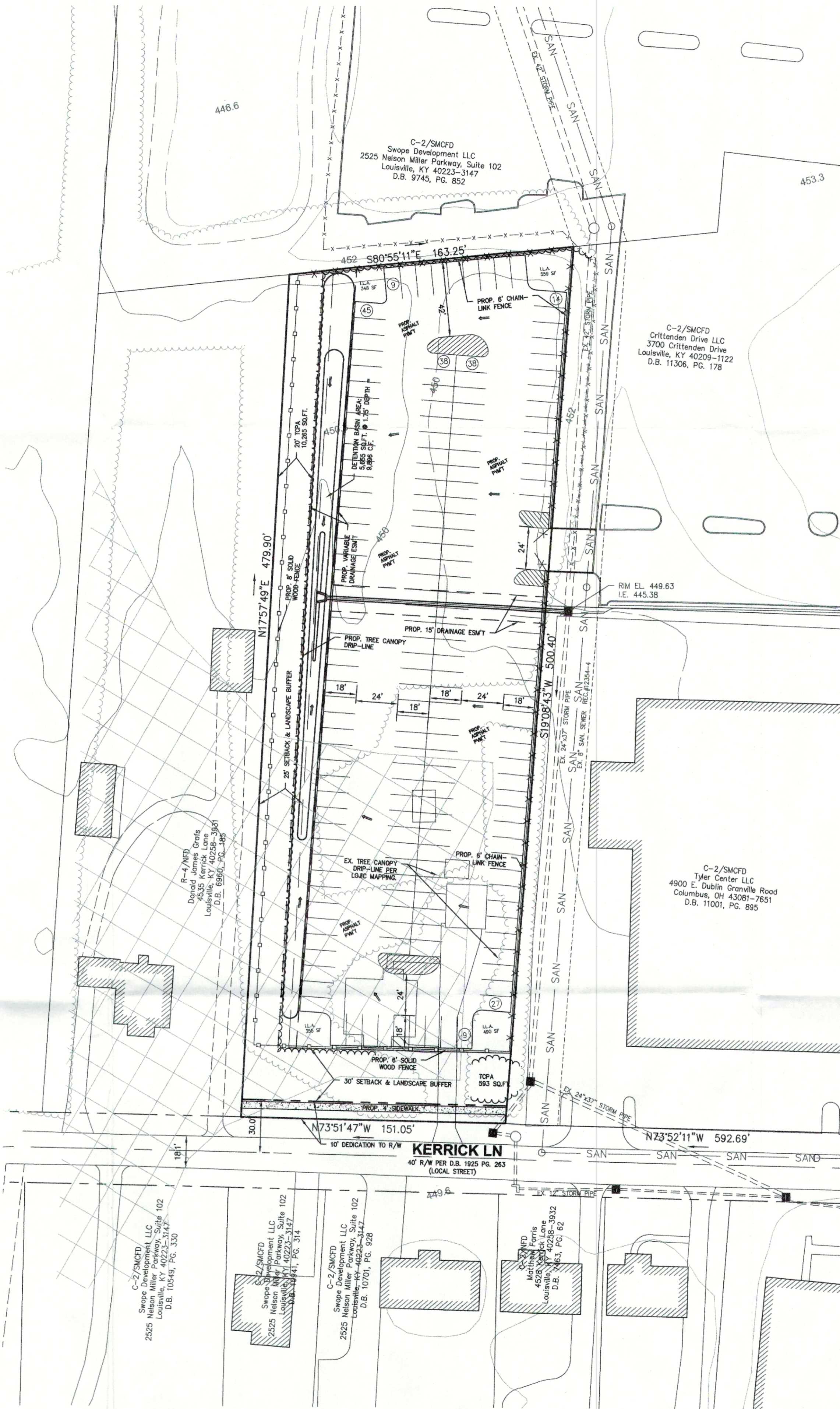


**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

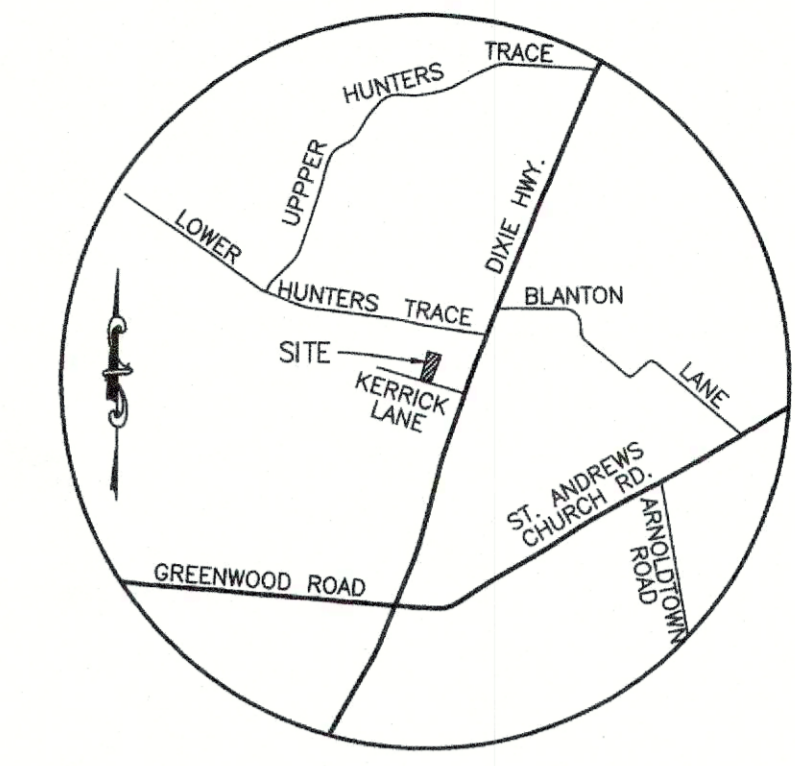
CONDITIONS:

BY: *[Signature]*  
 DATE: 5/22/19  
 LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS



**GENERAL NOTES**

- 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.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PRE 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 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 THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- BOUNDARY INFORMATION FROM DEEDS. TOPOGRAPHIC INFORMATION FROM MSD LOIC MAPPING.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE 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.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE 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 GREEN BEST MANAGEMENT PRACTICES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- NO SANITARY SEWER SERVICE REQUIRED FOR THIS ZONING APPLICATION.
- ARMY CORPS OF ENGINEERS APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO THE 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.



