

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE:**

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

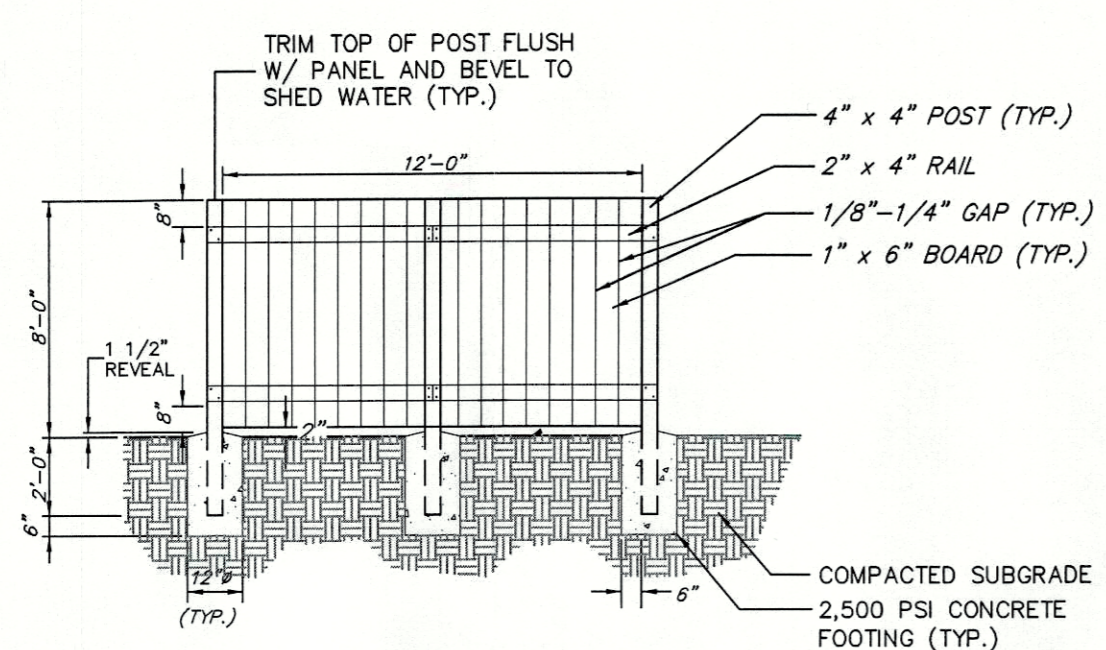
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, 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.

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.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.



**6" STOCKADE WOOD PRIVACY FENCE FOR NEW IMPROVEMENTS**  
NO SCALE

**PROJECT DATA:**

GROSS PROPERTY SIZE 50,068.97 S.F. / 1.15 AC.  
NET PROPERTY SIZE 49,075.93 S.F. / 1.13 AC.  
EXISTING USE FORMER DAYCARE / VACANT PROPERTY  
EXISTING ZONING R-4  
EXISTING FORM DISTRICT SUBURBAN WORKPLACE FORM DISTRICT  
PROPOSED USE MECHANIC SHOP AND CAR LOT  
PROPOSED ZONING C-2  
PROPOSED FORM DISTRICT UNCHANGED  
EXISTING BUILDING SIZE 3,574 S.F. ±  
EXISTING BUILDING HEIGHT 1 STORY (25' HT.)  
PROPOSED BUILDING SIZE 4,800 S.F. ±  
PROPOSED BUILDING HEIGHT 1 STORY (30' HT.)  
TOTAL BUILDING SIZE 8,374 S.F. ±  
PROPOSED FLOOR AREA RATIO (F.A.R.) 0.17 F.A.R. (5.0 MAXIMUM)  
MIN. LOT SIZE NONE (PROVIDED 50,068.97 S.F.)  
MIN. LOT WIDTH NONE (PROVIDED 100')  
MIN. LOT DEPTH NONE (PROVIDED 500.59')  
MIN. FRONT YARD / STREET SIDE YARD SETBACK 25' FRONT YARD (PROVIDED 56.7')  
MIN. SIDE YARD 0' (PROVIDED 29.3' NORTH P/L, 22.2' SOUTH P/L & 5.0' SOUTH P/L)  
MIN. REAR YARD 0' (PROVIDED 30')  
MAX. BUILDING HEIGHT 50' (PROVIDED PROPOSED 30', 1 STORY & EXISTING 25', 1 STORY)

