

**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.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
- 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.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- AN AMENDMENT OF 2.6.1.1.1. OF THE LDC IS REQUESTED TO ALLOW AN ENCRoACHMENT INTO THE 200' SETBACK FROM RESIDENTIAL AND TO ALLOW TRUCK/TRAILER PARKING AS SHOWN ON THIS PLAN.

**MSD NOTES:**

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY PROPERTY SERVICE CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 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.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211100 B7E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

**PUBLIC WORKS AND KTC NOTES:**

- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- 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.

NHK, SPRING PRECISION OF AM  
10600 FREEPORT DR  
D.B. 9949, PG. 269  
T.B. 3038, LOT 257  
ZONED E2-1  
FORM DISTRICT SUBURBAN WORKPLACE

GUESS Y INC  
1444 S. ALAMEDA ST  
LOS ANGELES, CA 90021-2433  
D.B. 10550, PG. 90  
T.B. 3038, LOT 214  
ZONED E2-1  
FORM DISTRICT SUBURBAN WORKPLACE

LOUISVILLE & JEFFERSON COUNTY  
RIVERPORT  
6900 RIVERPORT DR  
D.B. 11592, PG. 294  
T.B. 3038, LOT 229  
ZONED E2-1  
FORM DISTRICT SUBURBAN WORKPLACE

OKI LLC  
712 INDUSTRIAL DR  
D.B. 1289, PG. 588  
T.B. 3038, LOT 216  
ZONED E2-1  
FORM DISTRICT SUBURBAN WORKPLACE

SHAWN MARIE & FRIDY D JACKSON  
6922 COLRAIN CR  
D.B. 9089, PG. 227  
T.B. 3029, LOT 11  
ZONED RSA  
FORM DISTRICT NEIGHBORHOOD

KEVIN RATLUFF  
8930 COLRAIN CR  
D.B. 9089, PG. 153  
T.B. 3029, LOT 12  
ZONED RSA  
FORM DISTRICT NEIGHBORHOOD

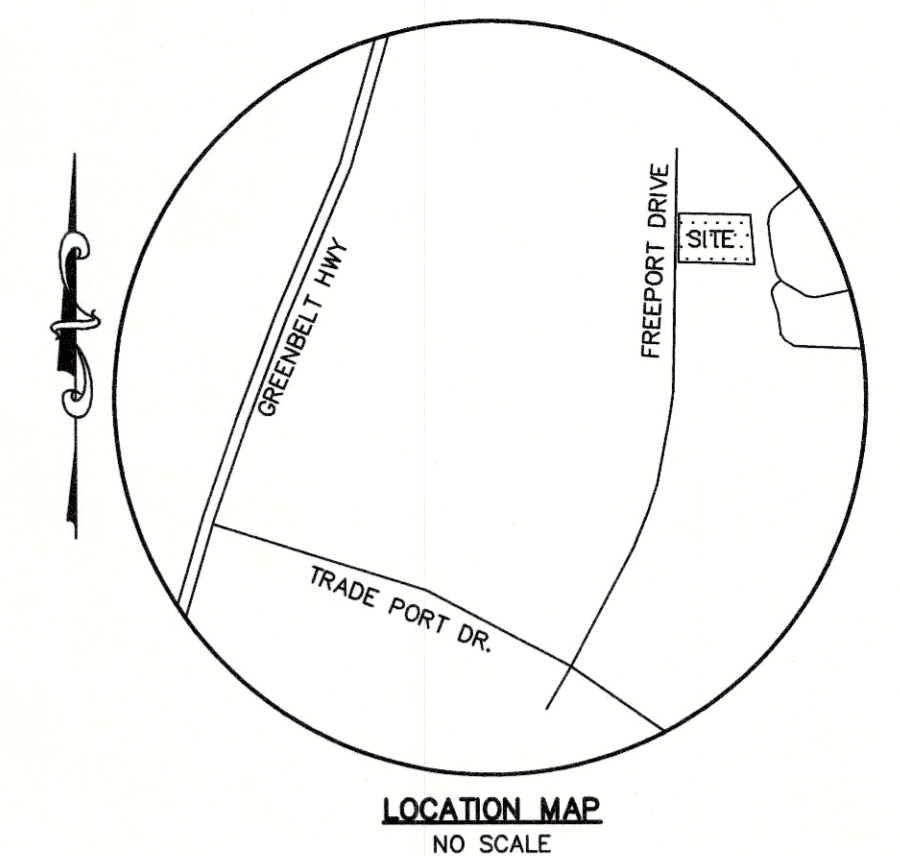
CHESTER D TILLY  
8930 COLRAIN CR  
D.B. 9002, PG. 409  
T.B. 3029, LOT 13  
ZONED RSA  
FORM DISTRICT NEIGHBORHOOD

