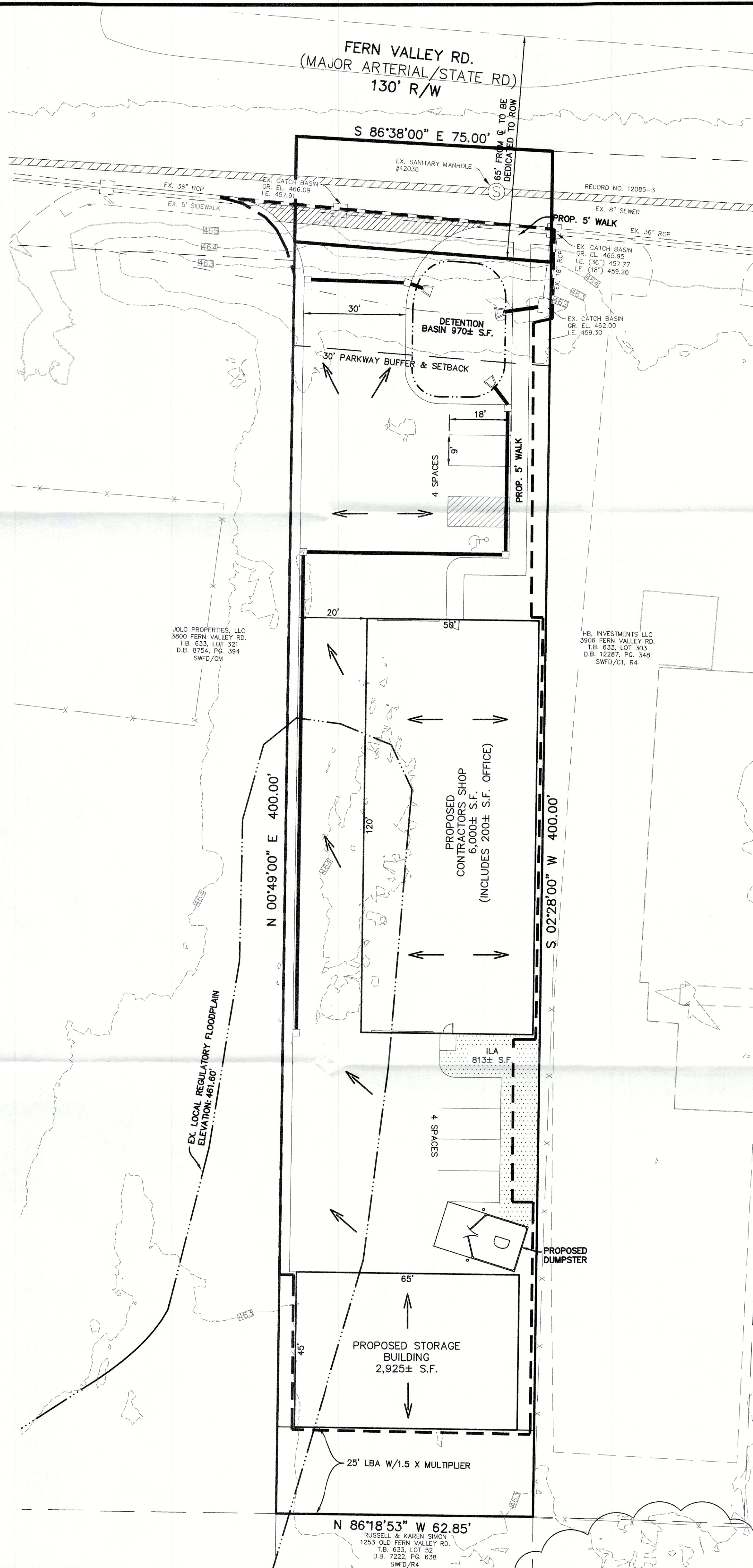


1. DOMESTIC WATER SUPPLY;
2. SUBJECT SITE CAN BE SERVED BY THE LOUISIANA WATER COMPANY, THE NEARBY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
3. TREE PRESERVATION:
4. A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
5. PROTECTION OF TREES:
6. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED AND PREVENTING ANY DAMAGE TO THE TRUNK OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE ALLOWED WITHIN THE TREE CANOPY AREA.
7. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
8. 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 (E.G. CONSERVATION EASEMENTS, GARDENS, OR PARKS) OR TO CAUSE LIGHT POLLUTION OR TO NOT GREATLY GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
9. ALL UTILITY PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
10. BUILDING SIDEWALKS TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
11. BUILDING SIDEWALKS THAT ADJUT PARKING TO BE FIVE (5) FEET MINIMUM.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS READING EXISTING ROADS AND NEIGHBORHOODS.