MIN. PARKING SPACES 19 PARKING SPACES  
(3,574 S.F. / 400 S.F PER SPACE FOR OFFICE)  
(6 BAYS / 1 SPACE PER BAY OF MECHANIC SHOP)  
(3,620 S.F. OUT DOOR SALES AREA / 1 SPACE PER 1,000 S.F.)  
MAX. PARKING SPACES 61 PARKING SPACES  
(3,574 S.F. / 150 S.F PER SPACE FOR OFFICE)  
(6 BAYS / 5 SPACE PER BAY OF MECHANIC SHOP)  
(3,620 S.F. OUT DOOR SALES AREA / 1 SPACE PER 500 S.F.)  
22 SPACES

TRANSIT REDUCTION (10%) 17 PARKING SPACES  
TOTAL MIN PARKING REQUIRED 18 PARKING SPACES (8 PARKING SPACES EXISTING)  
USING TRANSIT REDUCTION 3 SPACES OR 10% OF REQUIRED PARKING WHICHEVER IS GREATER  
BICYCLE PARKING PROVIDED 3 SPACES  
VEHICLE USE AREA 29,646 S.F.  
INTERIOR LANDSCAPE AREA REQ. (7.5%) 2,224 S.F.  
INTERIOR LANDSCAPE ARE PROVIDED 2,477 S.F.

TREE CANOPY 18,000 S.F. (36%)  
CANOPY CLASS 15-TYPE "A" TREES @ 1,200 S.F. EACH  
TOTAL TREE CANOPY % PROVIDED 18,000 S.F. (36%)

**DRAINAGE CALCULATIONS:**

SITE DISTURBANCE AREA = 26,429.26 S.F. / 0.61 AC.  
TOTAL SITE AREA = 50,068.97 S.F. / 1.15 AC.  
TOTAL EXISTING IMPERVIOUS AREA = 15,687 S.F.  
TOTAL PROPOSED IMPERVIOUS AREA = 22,333 S.F.  
TOTAL PROPOSED PERVIOUS AREA = 12,049 S.F.  
EXISTING RUN-OFF COEFFICIENT = 0.34 (C)  
DEVELOPED RUN-OFF COEFFICIENT = 0.78 (C)  
RUNOFF VOLUME CALCS:  
X = CRA/12 FOR 1 HOUR 100 YR. STORM  
= (0.78-0.34) (2.8) (1.15 ACRES) / 12  
= 0.181 AC.-FT.

