



VICINITY MAP  
NOT TO SCALE

**SITE DATA**

EXISTING FORM DISTRICT	TRADITIONAL WORKPLACE
EXISTING ZONING	..... EZ-1
SPECIAL ZONING	..... ENTERPRISE ZONE
SITE AREA	..... 5.32± ACRES (231,739 SF)
SITE DISTURBANCE AREA	..... 2.10± ACRES (95,479 SF)
EXISTING USE	..... VACANT LOT
PROPOSED USE	..... AUCTION LOT

**DIMENSIONAL INFO**

MIN. FRONT / STREET SIDE SETBACK	..... 0 FT
MAX. FRONT / STREET SIDE SETBACK	..... 25 FT
SIDE SETBACK	..... 0 FT
REAR SETBACK	..... 0 FT
FORM DISTRICT TRANSITION ZONE	..... 100 FT

**TREE CANOPY REQUIREMENTS**

TOTAL TREE CANOPY PRESERVED	..... 21,780 SF
TOTAL TREE CANOPY REQUIRED	..... 10%, OR 23,173 SF

**LANDSCAPE REQUIREMENTS**  
LANDSCAPE BUFFER AREA (LBA) REQUIREMENTS (A.1)  
10-FT WIDE LBA, 3-FT HIGH SCREENING FENCE, AND 4 LARGE TREES PER 100-FT OF PERIMETER

**PARKING INFORMATION**

TOTAL PUBLIC AND PRIVATE SPACES	..... 14
TOTAL VEHICLES TEMPORARILY STORED ON LOT	..... 195-210

**STORMWATER STORAGE AND WATER QUALITY INFORMATION**  
2.0 ACRE SITE \* (0.95 - 0.50) \* (2.8 / 12) = 0.233 AC\*FT = 10,149 CUBIC FT  
BASIN PROVIDED ..... 640' L x 35' W = 21,942 SF WITH AVERAGE 2.0' DEPTH = 43,885 CUBIC FT

**WATER QUALITY OPTION 1**  
SHEET FLOW TO A SMALL DRAINAGE SYSTEM THEN DIRECTED TO WATER QUALITY UNIT(S)  
**WATER QUALITY OPTION 2**  
RETENTION BASIN TO PROVIDED WATER QUALITY REQUIREMENTS

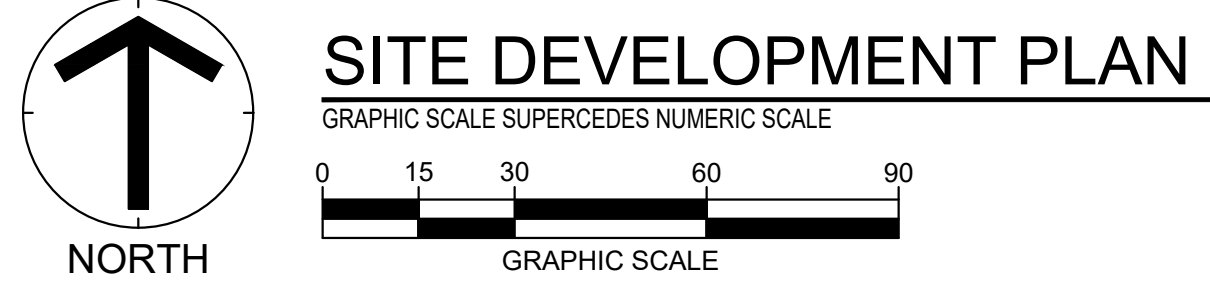
EXISTING TOTAL SITE AREA	..... 5.97 Ac.
PROPOSED LIMITS OF DISTURBANCE	..... 2.50 Ac.
EXISTING IMPERVIOUS AREA	..... 1.67 Ac.
PROPOSED IMPERVIOUS AREA	..... 2.08 Ac.
PROPOSED INCREASE IN IMPERVIOUS AREA	..... 0.41 Ac. (24.5%)

- MSD GENERAL NOTES**
1. APPLICANT MUST SUBMIT AND RECEIVE AN APPROVAL DOWNSTREAM SANITARY CAPACITY FACILITY REQUEST PRIOR TO PRELIMINARY PLAN APPROVAL.
  2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
  3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
  4. SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
  5. SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST-DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.
  6. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
  7. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION APPROVAL.
  8. IF ANY IMPACT TO EXISTING IMPERVIOUS SURFACE (GRASS) AREAS IS LESS THAN (1) ACRE, CHAPTER 18 WATER QUALITY REQUIREMENTS DO NOT APPLY. EXISTING PAVEMENT IN GRAVEL AREAS DO NOT COUNT TOWARD STORAGE CALCULATIONS.

- GENERAL NOTES**
1. THERE SHOULD BE NO COMMERCIAL SIGNAGE IN THE RIGHT OF WAY.
  2. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT OF WAY MUST CONFORM WITH DISTRICT 15 LIST OF APPROVED TREES.
  3. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED, OR TURNED OFF.
  4. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
  5. THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT OF WAY.
  6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
  7. COMMON TRENCH FOR ALL UTILITIES.
  8. SIDEWALKS SHOULD BE MADE ADA COMPLIANT. ANY OF THE EXISTING CURB CUTS NOT USED IN THE REDEVELOPMENT NEED TO BE REMOVED AND THE RIGHT-OF-WAY RE-ESTABLISHED WITH CURB AND VERGE.

**HATCH AND SYMBOLS LEGEND**

[Hatch Pattern]	..... CONCRETE PAVEMENT
[Hatch Pattern]	..... ASPHALT PAVEMENT
[Hatch Pattern]	..... CRUSHED STONE SURFACE
[Hatch Pattern]	..... WATER QUALITY SYSTEM
[Symbol]	EXISTING TREE
[Symbol]	PROPOSED TEMPORARY FENCE
[Symbol]	EXISTING SANITARY SEWER LINE
[Symbol]	EXISTING COMMUNICATIONS LINE
[Symbol]	EXISTING OVERHEAD ELECTRIC LINE
[Symbol]	PROPOSED DRAINAGE FLOW ARROW



**SITE DEVELOPMENT PLAN**  
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

OWNER/DEVELOPER: LOUISVILLE METRO  
SITE ADDRESS: 3502 7TH STREET ROAD, LOUISVILLE, KY 40216

WM#12398 / 21 1105

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LOUISVILLE METRO POLICE DEPARTMENT  
AUCTION LOT SCHEMATIC DESIGN



**SHEET REVISIONS**

#	Date	Description

**FORM NO. 2021.182**

MADE BY: TJP	CHKD BY: MG
DATE: 2022-01-12	

DEVELOPMENT PLAN

DRAWING NO. **DP-101**

SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY