

GENERAL NOTES

1. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
2. THE DEVELOPMENT LIES IN THE LOUISVILLE #3 FIRE DISTRICT.
3. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
4. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
5. DUMPSTER SCREENING TO CONFORM TO LDC SECTION 5.5.2.B.2.
6. ANY SIGNAGE WILL COMPLY WITH LDC CHAPTER 8 REQUIREMENTS AND WILL OBTAIN PROPER PERMITS.
7. A KARST SURVEY WAS CONDUCTED ON THIS SITE ON SEPTEMBER 3, 2020 BY ERIC W. HAFFER P.E., P.S. OF LJB INC. BASED ON REVIEW OF THE SITE AND THE TECHNICAL DATA, THE SURVEY DID NOT NOTE THE PRESENCE OF ANY KARST FEATURES AT THIS LOCATION.

KYTC NOTES

1. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED ACROSS THE FRONTAGE OF THIS TRACT TO MEET THE CURRENT METRO LAND DEVELOPMENT CODE. THE REQUIREMENTS ARE DETERMINED BY LOUISVILLE METRO TRANSPORTATION PLANNING AND PUBLIC WORKS DEPARTMENT.
2. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT OF WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100 YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTED TO ALTER DRAINAGE ON A RIGHT OF WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
3. THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
4. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT OF WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
5. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
6. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGNED.
7. THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT OF WAY.

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 PORTION OF THE SUBJECT PROPERTY IS LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP 2111C0058E DATED DEC. 5, 2006.
3. SOIL TYPE IS LISTED PER THE JEFFERSON COUNTY SOIL SURVEY AS URBAN LAND - UDORTHENTS COMPLEX.
4. SANITARY SEWER SERVICE TO BE PROVIDED BY EXISTING SANITARY SEWER SERVING THE SITE. SITE SERVICED BY MORRIS FORMAN WOTC.
5. THE PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS REVISED DETAILED DISTRICT DEVELOPMENT PLAN, THE APPROXIMATE AREA OF DISTURBANCE IS 4,273 SQ. FT. (0.10 ACRES).
6. STORMWATER TO BE DIRECTED TO THE EXISTING DRAINAGE SYSTEM.

REVISIONS:

9/2/2020
9/30/2020

DRWN BY: **KAL/DLL**

DRAWING NAME:
3432 PRESTON.DWG



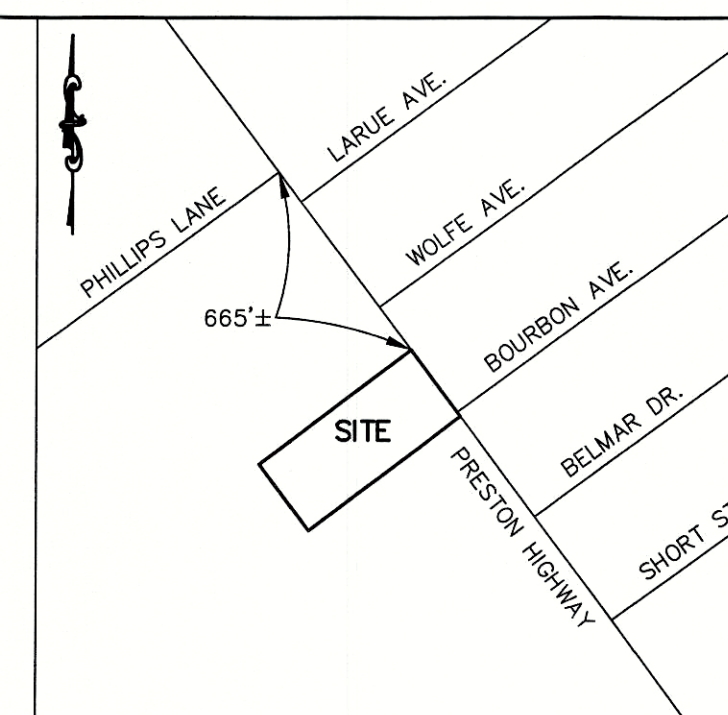
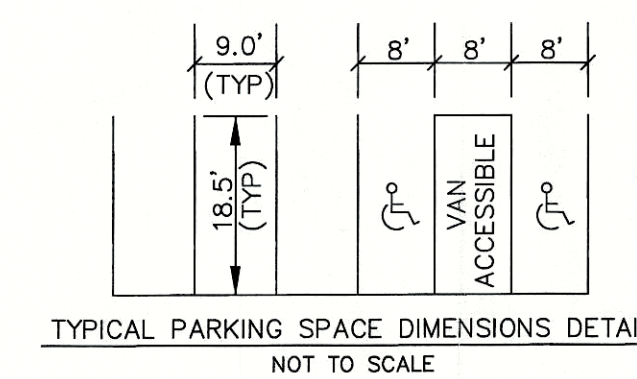
LJB INC.
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Suite 478
Louisville, Ky 40207
(502) 899-9611
LJBinc.com

