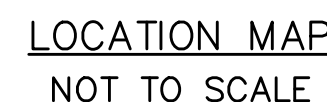


1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine 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 equipment 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. Off-street loading & refuse collection areas shall be located and screened so as not to be visible from adjacent public street and residential areas.
11. A site visit was conducted by Derek Triplett, RLA, on 6/30/21 & there was no evidence of Karst topography.
12. Access easement to either Fern Valley Road or Shepherdsville Road shall be recorded prior to construction plan approval.
13. Lot Continguality will be executed prior to construction plan approval.
14. Construction plans are required by Metro Public Works prior to construction approval.
15. Access easement must conform to Ordinance 187, series 2003 as amended.

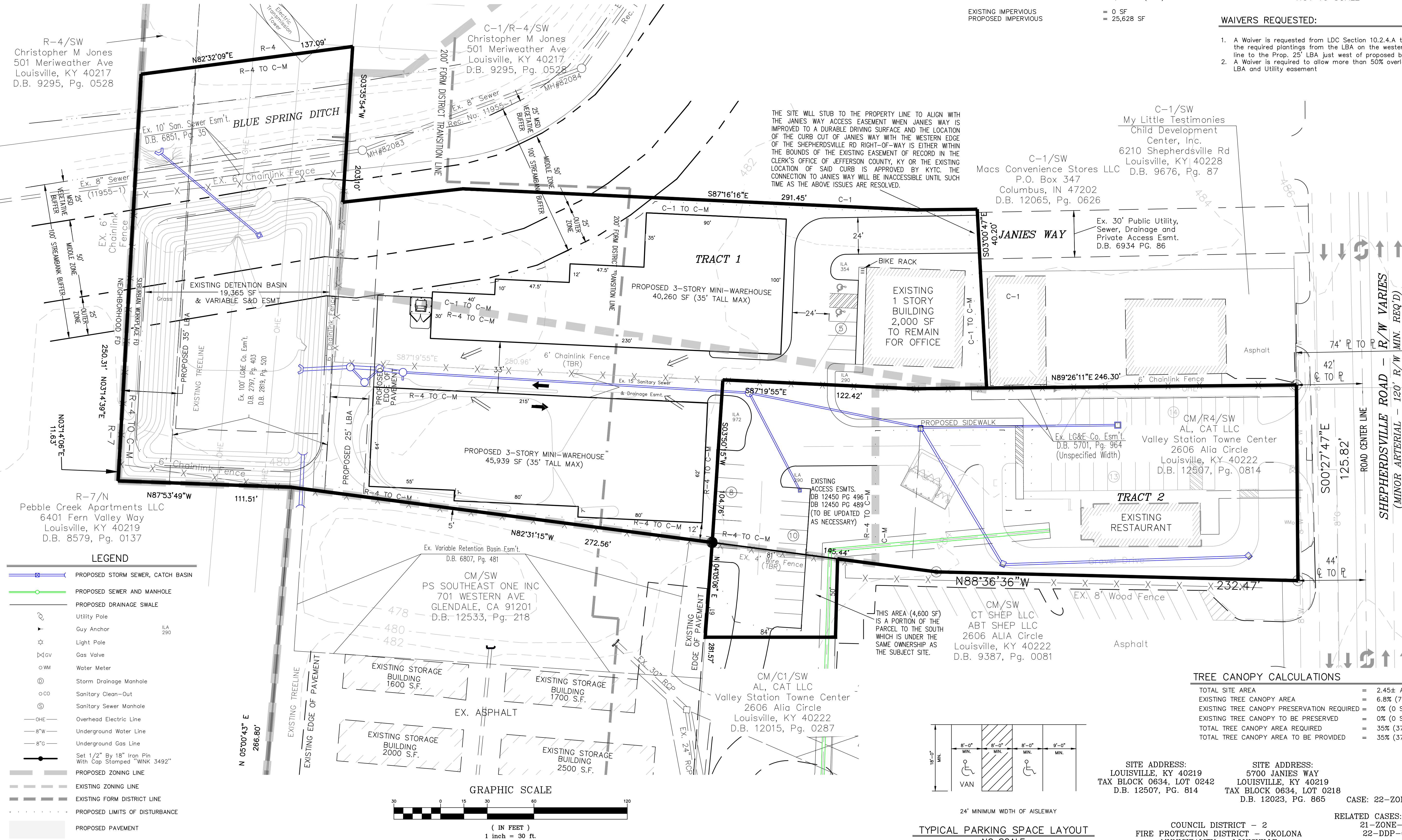
1. All restaurants must have individual connections per MSD's fats, oils and grease policy.
2. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
3. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD. Existing property owner's permission to be relocated during construction as necessary in coordination with MSD.
4. Site is within Zone D of the 100 year flood plain per FIRM Map No. 21111 C 0077 F dated February 26th, 2021.
5. Drainage pattern depicted by arrows (====>) is for conceptual purposes.
6. If the site has thru drainage an easement plan will be required prior to MSD granting construction plan approval.
7. On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for a 100 year storm or the capacity of the storage tank. The capacity of the down-stream system, whichever is more restrictive. No run off volume impact fee required.
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 M54 and MSD Design Manual requirements.
9. The final design of this project must meet all M54 water quality regulations established by the MS4. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.