**LOCATION MAP**  
NOT TO SCALE

**SITE DATA**

TOTAL SITE AREA	1.75 ACRES (76,441.43 SQ.FT.)
EXISTING ZONING	R-4
EXISTING FORM DISTRICT	NFD
EXISTING USE	RESIDENTIAL
PROPOSED ZONING	C-2
PROPOSED FORM DISTRICT	SMCFD
PROPOSED USE	VEHICLE STORAGE

**PARKING CALCULATIONS**

PROPOSED PARKING PROVIDED (INVENTORY STORAGE SPACES)	180 SPACES
------------------------------------------------------	------------

**LANDSCAPE REQUIREMENTS**

V.U.A.	52,906 SQ.FT.
L.L.A. REQUIREMENT	NONE
L.L.A. PROVIDED	1,752 SQ.FT.

**TREE CANOPY CALCULATIONS**

TREE CANOPY CATEGORY CLASS C

SITE AREA	78,911 S.F.
EX. TREE CANOPY ON SITE*	58,936 S.F. (74.7%)
EX. TREE CANOPY TO BE PRESERVED	10,858 S.F. (13.8%)
TREE CANOPY REQUIRED	13,415 S.F. (17%)
TOTAL SITE HAS 41-75% EX. CANOPY COVERAGE	
ADDITIONAL TREE CANOPY REQUIRED	2,557 S.F.
ADDITIONAL TREE CANOPY PROVIDED	2,880 S.F.
* 4 TYPE "A" TREES @ 720 S.F. EACH	

TOTAL TREE CANOPY TO BE PROVIDED 13,738 S.F. (17.4%)

\* THE PROPOSED DRIP-LINE IS BASED ON GROUND CHECKED TREE TRUNKS AND DRIP-LINE LOCATIONS.