LAURA & PATRICK CLEARY  
8912 COLRAIN CR  
D.B. 8842, PG. 383  
T.B. 3029, LOT 14  
ZONED RSA  
FORM DISTRICT NEIGHBORHOOD

TERRI T CAMP  
6914 COLRAIN CR  
D.B. 7897, PG. 988  
T.B. 3029, LOT 15  
ZONED RSA  
FORM DISTRICT NEIGHBORHOOD

ALEXIS HEATH  
6912 COLRAIN CR  
D.B. 11588, PG. 484  
T.B. 3029, LOT 16  
ZONED RSA  
FORM DISTRICT NEIGHBORHOOD

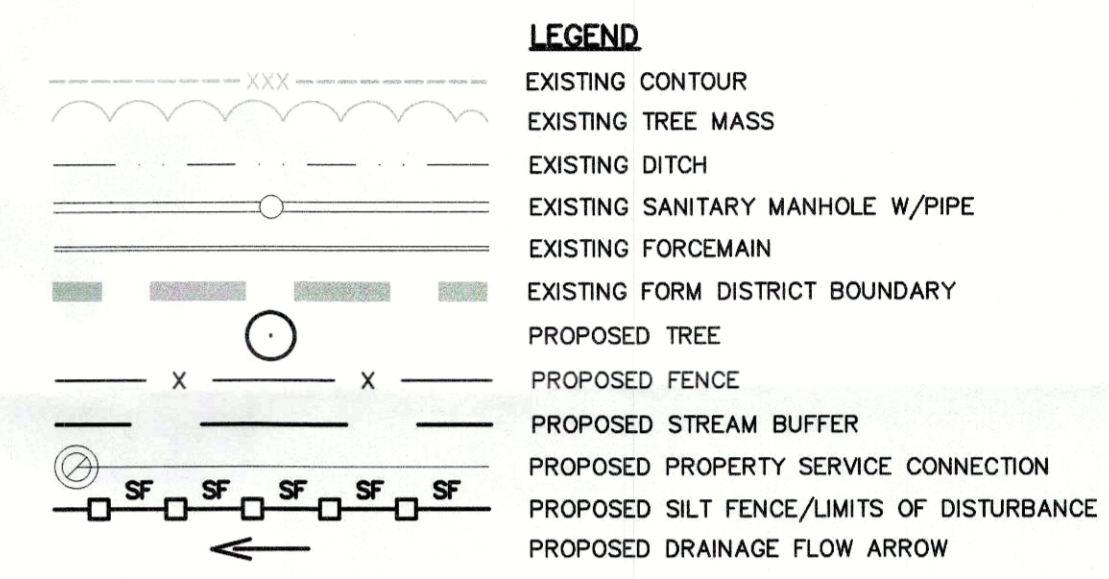
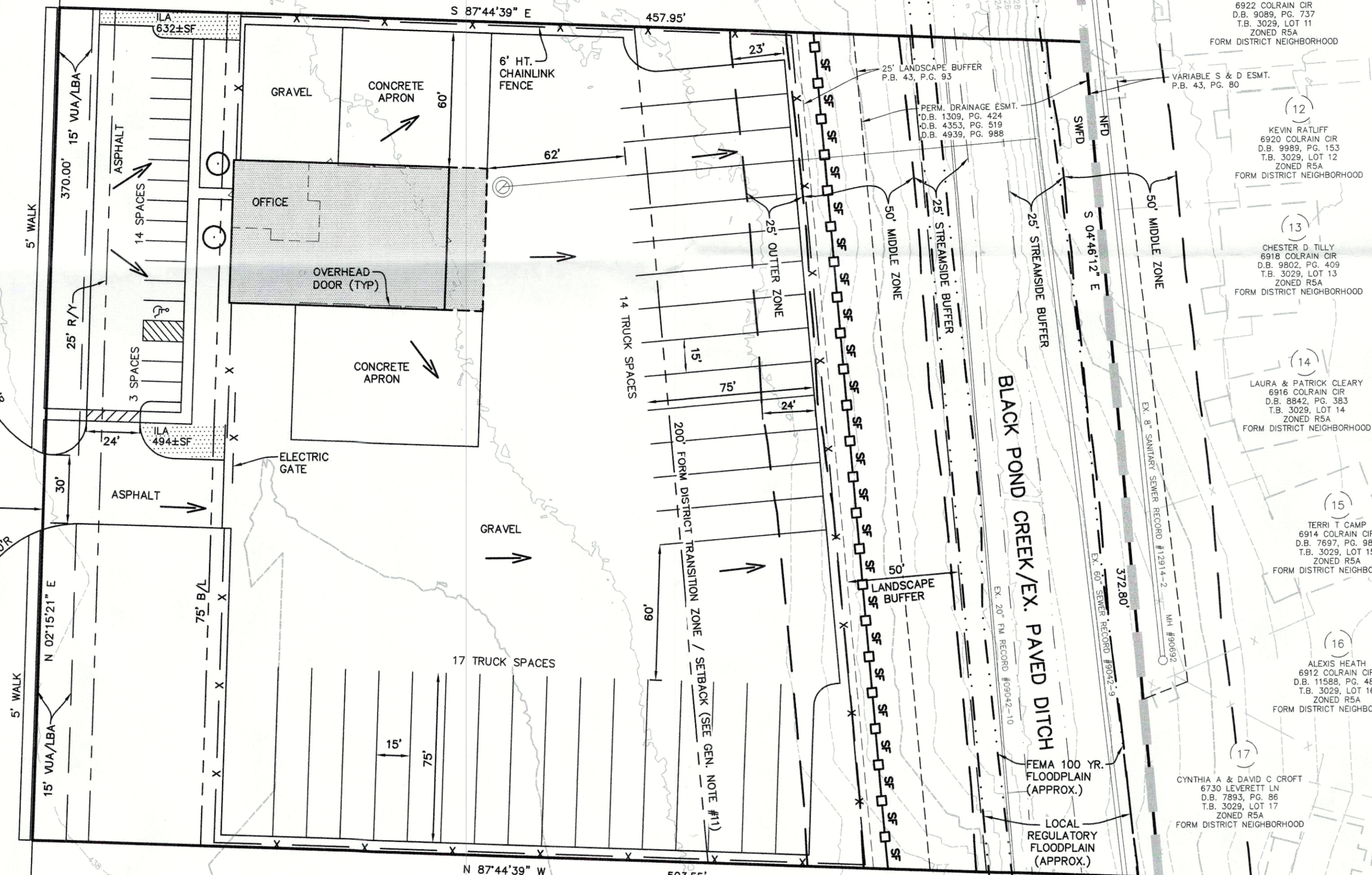
CYNTHIA A & DAVID C CROFT  
6730 LEVERETT LN  
D.B. 7893, PG. 88  
T.B. 3029, LOT 17  
ZONED RSA  
FORM DISTRICT NEIGHBORHOOD



