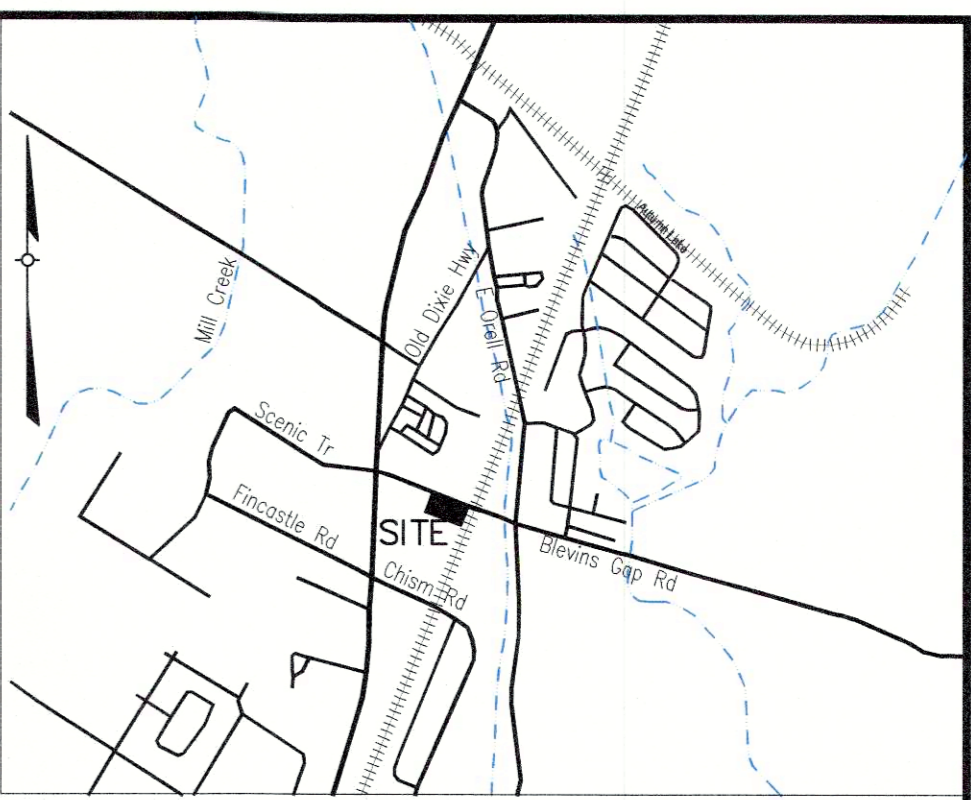


**WAIVER REQUEST**

- A WAIVER IS REQUESTED FROM THE LAND DEVELOPMENT CODE CHAPTER 10, TABLE 10.2.2: LANDSCAPE BUFFER AREA SIZE AND PLANTING REQUIREMENTS; TO REDUCE THE 25' LANDSCAPE BUFFER AREA ALONG THE SOUTHERN PROPERTY LINE TO 5'
- A WAIVER IS REQUESTED FROM THE LAND DEVELOPMENT CODE CHAPTER 10, SECTION 2.4.B.3: EXPLANATORY TEXT AND EXCEPTIONS; TO ALLOW THE EXISTING SEWER AND DRAINAGE EASEMENT TO COMPLETELY OVERLAP THE REQUIRED 25' LANDSCAPE BUFFER AREA ALONG THE WESTERN PROPERTY LINE.

**VARIANCE REQUEST**

- A VARIANCE IS REQUESTED FROM THE LAND DEVELOPMENT CODE, CHAPTER 5, TABLE 5.3.2: DIMENSIONAL STANDARDS: NON-RESIDENTIAL TO RESIDENTIAL SETBACK (NO LOADING); TO ALLOW THE PROPOSED WAREHOUSE BUILDING TO ENCRoACH INTO THE REQUIRED 30' SETBACK.



