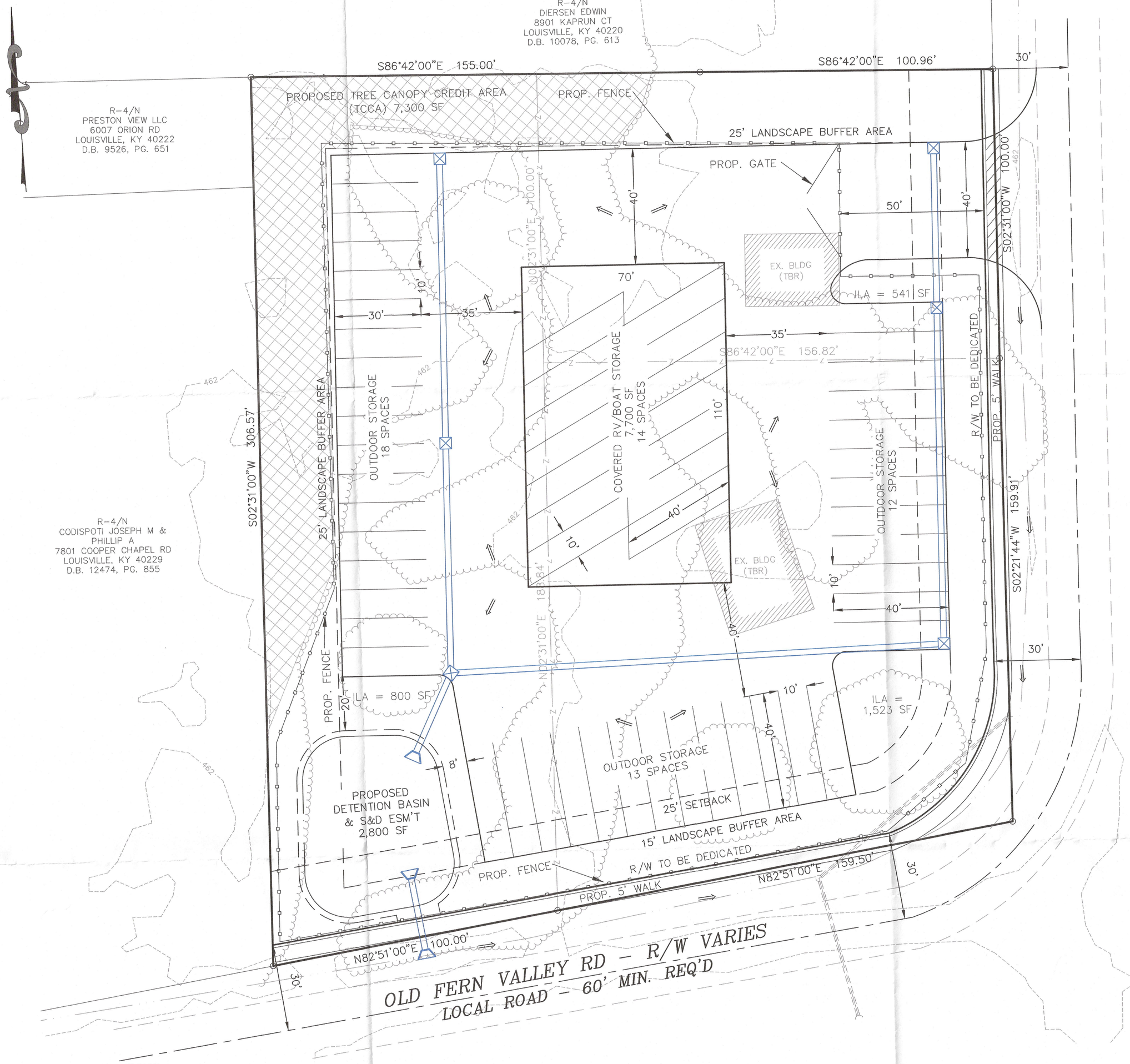
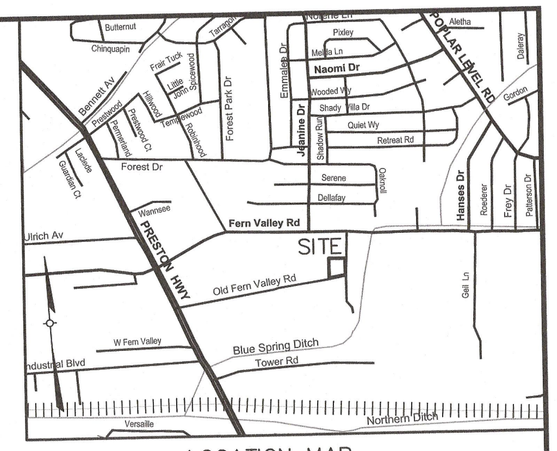




LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 1.7±Ac. (72,490 SF)
R/W DEDICATION AREA	= 0.1±Ac. (3,026 SF)
NET SITE AREA	= 1.6±Ac. (69,464 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-M
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= SINGLE-FAMILY
PROPOSED USE	= AUTOMOBILE, RV & BOAT STORAGE
BUILDING HEIGHT	= 1-STORY (50' MAX. ALLOWED)
BUILDING AREA	= 7,700 SF
F.A.R.	= 0.11 (5.0 MAX. ALLOWED)
TOTAL VEHICULAR USE AREA	= 37,277 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 2,796 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 2,864 SF
EXISTING IMPERVIOUS	= 3,775 SF
PROPOSED IMPERVIOUS	= 45,360 SF (58% INCREASE)

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. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
10. Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
11. Fee-in-lieu requested for sidewalks within Old Fern Valley right-of-way.
12. Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
13. Proposed storage area surface material shall be gravel and proposed entrance materials shall meet Louisville Metro Public Works standards..
14. There shall be no office nor employees on the subject site. Therefore, no sewer nor refuse collection will be necessary.

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. No public sewers required for this project. If sewers are required, bond of public health approval would be required.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0077 F dated February 26, 2021.
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. Run off volume impact fee required, calculation based on RFF x 1.5
7. 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. Downstream capacity to be verified all the way to the existing paved ditch. Downstream improvements may be required.
8. ACOE approval may be required prior to MSD construction plan approval.
9. 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.
10. 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.

DETENTION BASIN CALCULATIONS

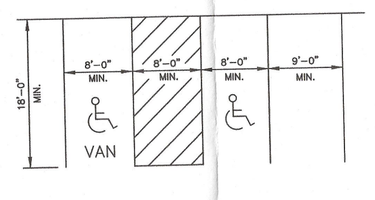
X = Δ CRA/12
ΔC = 0.70-0.33=0.33
A = 1.7 ACRES
R = 2.8 INCHES
X = (0.33)(1.7)(2.8)/12 = 0.1309 AC.-FT
REQUIRED X = 5,702 CU.FT.

PROVIDED BASIN = 2,800 SQ.FT.

TOTAL = 2,800 SQ.FT. @ APPROX. 2.5 FT. DEPTH
= 7,000 CU.FT. > 5,702 CU.FT.

LEGEND

- =PROPOSED STORM SEWER, CATCH BASIN
- =PROPOSED SEWER AND MANHOLE
- =PROPOSED DRAINAGE SWALE



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 1.6±Ac. (69,464 SF)
EXISTING TREE CANOPY AREA	= 52% (36,470 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 20% OF EXISTING CANOPY (7,300 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (24,312 SF)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (24,312 SF)

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SITE ADDRESSES:
1285, 1295, 1305 OLD FERN VALLEY RD
LOUISVILLE, KY 40219
TAX BLOCK 633, LOTS 53, 6, 48
D.B. 9445, PG. 296
D.B. 7504, PG. 980
D.B. 7369, PG. 399

COUNCIL DISTRICT - 21
FIRE PROTECTION DISTRICT - OKOLONA
MUNICIPALITY - LOUISVILLE

RECEIVED
SEP 08 2023
PLANNING & DESIGN SERVICES
CASE#: 23-ZONE-0047
WM# 12535

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12/29/22	LAYOUT REVISIONS	TF
2	05/12/23	REVISED PER AGENCY COMMENTS	JH
3	5-26-23	PER AGENCY COMMENTS	DT
4	7/31/23	ADD SIDEWALK	DT

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 2261 - DDDP
DATE: 10/31/22
SCALE: AS SHOWN
CHECKED BY: DT
DRAWN BY: TF

L D&D
LAND DESIGN & DEVELOPMENT, INC.
LANDSCAPE ARCHITECTURE
ENGINEERING • LAND PLANNING
529 WEST NEW CIRCLE RD. SUITE 99 LEXINGTON, KENTUCKY 40503
PHONE: 859.264.9574
FAX: 859.264.9575
WEB SITE: WWW.LDD-INC.COM

DETAILED DISTRICT DEVELOPMENT PLAN
BUNCH - OLD FERN VALLEY ROAD

OWNER/DEVELOPER
BUNCH KIMBERLY M
508 DEEP CREEK DR
SHEPHERDSVILLE, KY 40165

JOB NO. 22161

SHEET 1 OF 1

23-ZONE-0047