

**GENERAL NOTES:**

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- ALL WASTE WATER FLOW WILL BE TREATED AT THE FLOYDS FORK WQTC.
- SANITARY SEWER SERVICE TO BE PROVIDED BY LATERAL EXTENSION AS APPROVED BY MSD.
- 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 THE GREEN MGMT. PRACTICES.
- 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.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ON-SITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS, SERVICES STRUCTURES AND OUTDOOR STORAGE AREAS SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- SUBJECT SITE SHALL HAVE INTERIOR DUMPSTERS PROVIDED WITHIN THE BUILDING.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL EXISTING STRUCTURES WILL BE REMOVED FROM THE SITE AREA.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL OUTDOOR STORAGE AND LOADING AREAS SHALL BE SCREENED IN ACCORDANCE TO CHAPTER 10.2.4 FOR PROPERTY PERIMETER BUFFERING IN THE PEC ZONE.
- THE KARST SURVEY WAS PERFORMED BY (ECS) ON NOVEMBER 1, 2019 AND DETERMINED THAT SOME KARST LIKE FEATURES WERE OBSERVED.

- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGH THE ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC WITH A MINIMUM 6 INCH SANITARY SEWER.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS
- EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6 INCH SANITARY SEWER.
- WHEEL STOPS AND PROTECTIVE CURBING SHALL BE PROVIDED AS SHOWN ON PLAN PER METRO LDC 9.1.12
- AN ACCESS AGREEMENT BETWEEN TRACTS 1 AND 2 SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

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

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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 PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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

**TREE CANOPY CALCULATIONS (TCCA)**

CLASS: C  
 EXISTING TREE CANOPY: 129,350 SF (17%)  
 SITE AREA: 17.61± AC (767,384 SF±)  
 PRESERVED TREE CANOPY AREA: 0 SF (0%)  
 NEW TREE CANOPY COVERAGE AREA: 153,477 SF (20%)  
 TOTAL TREE CANOPY AREA REQUIRED: 153,477 SF (20%)

**PROJECT SUMMARY**

EXISTING ZONING: R4  
 PROPOSED ZONING: PEC  
 FORM DISTRICT: SWFD  
 EXISTING USE: SINGLE FAMILY RES.  
 SITE ACREAGE: 17.61 AC. (767,384 S.F.)

**TRACT 1**

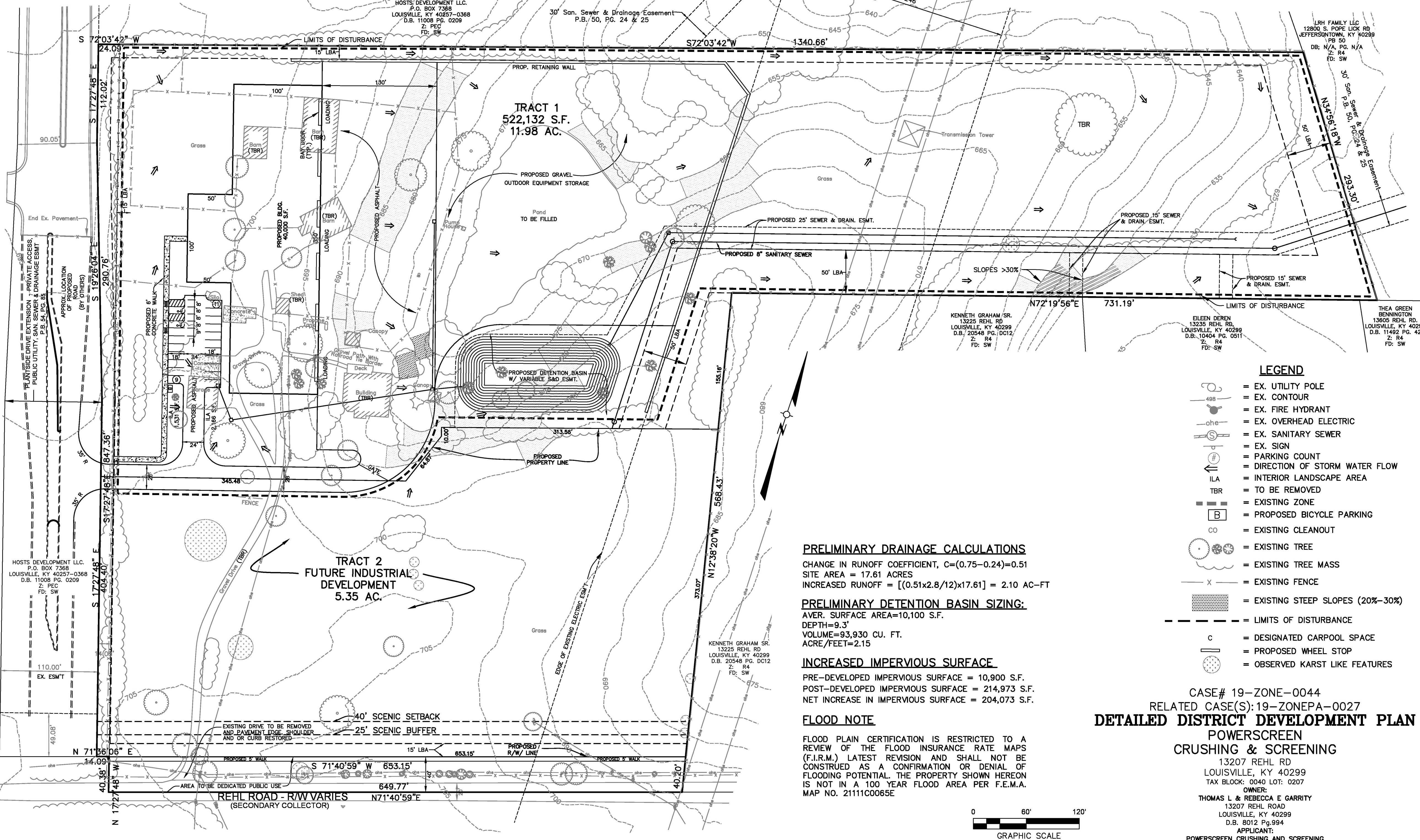
PROPOSED USE: INDUSTRIAL EQUIPMENT SALES/STORAGE/RENTAL 40,000 S.F.  
 PROPOSED BUILDING S.F.: 46' (50' MAX.)  
 PROPOSED BUILDING HT.: 0.07  
 FAR: 16,745 S.F.  
 VJA: 1,256 S.F.  
 ILA REQUIRED (7.5%): 3,697 S.F.  
 ILA PROVIDED:

**BICYCLE PARKING**

REQUIRED SPACES	
LONG TERM (2 OR 1/50 EMPLOY.)	1 SPACES
SHORT TERM	N/A
PROVIDED SPACES	
LONG TERM	1 SPACES
SHORT TERM	N/A
TOTAL	1 SPACES

**PARKING REQUIRED**  
 EMPLOYEES: 20  
 MIN. (1.5 SPACE/2 EMPLOY.): 15 SPACES  
 MAX. (1 SPACE/1 EMPLOY.): 20 SPACES

**PARKING PROVIDED (ON-SITE)**  
 STANDARD SPACES: 18 SPACES  
 HANDICAP SPACES: 2 SPACES  
 TOTAL PARKING PROVIDED: 20 SPACES



**LEGEND**

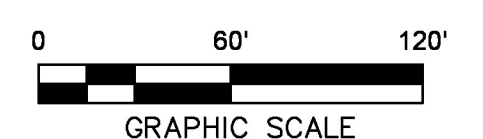
- EX. UTILITY POLE
- EX. CONTOUR
- EX. FIRE HYDRANT
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. SIGN
- PARKING COUNT
- DIRECTION OF STORM WATER FLOW
- INTERIOR LANDSCAPE AREA
- TO BE REMOVED
- EXISTING ZONE
- PROPOSED BICYCLE PARKING
- EXISTING CLEANOUT
- EXISTING TREE
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING STEEP SLOPES (20%-30%)
- LIMITS OF DISTURBANCE
- DESIGNATED CARPOOL SPACE
- PROPOSED WHEEL STOP
- OBSERVED KARST LIKE FEATURES

**PRELIMINARY DRAINAGE CALCULATIONS**  
 CHANGE IN RUNOFF COEFFICIENT, C=(0.75-0.24)=0.51  
 SITE AREA = 17.61 ACRES  
 INCREASED RUNOFF = [(0.51x2.8/12)x17.61] = 2.10 AC-FT

**PRELIMINARY DETENTION BASIN SIZING:**  
 AVER. SURFACE AREA=10,100 S.F.  
 DEPTH=9.3'  
 VOLUME=93,930 CU. FT.  
 ACRE/FEET=2.15

**INCREASED IMPERVIOUS SURFACE**  
 PRE-DEVELOPED IMPERVIOUS SURFACE = 10,900 S.F.  
 POST-DEVELOPED IMPERVIOUS SURFACE = 214,973 S.F.  
 NET INCREASE IN IMPERVIOUS SURFACE = 204,073 S.F.

**FLOOD NOTE**  
 FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0065E



WM # 12018

**Milestone design group**

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**POWERSCREEN CRUSHING & SCREENING**

DATE: 4/29/19  
 DRAWN BY: G.C.Z.  
 CHECKED BY: J.M.M.  
 SCALE: 1"=60' (HORZ)  
 SCALE: N/A (VERT)

**REVISIONS**

8/22/19	PRE-APP CMNTS
10/04/19	AGENCY CMNTS
11/4/19	AGENCY CMNTS
3/5/2020	AGENCY CMNTS
3/17/2020	AGENCY CMNTS
6/9/2020	

DEVELOPMENT PLAN

**JOB NUMBER 19046**

1  
 OF  
 1

CASE# 19-ZONE-0044  
 RELATED CASE(S): 19-ZONEPA-0027  
**DETAILED DISTRICT DEVELOPMENT PLAN**  
**POWERSCREEN CRUSHING & SCREENING**  
 13207 REHL RD  
 LOUISVILLE, KY 40299  
 TAX BLOCK: 0040 LOT: 0207  
 OWNER:  
 THOMAS L & REBECCA E GARRITY  
 13207 REHL ROAD  
 LOUISVILLE, KY 40299  
 D.B. 8012 Pg.994  
 APPLICANT:  
 POWERSCREEN CRUSHING AND SCREENING  
 11901 WESTPORT ROAD  
 LOUISVILLE, KY 40245