**PROJECT DATA**

TOTAL SITE AREA	= 1.033 ACRES (44,997 S.F.)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= C-M
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= WAREHOUSE
PROPOSED BUILDING AREA	= 18,000 S.F.
PROPOSED BUILDING HEIGHT	= ONE STORY: 18'-24" (30' HT. MAXIMUM PER FORM DISTRICT)
FAR	= 0.41 (5.0 MAXIMUM PER C-M ZONING)
PARKING REQUIRED	MIN.
ISP/1.5 EMPLOYEE	= 1 SPACE
ISP/1 EMPLOYEE	= 2 SPACES
TOTAL PARKING PROVIDED	= 2 SPACES (1 ACCESSIBLE SPACES REQUIRED/INCLUDED)
BICYCLE PARKING REQUIRED/PROVIDED	= 2 LONG TERM (PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA	= 8,800 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= NOT APPLICABLE (VIA ENCLOSED BY FENCE & GATE)
EXISTING IMPERVIOUS AREA	= 717 S.F. (EXISTING CONCRETE DRAINAGE FLUME)
PROPOSED IMPERVIOUS AREA	= 30,340 S.F. (97.64% INCREASE)
TOTAL AREA OF DISTURBANCE	= 38,362 S.F. (0.88± ACRES)

**GENERAL NOTES:**

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- 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.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Property boundary and bearings from Boundary Survey by Marion & Associates, dated 8/30/17. All other site information is from LOUC mapping and does not constitute a survey.
- Lot consolidation shall be recorded prior to construction approval.
- A minimum 6" height concrete curb will be provided at the edge of pavement to prevent vehicles from overhanging onto sidewalks, adjacent properties, public right-of-ways and landscape areas.
- Construction plans, bond and permit are required by Metro Public Works prior to construction approval.
- Right-of-Way dedication by deed or minor plat shall be recorded prior to construction approval by Public Works.

**MSD NOTES:**

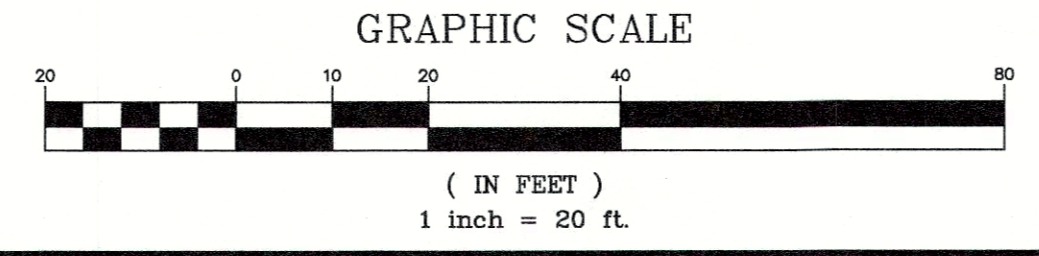
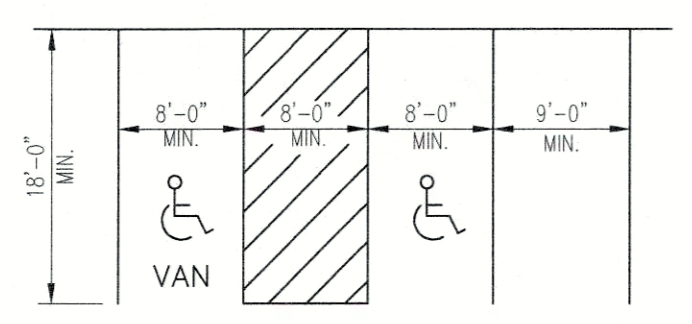
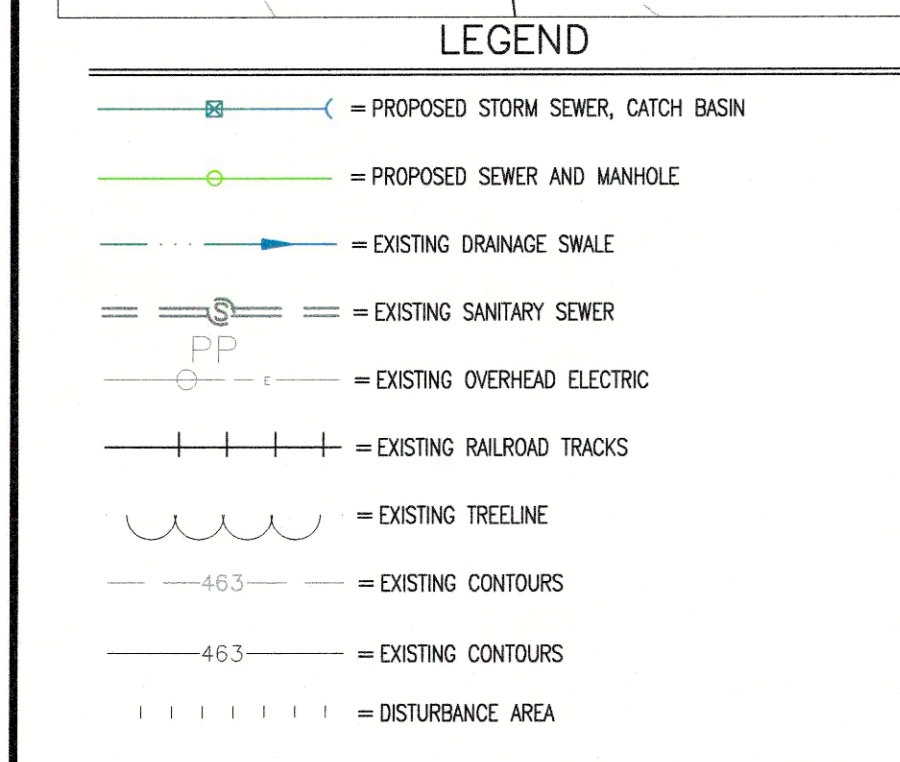
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21012000121E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. 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.
- The site has a MSD thru drainage easement per deed Book 8212, Page 964.
- A Downstream Facilities Capacity Request will be submitted to MSD.
- 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 siting of Green Best Management Practices.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- On site detention will be provided. Post developed peak flows will be limited to predeveloped peak flows for the 2, 10, 25 and 100 year storms or to capacity of the downstream system, whichever is more restrictive.