MATLY DIGITAL SOLUTIONS, LLC.
3432 PRESTON HIGHWAY
LOUISVILLE, KY. 40213

DATE: 7/15/2020

PROJECT NO.:
0119703A.00

Sheet **1** of **1**



SAFETY NOTE
The Contractor shall comply with the U.S. Dept of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.

UTILITY NOTE
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE KENTUCKY UNDERGROUND UTILITY PROTECTION, INC. (PHONE: 1-800-752-6007) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDED ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. cables, electrical wires, gas, and water lines). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

EROSION PREVENTION AND SEDIMENT CONTROL
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (ESPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED ESPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. ESPC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

EXISTING IMPERVIOUS	INCREASE IMPERVIOUS	TOTAL IMPERVIOUS
37,110 SQ.FT.	205 SQ.FT.	37,315 SQ.FT.
0.55% INCREASE		

AREA OF DISTURBANCE - 4,273 SQ. FT. (0.10 ACRES)

RECAPITULATION

	C1	
1. EXISTING ZONING	C1	SUBURBAN MARKETPLACE CORRIDOR
2. FORM DISTRICT		NON-RETAIL COMMERCIAL/RETAIL/OFFICE
3. EXISTING USE		1.91 ACRES/83,199.6 SQ.FT.
4. LAND AREA		
5. BUILDING AREA		
A. EXISTING	10,000 SQ.FT. (FOOTPRINT)/12,500 SQ.FT.(GROSS)	
	AUTO PARTS STORE - 6,000 SQ.FT.	
	PRINTING/COPY BUSINESS - 6,500 SQ.FT.	
B. PROPOSED	1,664 SQ.FT. (16.6% INCREASE)	
	TOTAL	11,664 SQ.FT.
6. PROPOSED BUILDING HEIGHT	18'	
7. FAR	0.14	
8. EXISTING PARKING COUNT	43 SPACES INCLUDING 2 HANDICAP	
9. PARKING FOR MULTI-USE SITE		
A. REQUIRED		
AUTO PARTS STORE - 6,000 SQ.FT.	MIN.	MAX.
1 SPACE/300 SQ.FT.	1 SPACE/200 SQ.FT.	20 SPACES 30 SPACES
PRINTING/COPY BUSINESS - 8,164 SQ.FT.	MIN.	MAX.
1 SPACE/250 SQ.FT.	1 SPACE/150 SQ.FT.	33 SPACES 55 SPACES
TOTAL REQUIRED	MIN.	MAX.
	53 SPACES	85 SPACES
OFF-STREET PARKING REDUCTION PER LDC 9.1.1.F.1 - 10% REDUCTION TO ANY DEVELOPMENT WITHIN 200 FEET OF A DESIGNATED TRANSIT ROUTE.		
OFF-STREET PARKING REDUCTION PER LDC 9.1.1.F.9 - 20% REDUCTION TO ANY DEVELOPMENT THAT MEETS TWO OF THE DESIGN CRITERIA LISTED UNDER SITE DESIGN CRITERIA IN APPENDIX 5A OF THE LDC.		
SITE MEETS APPENDIX 5A DESIGN CRITERIA 1 & 2.		
TOTAL OFF-STREET PARKING REDUCTION PER LDC - 30% (53)(.30)=16 SPACES		
TOTAL MINIMUM SPACES REQUIRED AFTER REDUCTION	37 SPACES	
B. PROVIDED	42 SPACES INCLUDING 2 HANDICAP	
9. BICYCLE PARKING	24,944 SQ.FT.	
A. REQUIRED	SHORT TERM - 2, OR 1 SPACE PER 25,000 SF	
	LONG TERM - 2, OR 1 SPACE PER 50,000 SF	
B. PROVIDED	SHORT TERM - 2 SPACES	
	LONG TERM - 2 SPACES*	
* LONG TERM BICYCLE PARKING LOCATED WITHIN BUILDING.		
10. VUA	24,944 SQ.FT.	
11. ILA	NOT REQUIRED	

