

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District 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. A Downstream Facilities Capacity request has been approved by MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0080E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plan will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 41,040 S.F.
- KYTC approval required prior to MSD construction plan approval.
- Run-off volume impact fee required, calculation based on RFF x 1.5.

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.54 - 0.27 = 0.27$
 $A = 1.13 \text{ ACRES}$
 $R = 2.3 \text{ INCHES}$
 $X = (C)(A)(R)/12 = AC.-FT.$
 $X = (.27)(1.13)(2.3)/12 = 0.058 \text{ AC.-FT.}$
REQUIRED X = 2,547 CU.FT.
PROVIDED BASIN = 2,180 SQ.FT.
TOTAL = 2,180 SQ.FT. @ APPROX. 1.5 FT. DEPTH
= 3,270 CU.FT. > 2,547 CU.FT.

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- State Highway encroachment permit will be required for any 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.
- 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 dripline 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.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- A Karst survey was performed on 10-2-2019 by Mike Hill, AICP, and no Karst features were observed.
- A minor plat shall be recorded prior to construction plan approval.
- The proposed dumpster and enclosure shall comply with Louisville Metro Land Development Code Chapter 10.
- All signage shall comply with Louisville Metro Land Development Code Chapter 8 and proper permits shall be obtained.
- Wetland delineation to be completed prior to construction plan approval.
- The Developer/Property Owner shall install a concrete boarding pad, bench pad and then notify TARC when the construction is complete. TARC will then install a standard bench. In addition, the Developer/Property Owner shall clean the stop as needed.

PROJECT DATA

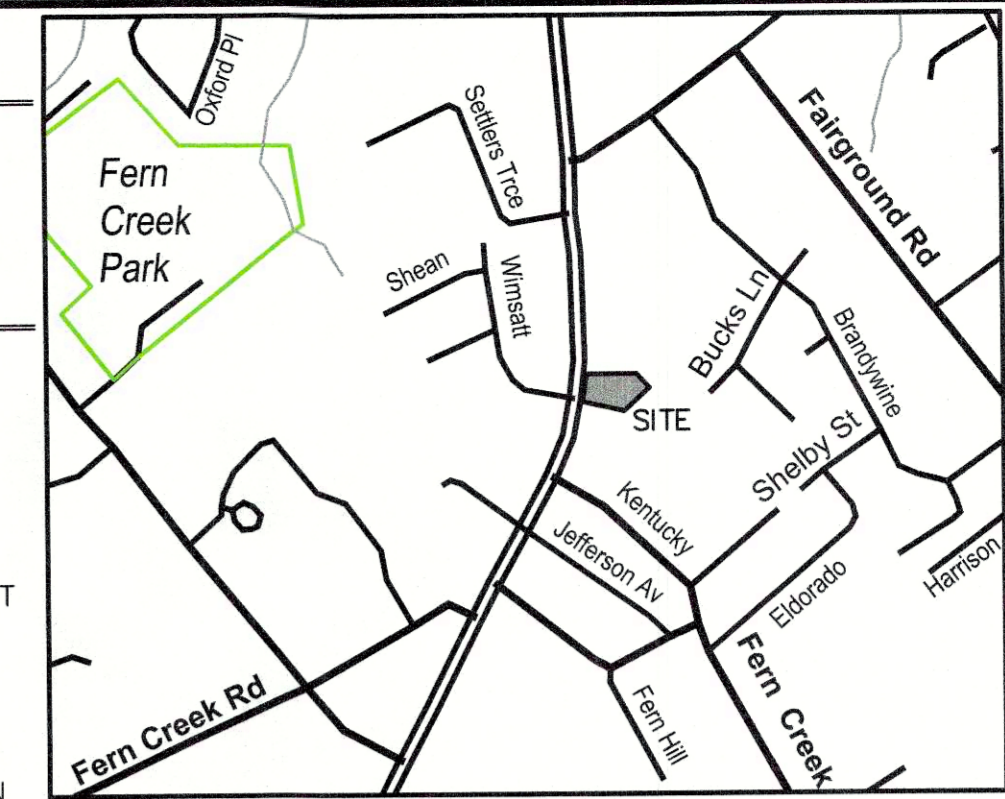
EXISTING SITE AREA	= 1.13 ACRES (49,432 SF)
AREA OF R/W TO BE DEDICATED	= .05 ACRES (2,118 SF)
PROPOSED SITE AREA	= 1.09 ACRES (47,314 SF)
EXISTING ZONING	= C-1
EXISTING DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT
PROPOSED USE	= AUTOMOTIVE SUPPLY
PROPOSED BUILDING AREA	= 7,225 SF
PROPOSED BUILDING HEIGHT	= 17.5 FT, 1 STORY
F.A.R.	= 0.15 (1.0 MAX. ALLOWED)
PARKING REQUIRED	
7,225/500 SF MIN.	= 14 SPACES
7,225/200 SF MAX.	= 36 SPACES
TOTAL PARKING REQUIRED	= 14 SP
TOTAL PARKING PROVIDED	= 34 (2 ADA SP INCLUDED)
BIKE PARKING REQUIRED	
BIKE PARKING PROVIDED	= 2 SHORT TERM/2 LONG TERM
	= 2 SHORT TERM/
	2 LONG TERM PROVIDED INDOORS
TOTAL VEHICULAR USE AREA	
INTERIOR LANDSCAPE AREA REQUIRED	= 20,075 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,506 SF (7.5%)
EXISTING IMPERVIOUS AREA	= 2,765 SF
PROPOSED IMPERVIOUS AREA	= 28,458 SF