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 44,997 S.F.
EXISTING TREE CANOPY AREA	= 18,000 S.F. (40% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
CLASS CANOPY REQUIREMENTS	= 20% (CLASS C 41%-75% WITH 0% PRESERVED)
TOTAL TREE CANOPY AREA PROPOSED	= 9,360 S.F. (20%)

**DETENTION BASIN CALCULATIONS**

$X = \Delta CRA/12$   
 $\Delta C = 0.83 - 0.23 = 0.6$   
 $A = 1.03 \text{ ACRES}$   
 $R = 2.8 \text{ INCHES}$   
 $X = (0.6)(1.03)(2.8)/12 = 0.144 \text{ AC-FT. (6,273 CU.FT.)}$   
 REQUIRED 6,273 AC. FT. < PROVIDED = 7,040 CU FT (3,200 sf @ 2.2' DEEP)



**SITE ADDRESS:**  
 6502 BLEVINS GAP ROAD  
 LOUISVILLE, KY 40205  
 TAX BLOCK 1113, LOT 39  
 D.B. 10960, PG. 016  
 COUNCIL DISTRICT - 14  
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK

RECEIVED  
 JUN 20 2018  
 P.L. WINNING &  
 DESIGN SERVICES

REVISIONS

NO.	DATE	DESCRIPTION
1	4-11-18	AGENCY COMMENTS
2	6-20-18	AGENCY COMMENTS

PROJECT DATA  
 FILE NAME: 17261 DDDP.dwg  
 DATE: 3/26/2018  
 SCALE: AS SHOWN  
 CHECKED BY: SIS  
 DRAWN BY: SBS/AH

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 DATE: 3/26/2018  
 SCALE: AS SHOWN  
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 DRAWN BY: SBS/AH

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 602 WESTERN AVENUE, SUITE 101  
 LOUISVILLE, KY 40202  
 PHONE: 502.446.9774  
 FAX: 502.446.9774  
 WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN  
**WAREHOUSE AND GARDEN**  
 OWNER/DEVELOPER  
**JAMES KILGORE**  
 4509 BLEVINS GAP ROAD  
 LOUISVILLE, KY 40272  
 502.933.1724

JOB NO. 17261  
 SHEET 1 OF 1

CASE: 1820NE1015  
 RELATED CASES: NONE  
 WM#11541