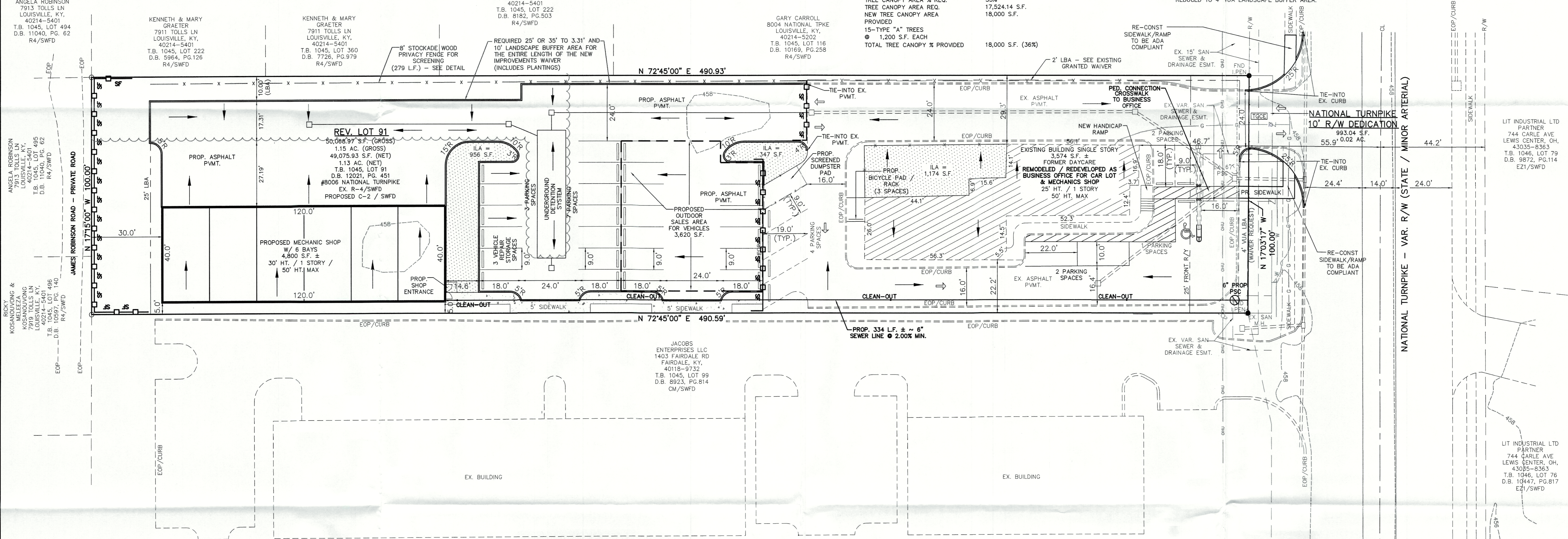
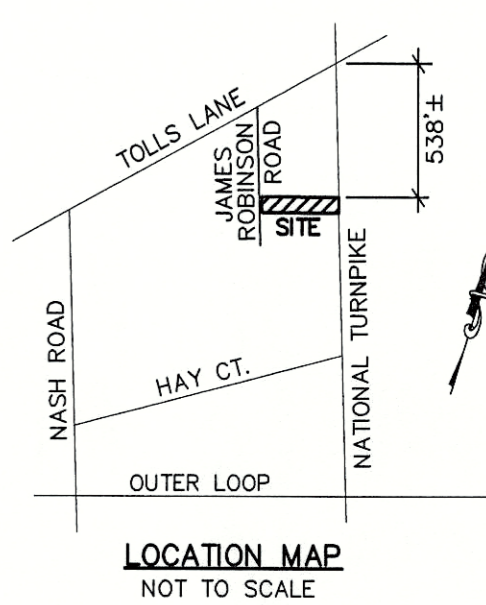
STORM WATER RUN-OFF WILL BE ROUTED TO THE PROPOSED UNDERGROUND DETENTION BASIN AS SHOWN ON THE PLAN.

**EX. WAIVER B-229-06W:**

REDUCE LANDSCAPE BUFFER/LANDSCAPE REQUIREMENT ON THE NORTHWEST PROPERTY LINE FROM 25' TO 2.0' WITH THE USE OF A 6' HIGH VINYL PRIVACY FENCE FOR SCREENING, PER CHAPTER 10, PART 24 OF THE LAND DEVELOPMENT CODE.

**LANDSCAPE WAIVER REQUEST:**

CHAPTER 10, PART 2, TABLE 10.2.3 BUFFER YARD WIDTHS AND MULTIPLIERS REQUIREMENT TO ALLOW THE 25' OR 35' LANDSCAPE BUFFER AREA BE REDUCED TO 3.31' LANDSCAPE BUFFER AREA (INCLUDES PLANTINGS).  
CHAPTER 10, PART 2, TABLE 10.2.6 VJA LANDSCAPE BUFFER AREA REQUIREMENTS TO ALLOW THE 10' VJA LANDSCAPE BUFFER AREA BE REDUCED TO 4' VJA LANDSCAPE BUFFER AREA.



