GENERAL NOTES:

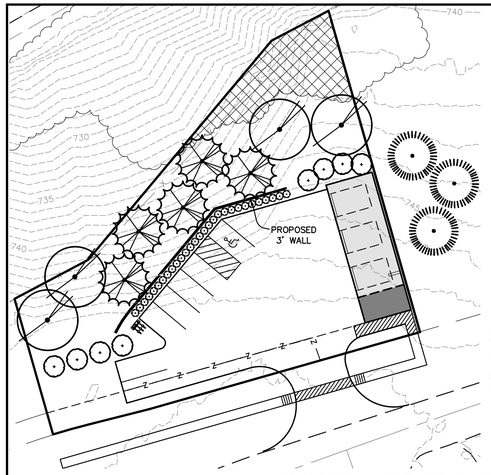
1. DOMESTIC WATER SUPPLY:
   SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
   A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
   CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
6. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
8. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 01/05/22 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
9. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH 10.2.8. OF THE LDC.
10. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC. (NO DUMPSTER REQUIRED AT THIS TIME.)
11. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
12. WHEEL STOPS AND PROTECTIVE CURBING. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE WOODY VEGETATION, WALKWAY OR STRUCTURE.
13. NO DUMPSTER. TRASH CONTAINERS WILL BE ROLLED OUT ON TRASH PICK-UP DAYS.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY PROPERTY SERVICE CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
   NO DETENTION TO BE PROVIDED. SITE IS SUBJECT TO REGIONAL FACILITY FEES.
4. EROSION AND SILT CONTROL:
   A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0082F, 21111C0065F).
6. ALIGNMENT OF THE EXISTING PSC FOR 3701 HOPEWELL ROAD TO BE FIELD VERIFIED AND 10' PRIVATE SEWER EASEMENT TO BE GRANTED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. THE EXISTING PSC SHALL BE CENTERED WITHIN THE PROPOSED 10' PRIVATE SEWER EASEMENT.

PUBLIC WORKS NOTES:

1. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
2. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
3. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
4. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.



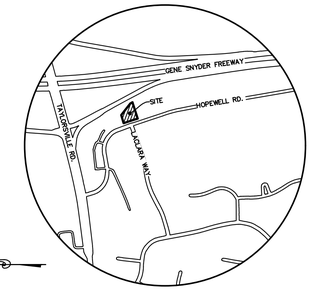
LEGEND

- TYPE A – DECIDUOUS TREE (4)
- TYPE A – EVERGREEN TREE (5)
- EVERGREEN TREE TO BE PLANTED UNTIL RESIDUAL PROPERTY IS DEVELOPED
- LARGE SHRUB
- EVERGREEN SHRUBS

PARKWAY PLANTS:

TREES REQUIRED (1/30 LF)	5 TREES
TREES PROPOSED	9 TREES
LARGE SHRUB REQUIRED (1/20 LF)	8
LARGE SHRUB PROPOSED	8

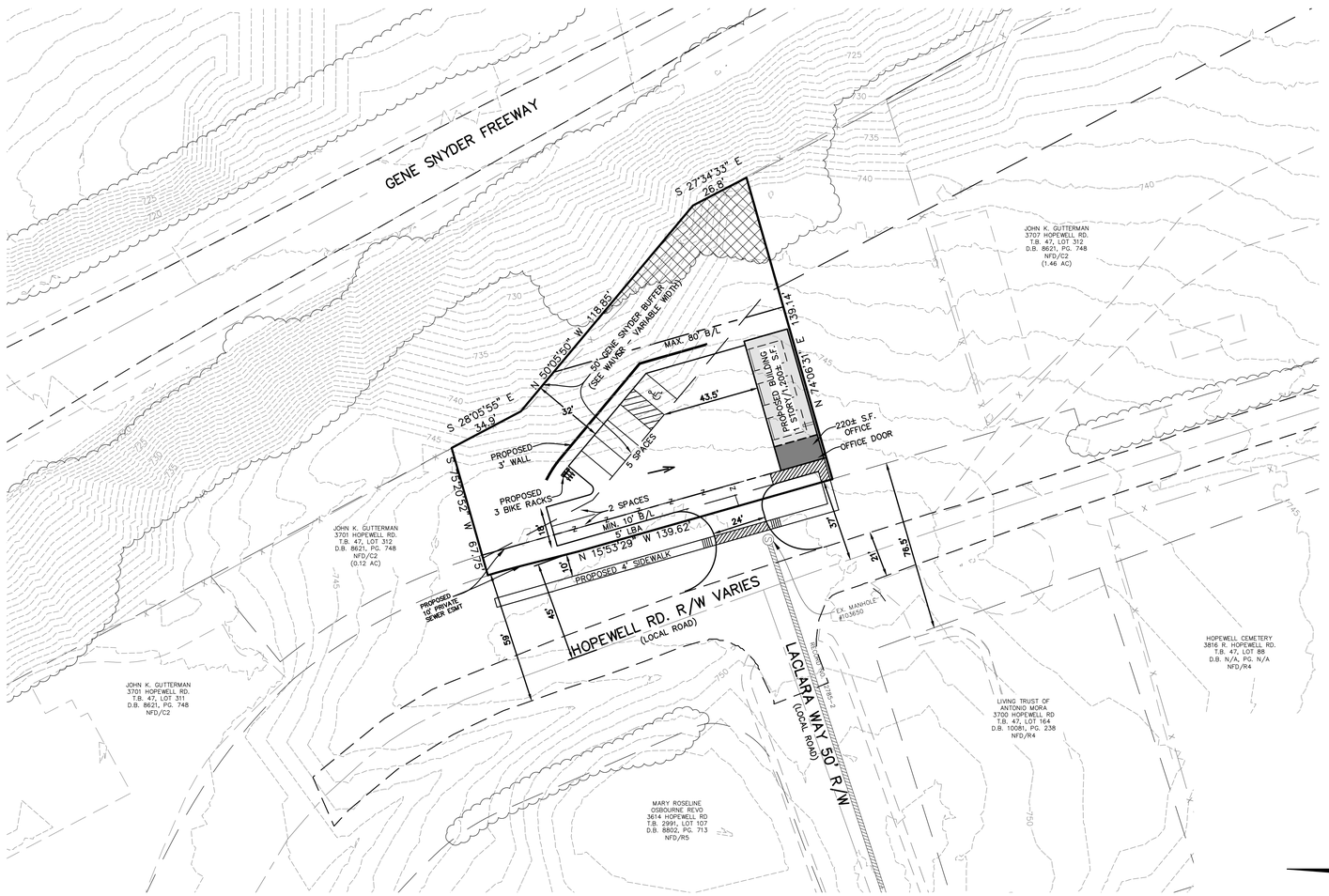
CONCEPT LANDSCAPE EXHIBIT
SCALE 1"=30'