**IMPERVIOUS AREA (SITE)**

NET SITE AREA	1.75 ACRES
AREA OF DISTURBANCE	1.52 ACRES
EXISTING IMPERVIOUS SURFACE	0.09 ACRES (5%)
PROPOSED IMPERVIOUS SURFACE	1.21 ACRES (69%)
INCREASE IN IMPERVIOUS SURFACE	1.12 ACRES (64%)

**LEGEND**

- EXISTING FENCE
- SAN --- EX. SANITARY SEWER
- ⊙ EX. SAN. SEWER MANHOLE
- 466 --- EXISTING CONTOUR LINE
- EX. STORM LINE
- EX. TREE CANOPY DRIP-LINE
- CENTERLINE
- DRAINAGE FLOW
- PROP. SOLID WOOD FENCE
- PROP. CHAINLINK FENCE
- PROP. STORM LINE
- EX. CATCH BASIN
- PROP. TREE CANOPY DRIP-LINE
- HYDRIC SOILS AREA

**DETENTION CALCULATIONS**

$$ExCm = (0.09 \times 0.95) + (1.66 \times 0.22) = 0.258$$

$$PostCm = (1.25 \times 0.95) + (0.50 \times 0.22) = 0.743$$

DETENTION CALCS

$$(0.743 - 0.258) \times (2.8/12) \times (1.75 \text{ Ac}) = 0.198 \text{ AcFt} \sim 8,627 \text{ CuFt.}$$