**GENERAL NOTES:**

- 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.
- 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.
- PROTECTION OF TREES TO BE PRESERVED: \*CONSTRUCTION FENCING SHALL BE ERRECTED 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.\*
- THE DEVELOPMENT LIES IN THE FAIRDALE FIRE DISTRICT.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT IF THE THRESHOLDS ARE MET.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IS REQUIRED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- STREET TREES ARE REQUIRED PER CHAPTER 13 OF THE LDC.
- 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 THROUGHOUT 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 PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

**MSD NOTES:**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER BY MSD: SANITARY SEWER BY EXISTING PROPERTY SERVICE CONNECTION AND PROPOSED PROPERTY SERVICE CONNECTION THAT IS SUBJECT TO FEES FOR CAPACITY AND CONNECTION AND THE PROJECT LIES IN THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY AN EXISTING LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER: ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPMENT PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPMENT PEAK FLOWS FOR THE 2 YR., 10 YR., 25 YR. AND 100 YR. STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- EROSION & 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- ALL RETAIL SHOPS / MECHANICS SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- UNDERGROUND DETENTION BASIN MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- ARMY CORPS OF ENGINEERS (ACOE) / JURISDICTIONAL DETERMINATION APPROVAL SHALL BE REQUIRED BECAUSE OF HYDRIC SOILS ARE PRESENT.
- SITE SUBJECT TO KYTC APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

**TRANSPORTATION PLANNING NOTES:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND LOUISVILLE METRO WORKS R/W WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT OF WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY LOUISVILLE METRO PUBLIC WORKS.
- VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS STANDARDS.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS, IF REQUIRED.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES, IF REQUIRED.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KYC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BE BUILT TO CURRENT ADA STANDARDS AND THE CURB LINE TO BE RESTORED.
- CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC PRIOR TO CONSTRUCTION APPROVAL TO FOR ALL WORK DONE IN THE STATE R/W.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT KYC STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- CONSTRUCTION PLANS, BOND, AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT OF WAY.

**FLOOD NOTE:**

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #21111C0091E, EFFECTIVE 12/5/06. BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN.