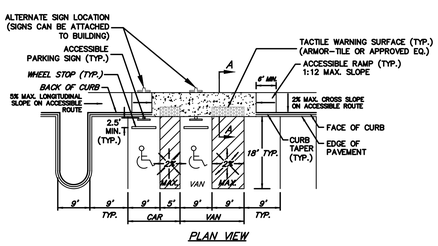


LOCATION MAP
NO SCALE

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING TREE
- EXISTING FENCE
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED DRAINAGE ARROW
- PROPOSED CATCH BASIN & HEADWALL W/PIPE
- PROPOSED TREE CANOPY CREDIT AREA





PLAN VIEW

TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

SITE DATA:

EXISTING FORM DISTRICT	NFD
EXISTING ZONING	C2
EXISTING LAND USE	VACANT
PROPOSED LAND USE	BODY SHOP
TOTAL LAND AREA	0.36± AC.
BUILDING AREA	
OFFICE	220 ± S.F.
GARAGE	980 ± S.F.
TOTAL	1,200 ± S.F.
BUILDING HEIGHT (MAX. ALLOWED 25')	25'
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.08
PARKING REQUIRED	
OFFICE	
MINIMUM (1 SPACE/400 S.F.)	1 SPACES
MAXIMUM (1 SPACE/150 S.F.)	2 SPACES
VEHICLE SERVICE	
MINIMUM (1 SPACE/BAY)	3 SPACES
MAXIMUM (5 SPACE/BAY)	15 SPACES
TOTAL (MINIMUM–MAXIMUM)	4–17 SPACES
PARKING PROVIDED	
CAR PARKING (INCLUDES 1 ACCESSIBLE SPACE)	7 SPACES
BICYCLE PARKING (REQ/PROPOSED)	3 SPACES

LANDSCAPE DATA:

V.U.A.	5,666± S.F.
I.L.A. REQUIRED (0%)	0 S.F.
I.L.A. PROVIDED	0± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	15,763± S.F.
LAND USE	COMMERCIAL
EXISTING TREE CANOPY	1,450± S.F. (9%)
TOTAL TREE CANOPY REQUIRED/PROVIDED	5,517± S.F. (35%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

WAIVER REQUEST

1. A WAIVER OF 10.3.7.A.1 OF THE LDC IS REQUESTED TO REDUCE THE GENE SNYDER FREEWAY BUFFER FROM 50' TO A VARIABLE WIDTH AS SHOWN.
2. A WAIVER OF 10.2.4.B.3 OF THE LDC IS REQUESTED TO ALLOW A GREATER THAN 50% OVERLAP OF A LANDSCAPE BUFFER AREA WITH A UTILITY EASEMENT, (ALONG FRONT PROPERTY LINE).
3. A WAIVER OF 5.9.2.A.1.a.II OF THE LDC IS REQUESTED TO NOT PROVIDE A ROADWAY CONNECTION TO EITHER ADJOINING PROPERTY TO THE NORTH OR SOUTH OF THE SITE.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	6,866± S.F.

DETENTION CALCULATIONS

2.9/12 (.80–.25) (0.29) = 0.04 AC–FT

GRAPHIC SCALE 1"=30'
0 15 30 60

CASE #22–DDP–0056
RELATED CASE: 21–DDP–0120, 09–042–90
MSD WM#2004/ 21 1221

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
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DEVELOPER
JOHN THORNTON
6333 MISTFLOWER CIRCLE
PROSPECT, KY 40059

OWNER
JOHN K GUTTERMAN
2227 S. POPE LICK RD
LOUISVILLE, KY 40299

DETAILED DISTRICT DEVELOPMENT PLAN
& BINDING ELEMENT AMENDMENT

SIMPLE BODY SHOP

3703 HOPEWELL RD. LOUISVILLE, KY 40299
TAX BLOCK 47, LOT 311 & 312
DEED BOOK 8621, PAGE 748

Revisions	
6/8/22	PER AGENCY COMMENTS
6/17/22	PER AGENCY COMMENTS
7/18/22	PER AGENCY COMMENTS
8/26/22	PER AGENCY COMMENTS
9/9/22	PER AGENCY COMMENTS
10/10/22	PER AGENCY COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=30'

Date: 4/25/22
Job Number: 3873

Sheet
1
of 1

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