VARIANCE REQUEST

- A VARIANCE IS REQUESTED FROM LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 5.3.1.C.5 TO ALLOW THE PROPOSED BUILDING TO EXCEED THE 80' MAXIMUM BUILDING SETBACK.

WAIVER REQUEST

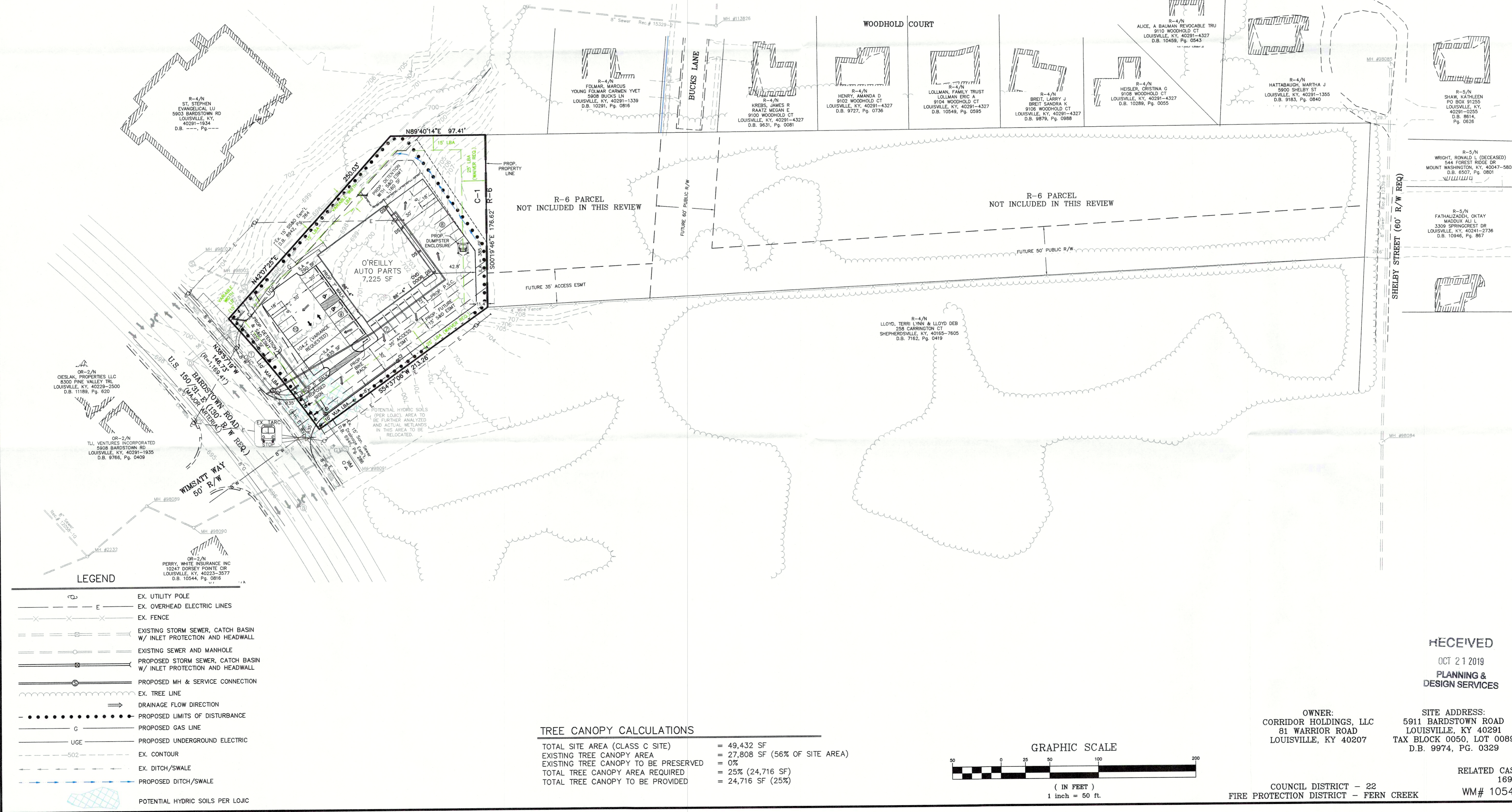
- A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 10.2.4.A TO REDUCE THE 25' LANDSCAPE BUFFER AREA ADJACENT TO THE R-4 ZONED PROPERTY TO THE SOUTH TO 8'.
- A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 10.2.4.A TO PERMIT THE PROPOSED PAVEMENT AND DUMPSTER ENCLOSURE TO ENCRACH INTO THE 25' LANDSCAPE BUFFER AREA ADJACENT TO THE R-6 ZONED PROPERTY TO THE EAST.
- A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 10.2.4.B.3 TO PERMIT MORE THAN A 50% OVERLAP OF THE NORTH PROPERTY LINE VARIABLE LANDSCAPE BUFFER AREA AND THE PROPOSED 15' SEWER AND DRAINAGE EASEMENT. EXISTING PLANTINGS WITHIN LBA WILL BE PRESERVED WHERE POSSIBLE, BUT REQUIRED LBA PLANTINGS ARE REQUESTED TO BE WAIVED.



LOCATION MAP
NOT TO SCALE

NO.	DATE	DESCRIPTION
1	10-7-19	AGENCY COMMENTS
2	10-21-19	AGENCY COMMENTS

PROFESSIONAL'S SEAL



PROJECT DATA

FILE NAME: 17165-RDDP

DATE: 6-17-19

CHECKED BY: MH

SCALE: AS SHOWN

DRAWN BY: ARH

L&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTURE
507 WAREHOUS AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40222
PH: 502-261-8200 FAX: 502-261-8201 WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

O'REILLY'S
DEVELOPER
5911 BARDSTOWN ROAD
HOGAN PROPERTY DEVELOPMENT CO.
9300 SHELBYVILLE ROAD, SITE 1300
LOUISVILLE, KY 40222

JOB NO. **17165**

SHEET **1** OF **1**