COLRAIN CIRCLE 50' R/W  
(LOCAL ROAD)

FREEPORT DRIVE 100' R/W  
(LOCAL ROAD)

5' WALK



**SITE DATA:**

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	E21
EXISTING LAND USE	VACANT
PROPOSED LAND USE	TRUCK REPAIR & STORAGE
TOTAL LAND AREA	4.01± AC
BUILDING HEIGHT (MAX. 50+)	30'
OFFICE	1,184 ± S.F.
BAYS/SERVICE AREA AND STORAGE	4,960 ± S.F.
COVERED SERVICE AREA	1,088 ± S.F.
TOTAL	7,232 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.04
PARKING REQUIRED	
OFFICE	3 SPACES
MINIMUM (1 SPACE/350 S.F.)	6 SPACES
MAXIMUM (1 SPACE/200 S.F.)	
7 SERVICE AREA EMPLOYEES	12 SPACES
MINIMUM (1 SP/1.5 EMP +1/BAY)	49 SPACES
MAXIMUM (2 SP/1 EMP +5/BAY)	15-55 SPACES
TOTAL REQUIRED	17 SPACES
PARKING PROVIDED	
CAR PARKING	31 SPACES
(INCLUDES 1 ACCESSIBLE SPACE)	
TRACTOR TRAILER PARKING/STORAGE	2 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	
LONG TERM (PROVIDED IN BUILDING)	

**LANDSCAPE DATA:**

V.U.A.	
LOADING/MANEUVRING & STORAGE	84,493± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	12,068± S.F.
TOTAL V.U.A.	96,559± S.F.
I.L.A. REQUIRED (7.5% X VUA*)	905± S.F.
I.L.A. PROVIDED	1,126± S.F.
*N.I.C. LOADING/MANEUVRING & STORAGE AREAS	

**TREE CANOPY DATA:**

GROSS SITE AREA	174,676± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED/PROVIDED	34,935± S.F. (20%)
*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.	