PRELIMINARY APPROVAL RECEIVED

Condition of Approval: MAY 15 2019

PLANNING & DESIGN SERVICES

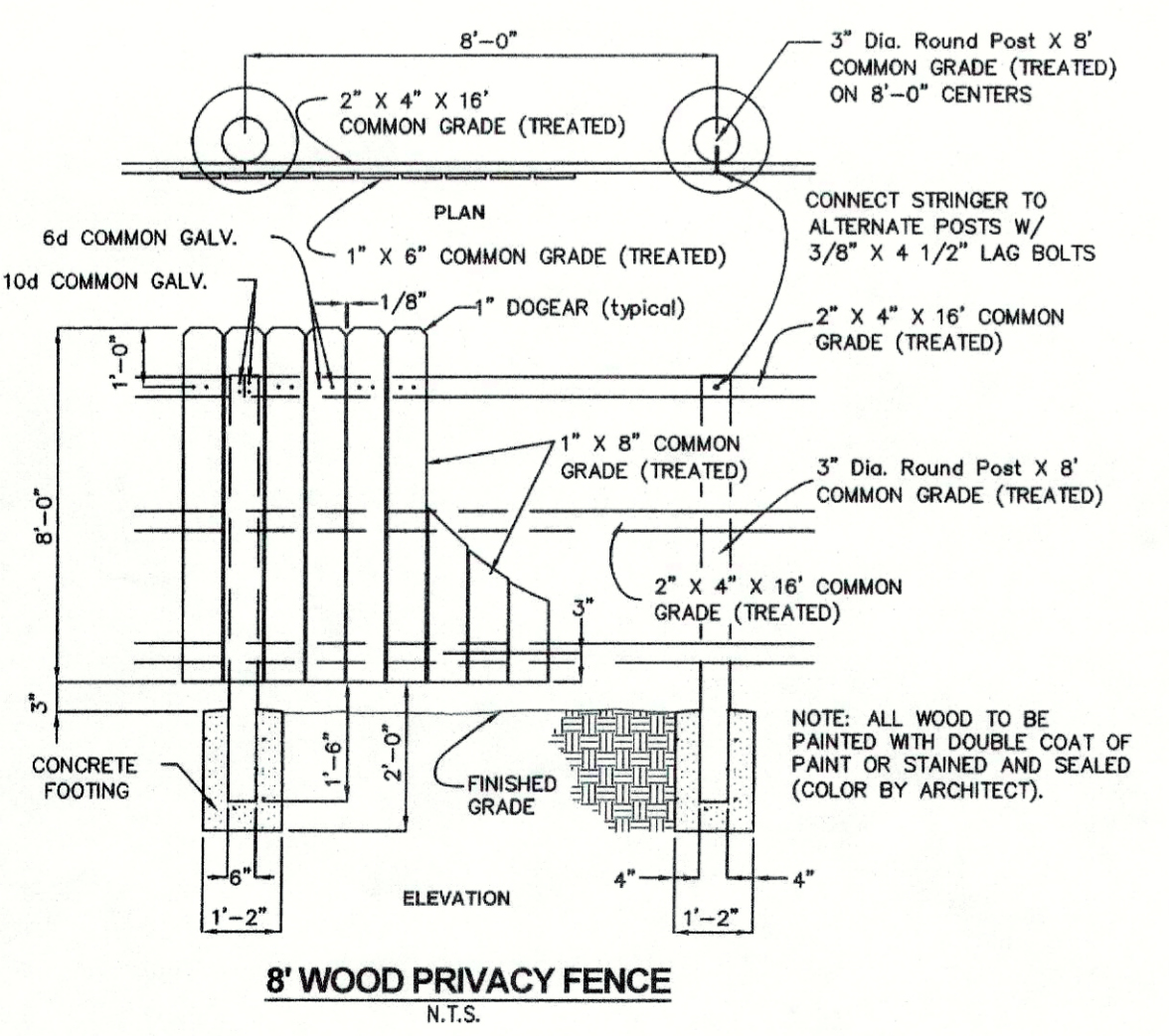
*[Signature]* 5-22-19

10' TYPICAL INTERIOR LANDSCAPE ISLAND COUNTY MULTIPLE USE SEWER DISTRICT

TYPICAL PAINTED SYMBOL PER ADA REQUIREMENTS

TYPICAL PAINTED ISLAND PER ADA REQUIREMENTS

**TYPICAL PARKING DETAIL**  
NO SCALE



**VEHICLE STORAGE PARKING EXPANSION SITE DEVELOPMENT PLAN**

GRAPHIC SCALE: SUPERCEDES NUMERIC SCALE  
 0 20' 40' 80'  
 SCALE 1" = 40'

**REVISIONS**

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	4-1-19	JMA
2	DHS	REVISIONS PER AGENCY COMMENTS	5-14-19	JMA

**BTM Engineering, Inc.**  
 Consulting Engineers, Landscape Architects, Planners & Surveyors  
 Serving the Bluegrass and Beyond  
 3001 Taylor Springs Drive Louisville, Kentucky 40220  
 (502) 459-9677 Fax www.btmeng.com

DATE

SIGNATURE

DATE

**FOR REVIEW ONLY**

SIGNATURE

**DETAILED DEVELOPMENT PLAN**

4531 KERRICK LANE LOUISVILLE, KY 40258

DEVELOPER: BRIAN STERNBERG, GARY STERNBERG, KERRICK LANE LOUISVILLE, KY 40258

OWNER: GARY STERNBERG, KERRICK LANE LOUISVILLE, KY 40258

PROJECT NO.: 190088

SITE INFORMATION: DEED BOOK 10486, PAGE 642; TAX BLOCK 1022, LOT 162

DATE: 3/11/2019

DRAWING: 190088-DDP

SCALE: 1" = 40'

SHEET: 1.00

**CASE #19ZONE1022 MSD WM #11953**

**NOT FOR CONSTRUCTION**

19ZONE1022