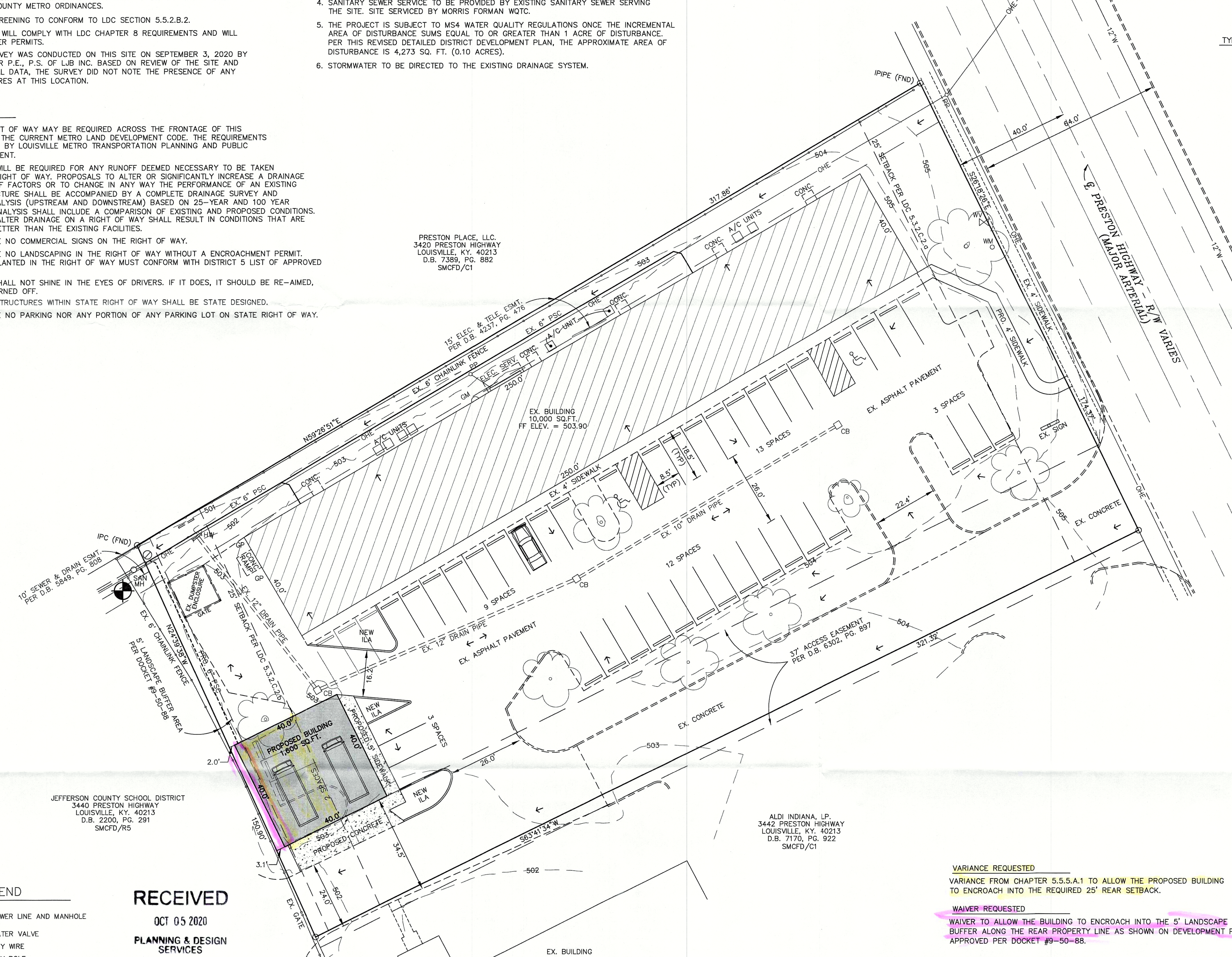
VARIANCE REQUESTED

VARIANCE FROM CHAPTER 5.5.5.A.1 TO ALLOW THE PROPOSED BUILDING TO ENCROACH INTO THE REQUIRED 25' REAR SETBACK.

WAIVER REQUESTED

WAIVER TO ALLOW THE BUILDING TO ENCROACH INTO THE 5' LANDSCAPE BUFFER ALONG THE REAR PROPERTY LINE AS SHOWN ON DEVELOPMENT PLAN APPROVED PER DOCKET #9-50-88.