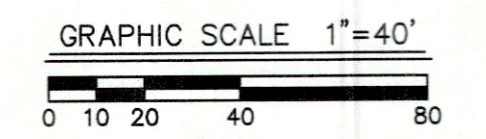
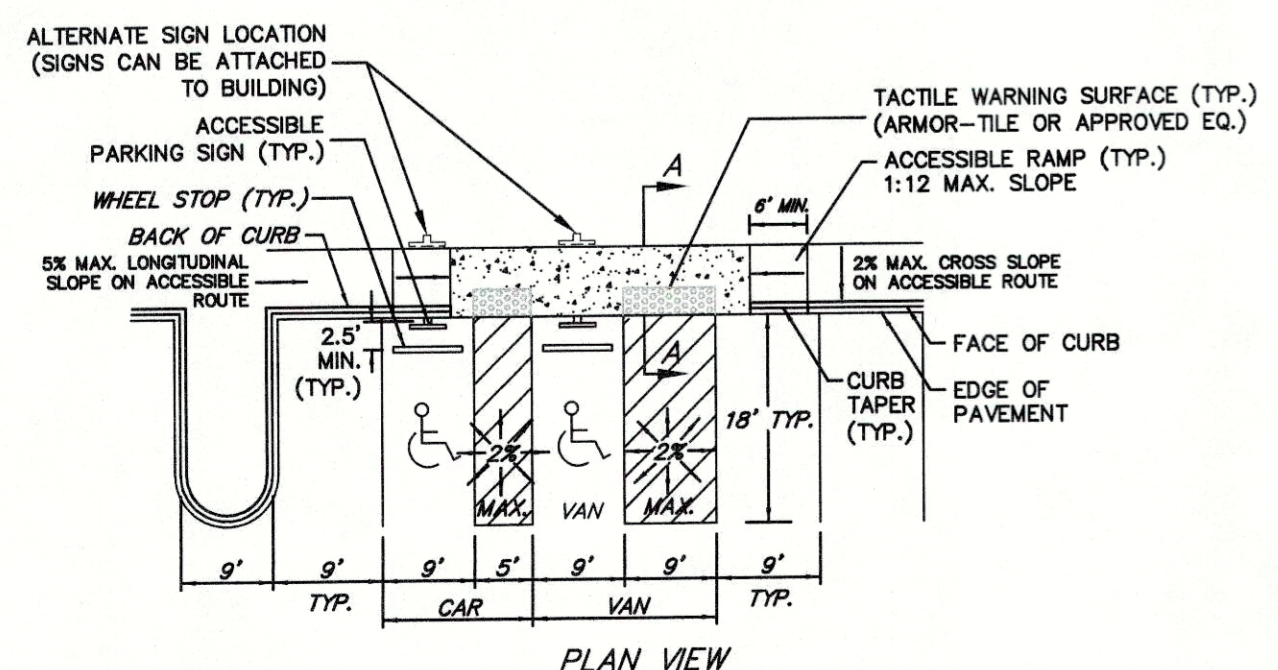
**IMPERVIOUS AREA:**

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	113,132± S.F.
TOTAL	113,132± S.F.
NET IMPERVIOUS AREA	113,132± S.F.

**VARIANCE REQUEST:**  
A VARIANCE IS REQUESTED OF 4.8.6 OF THE LAND DEVELOPMENT CODE TO ALLOW VEHICLE STORAGE IN THE REQUIRED 100' STREAMSIDE BUFFER, REDUCING THE BUFFER BY 25' TO PROVIDE A 75' STREAM BUFFER.

**WAIVER REQUEST:**  
A WAIVER OF 5.9.2.A.1.b.1 OF THE LDC IS REQUESTED TO OMIT THE REQUIREMENT TO PROVIDE PEDESTRIAN AND VEHICULAR CONNECTIONS BETWEEN ADJACENT, NON-RESIDENTIAL USES.

**RECEIVED**  
MAY 04 2020  
PLANNING & DESIGN SERVICES



CASE # 20-DDP-0013,  
# 20-VARIANCE-0039 &  
# 20-WAIVER-0031  
RELATED CASE # 09-058-96  
MSD WM # 12125

**MINDEL SCOTT**  
ENGINEERING & SURVEYING > PLANNING > LANDSCAPE ARCHITECTURE  
5151 Jefferson Blvd. Louisville, KY 40219  
502-485-1508 > MindelScott.com

OWNER/DEVELOPER  
**A&S TRUCK ROAD SERVICES, LLC.**  
10500 FAIRMOUNT FALLS WAY  
LOUISVILLE, KY 40291

DETAILED DISTRICT DEVELOPMENT PLAN  
**A&S TRUCK ROAD SERVICES**  
10605 FREEPORT DRIVE, LOUISVILLE, KY 40258  
TAX BLOCK 3038, LOT 230  
DEED BOOK 11592, PAGE 294

Revisions	
3/23/20 AGENCY COMMENTS	
4/13/20 OMT MSD NOTE #7/REVISE VAR.	
5/1/20 SHIFT FENCE, UPDATE SITE DATA	
Vertical Scale:	N/A
Horizontal Scale:	1"=40'
Date:	2/24/2020
Job Number:	3670
Sheet	1 of 1