$X = \Delta \text{ CRA}/12$
 $\Delta C = 0.85 - 0.23 = 0.62$
 $A = 5.41 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.62)(5.41)(2.8)/12 = 0.78 \text{ AC.-FT.}$
 REQUIRED $X = 33,977 \text{ CU.FT.}$
 PROVIDED BASIN = 19,725 SQ.FT.

SITE AREA	=	2,54± Ac. (106,722 SF)
EXISTING ZONING	=	R-4/C-1
PROPOSED ZONING	=	C-M
FORM DISTRICT	=	SUBURBAN WORKPLACE
EXISTING USE	=	TRAILER PARKING
PROPOSED USE	=	MINI-WAREHOUSE
PROPOSED BUILDING HEIGHT	=	35'
PROPOSED BUILDING AREA	=	86,199 SF
BUILDING HEIGHT	=	3 STORY (35' TALL MAX)
F.A.R.	=	0.80 (1.4 MAX. ALLOWED)
PARKING REQUIRED—300 UNITS		MIN. MAX.
1 SP/15 UNITS	=	20
1 SP/5 UNITS	=	60
OFFICE PARKING		
1 SP/400 SF	=	5
1 SP/150 SF	=	13
—10% TARC REDUCTION	=	23 73
PARKING PROVIDED	=	23 SP (2 ADA)
BIKE PARKING	=	3 SP
VEHICULAR USE AREA	=	24,458 SF
INTERIOR LANDSCAPE AREA REQUIRED	=	1,834 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	=	1,906 SF (7.8%)
EXISTING IMPERVIOUS	=	0 SF
PROPOSED IMPERVIOUS	=	25,628 SF



1. A Waiver is requested from LDC Section 10.2.4.A to relocate the required plantings from the LBA on the western property line to the Prop. 25' LBA just west of proposed buildings.
2. A Waiver is required to allow more than 50% overlap between LBA and Utility easement



REVISIONS				
NO.	DATE	DESCRIPTION	BY	
12	6/30/23	PER AGENCY REVIEW COMMENTS	JH	
13	7/20/23	PER AGENCY COMMENTS	MH	
8	3/29/23	PER AGENCY COMMENTS	TDF	
5	5/08/23	PER AGENCY COMMENTS	TDF	
9	5/08/23	PER AGENCY COMMENTS	TDF	
10	5/26/23	PER AGENCY COMMENTS	TDF	
11	6/15/23	PER AGENCY COMMENTS	MH	

ENGINEER'S SEAL	SURVEYOR'S SEAL
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PROJECT DATA

FILE NAME: 21053-DDDP

DATE: 5/26/22

CHECKED BY: MH

SCALE: AS SHOWN

DRAWN BY: TDF

LD&D

LAND DESIGN & DEVELOPMENT, INC.

ENGINEERING • LAND SURVEYS • LANDSCAPE ARCHITECTURE
3005 WARDEN ROAD, SUITE 100 • NEWPORT 04241
TEL: 603/853-7777 • FAX: 603/853-7514
WEB SITE: WWW.LDD-INC.COM

DETAILED DISTRICT DEVELOPMENT PLAN

MINI-WAREHOUSES

OWNER/DEVELOPER
AL CAT LLC
VALLEY STATION TOWN CENTER
LOUISVILLE, KY 40222

JOB NO.
21053

SHEET
1

OF 1