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. SANITARY SEWER WILL CONNECT TO THE DEREK R GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
 - a. DRAINAGE IS TO BE PROVIDED TO THE SITE AS DEPICTED ON THE PLAN.
 - b. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS.
 - c. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE 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 CONTROL:
 - a. A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE EROSION CONTROL REQUIREMENTS.
 - b. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111C00708).
5. (a) CONSTRUCTION SHALL BE IN ACCORDANCE WITH ELEVATION 461.60. SHALL BE MITIGATED ON-SITE AT RATIO OF 1.5 TO 1.
6. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMIT.
7. RUNOFF VOLUME IMPACT FEE REQUIRED, CALCULATED BASED ON RFR TO ALL ADJACENT PROPERTIES.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CONSTRUCTION PLAN DESIGN MANUAL AND STANDARD SPECIFICATIONS FOR CONSTRUCTION PLAN APPROVAL.
9. SITE SUBJECT TO KYTC APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

1. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORDING AS REQUIRED BY THE RECORDING ACT.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. PUBLIC AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS AREA.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. ALL STALLS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS FOR PEDESTRIAN SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
6. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
7. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE ACCESS AND VIEW REQUIRED FOR PUBLIC WORKS STANDARDS.
8. 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 CURBS.
9. SIGNAGE FOR RIGHT-OF-WAY BOUNDARY CONSTRUCTION, LATEST EDITION, THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
10. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
11. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN EROSION CONTROL PERMIT.
12. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
13. STIC DALLS AND ENDS OF STALLS WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
14. ALL OFFSTREET PARKING AREAS SHALL BE OF A HARD DURABLE SURFACE AS REQUIRED BY 9.1.2.4 OF THE LDC.
15. ALL STOP AND PROTECTIVE CURBING SHALL BE PROVIDED AS REQUIRED BY 9.1.1.2 OF THE LDC.

[illegible]

EXISTING FORM DISTRICT	SWFD
EXISTING ZONING	R4
PROPOSED ZONING	C2
EXISTING LAND USE	VACANT
PROPOSED LAND USE	COMMERCIAL—CONTRACTOR SHOP
LAND AREA	
GROSS LAND AREA	0.69± AC.
NET LAND AREA	0.63± AC.
BUILDING AREA	
OFFICE	200± S.F.
STORAGE	8,725± S.F.
TOTAL BUILDING AREA	8,925± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	.30
PARKING REQUIRED	
STORAGE	
MINIMUM (1 SPACE/10,000 S.F.)	1 SPACES
MAXIMUM (1 SPACE/500 S.F.)	18 SPACES
OFFICE:	
MINIMUM (1 SPACE/400 S.F.)	1 SPACES
MINIMUM (1 SPACE/150 S.F.)	1 SPACES
TOTAL (MIN—MAX)	2-18 SPACES
PARKING PROVIDED	
CAR PARKING	8 SPACES
(INCLUDES 1 ACCESSIBLE)	
BICYCLE PARKING REQUIRED/PROVIDED (PROVIDE INSIDE BUILDING)	3 SPACES

V.U.A.	11,585± S.F.
I.L.A. REQUIRED (5% X V.U.A.)	579 S.F.
I.L.A. PROVIDED	813± S.F.

GROSS SITE AREA	29,845± S.F.
LAND USE	COMMERCIAL
EXISTING TREE CANOPY	0± S.F. (0%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	10,446± S.F. (35%)
TOTAL TREE CANOPY TO BE PLANTED/PROVIDED	10,446± S.F. (35%)

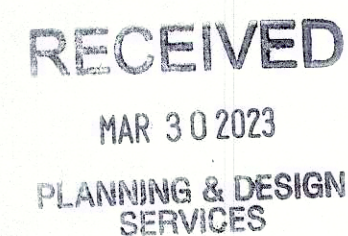
*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

EXISTING IMPERVIOUS AREA	1,680± S.F.
PROPOSED IMPERVIOUS AREA	22,202± S.F.
TOTAL	23,882± S.F.


$$2.9/12 (0.85-0.23) (0.69) = 0.10 \text{ AC-FT 4.5 DEEP BASIN}$$
$$3,827.93 (1.5) = 5,741.90$$

AREA OF DISTURBANCE 0.58± AC.

A WAIVER OF 10.3.5.A.7 OF THE LDC IS REQUESTED TO ALLOW A DETENTION BASIN TO OCCUPY MORE THAN 50% OF THE PARKWAY BUFFER.



GRAPHIC SCALE 1"=20'



A horizontal scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 10, 20, and 40.

CASE #23-ZONE-0026
RELATED CASE #22-ZONEPA-0104
MSD WM #10136

DETAILED DISTRICT DEVELOPMENT PLAN

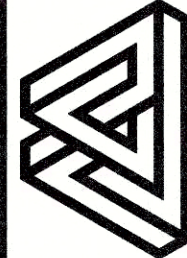
MK FLOORING
FERN VALLEY

3902 FERN VALLEY RD.
TAX BLOCK 633, LOT 268
DEED BOOK 12388, PAGE 767

OWNER/DEVELOPER

OWNER/DEVELOPER
IBRAHIMA NDIAYE

LOUISVILLE, KY 40218-4105



MINDEL SCOTT

ENGINEERING ► SURVEYING ► PLANNING ► LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ► MindelScott.com

Revisions

Vertical Scale: N/A

Horizontal Scale: 1"=20'

Date: 2/06/23

Sheet

1

of 1

M:\3996\3902 Fern Valley Rezone\DWG\PLANNING\3996 DDP 23-03-30 FILED.dwg, 3/30/2023 9:49:12 AM, klnares01, 1:1