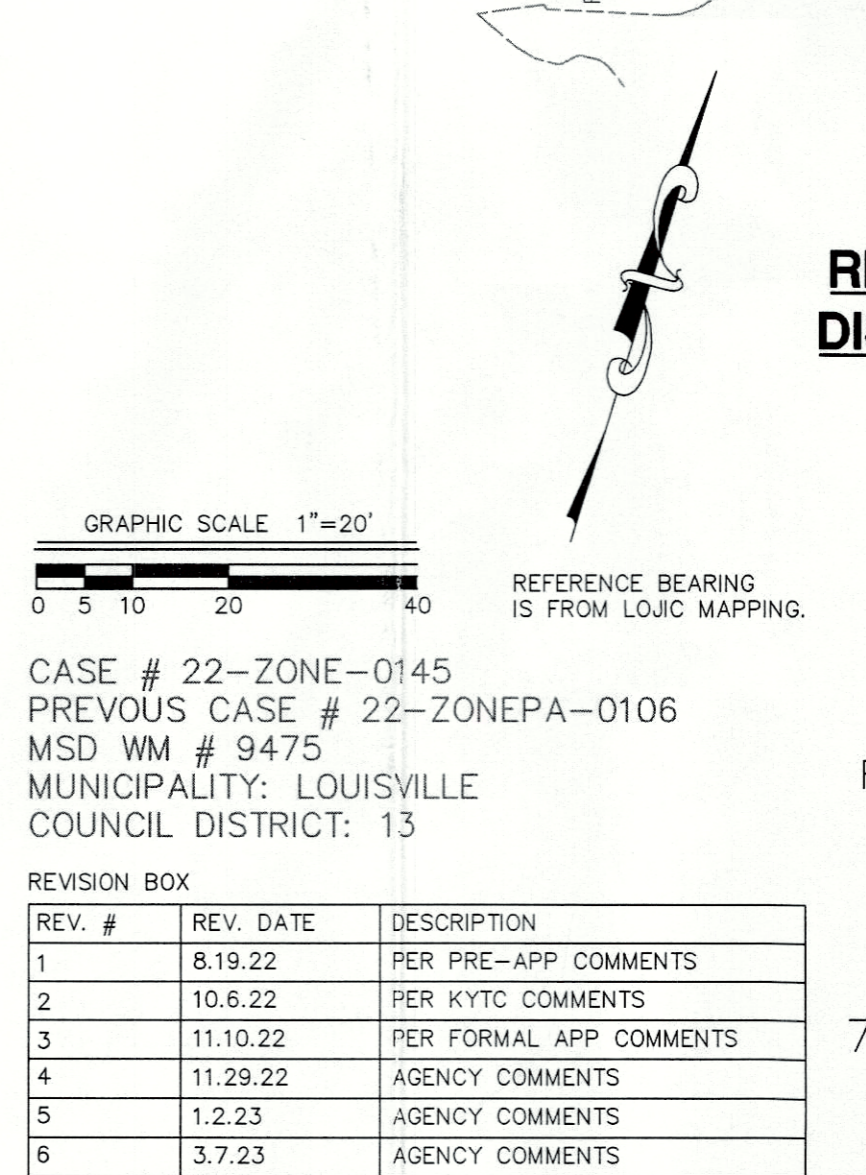
**SOIL DESCRIPTION:**

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND-UDORTHENTS COMPLEX (UdC) AND URBAN LAND-HAPLIC UDARENTS-ZIPP COMPLEX (UdCz).

**APPLICABLE MSD STANDARD DRAWINGS:**

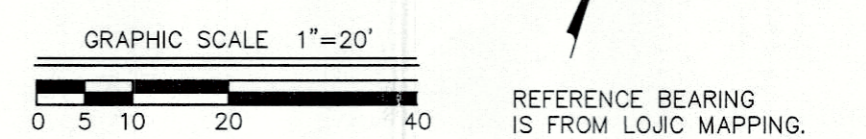
STABILIZED CONSTRUCTION ENTRANCE [100C] ER-01-03  
SILT FENCE [SF] SF-01-03

**LEGEND:**



**REZONING AND REVISED DETAILED DISTRICT DEVELOPMENT PLAN FOR 8006 NATIONAL TURNPIKE REDEVELOPMENT**

8006 NATIONAL TURNPIKE  
LOUISVILLE, KY 40214  
T.B. 1045, LOT 91  
D.B. 12021, PG. 451  
OWNER / DEVELOPER:  
ROBERT JOHNSON & JENNIFER JOHNSON  
124 SEAWAY AVE,  
DAYTONA BEACH, FL 32118-6326  
DATE: 7.16.22  
C. R. P. & ASSOCIATES, INC.  
7321 New LaGrange Road, Suite 111  
Louisville, KY. 40222  
(502)423-8747



CASE # 22-ZONE-0145  
PREVIOUS CASE # 22-ZONEPA-0106  
MSD WM # 9475  
MUNICIPALITY: LOUISVILLE  
COUNCIL DISTRICT: 13

REVISION BOX

REV. #	REV. DATE	DESCRIPTION
1	8.19.22	PER PRE-APP COMMENTS
2	10.6.22	PER KYTC COMMENTS
3	11.10.22	PER FORMAL APP COMMENTS
4	11.29.22	AGENCY COMMENTS
5	1.2.23	AGENCY COMMENTS
6	3.7.23	AGENCY COMMENTS

**RECEIVED**  
MAR 09 2023  
PLANNING & DESIGN SERVICES