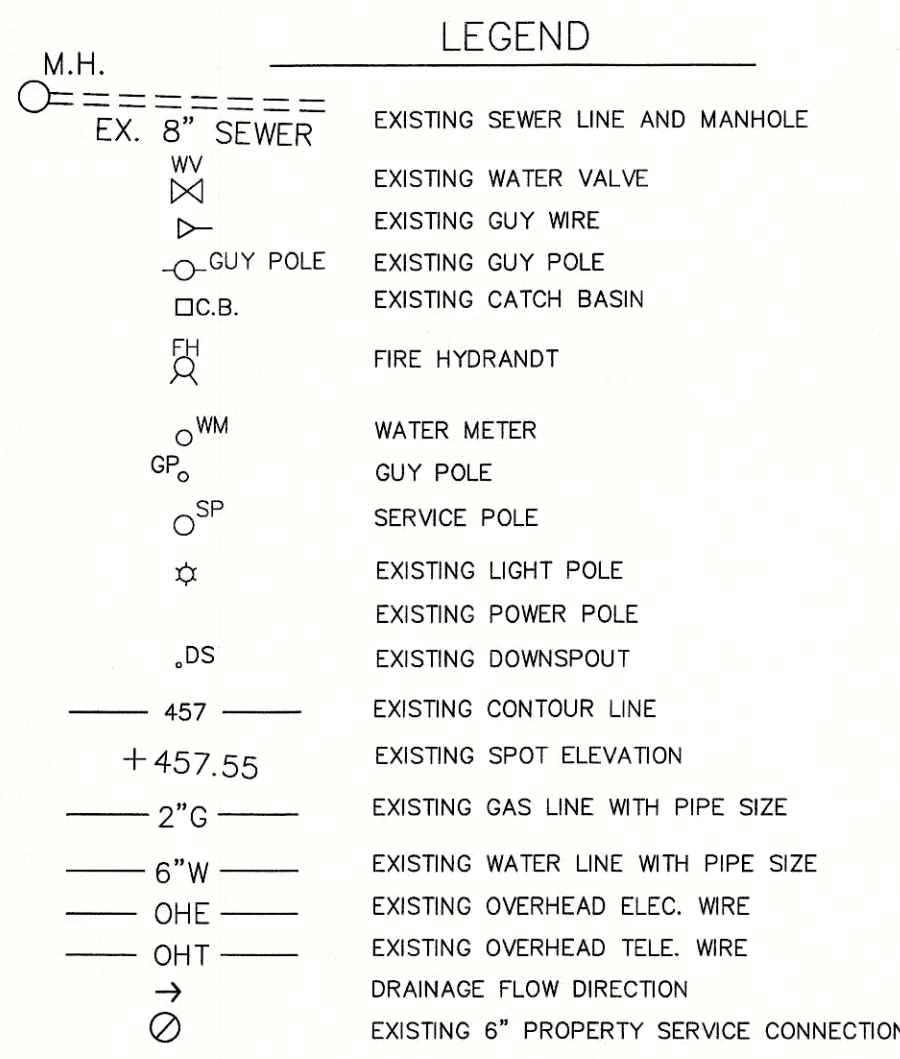
RELATED CASE # 9-50-88, L-29-95, 46-93



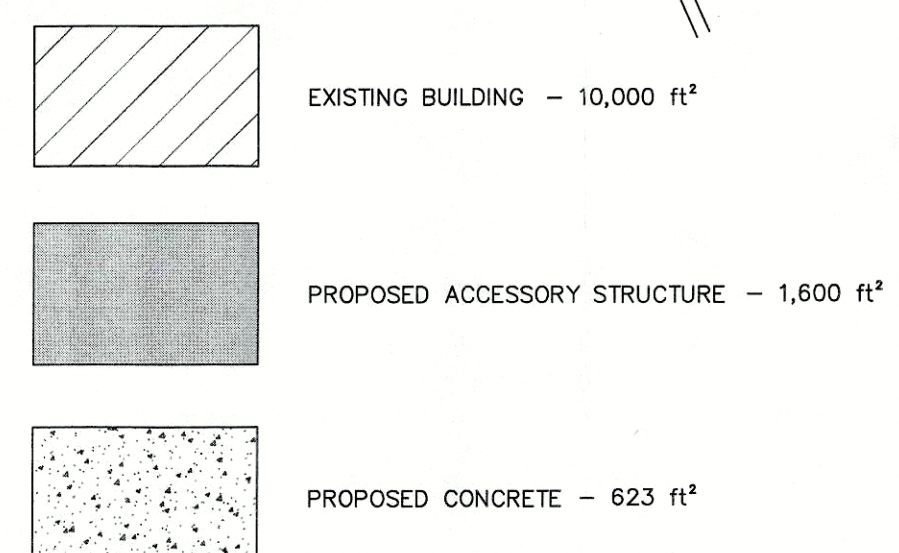
PRESTON PLACE, LLC.
3420 PRESTON HIGHWAY
LOUISVILLE, KY. 40213
D.B. 7389, PG. 882
SMCFD/C1

JEFFERSON COUNTY SCHOOL DISTRICT
3440 PRESTON HIGHWAY
LOUISVILLE, KY. 40213
D.B. 2200, PG. 291
SMCFD/R5

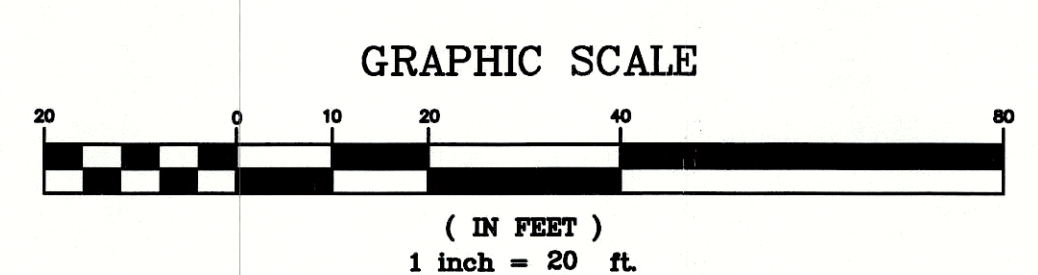
ALDI INDIANA, LP.
3442 PRESTON HIGHWAY
LOUISVILLE, KY. 40213
D.B. 7170, PG. 922
SMCFD/C1



RECEIVED
OCT 05 2020
PLANNING & DESIGN SERVICES



TBM: EXISTING SANITARY MANHOLE
RIM ELEVATION: 501.19 NAVD 88



TREE CANOPY
SUBURBAN FORM DISTRICT - COMMERCIAL
SITE AREA = 83,199.6 SQ.FT.
TREE CANOPY NOT REQUIRED PER LDC 10.1.2.B.3
* INCREASE IN BUILDING FOOTPRINT OR IMPERVIOUS SURFACE AREA BY TWENTY (20) PERCENT OR LESS SHALL NOT BE REQUIRED TO PROVIDE TREE CANOPY.

OWNER
MD LTD. PARTNERSHIP
a Kentucky limited partnership
3432 PRESTON HIGHWAY
LOUISVILLE, KY. 40213
D.B. 6530, PG. 720
PARCEL ID: 083H01750000

CASE # 20-DDP-0048 WM # 12189