

**MSD NOTES WM# 4997**

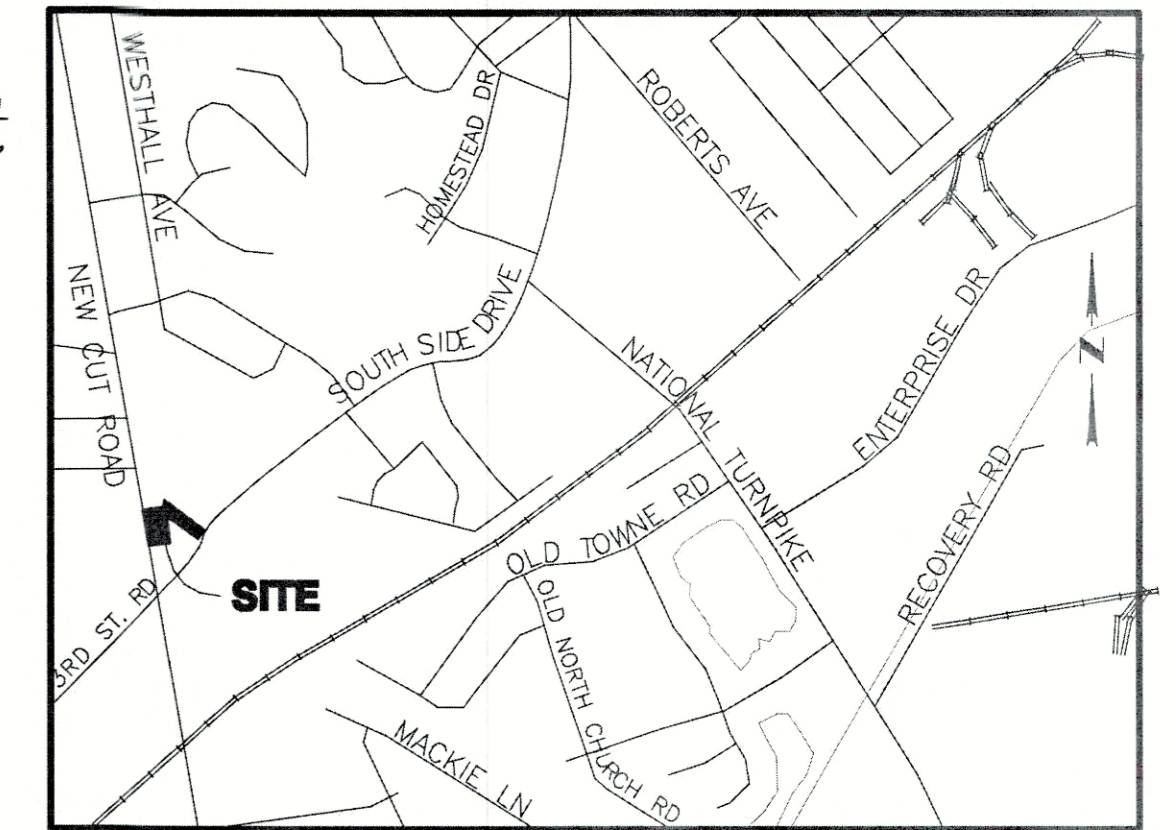
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- SANITARY SEWER SERVICE PROVIDED BY PROPERTY SERVICE CONNECTION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- THIS PROJECT IS SUBJECT TO MS4 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 15,750 S. F.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- SITE MAY BE SUBJECT TO REGIONAL FACILITY FEES X 1.5.
- PRIOR TO CONSTRUCTION PLAN APPROVAL, AN EASEMENT PLAT SHALL BE REQUIRED FOR ANY THRU DRAINAGE ON SITE.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAP PANEL 21111C0091E.

**LEGEND**

- Property Line
- Existing Fence
- Existing Sewerline
- Proposed Sewerline
- Existing Manhole
- Proposed Manhole
- Ditch Line
- Flow Arrow
- Existing Storm Line
- Proposed Storm Line
- Existing Trees
- Existing light pole
- Wood/Vinyl Fence

**DEVELOPMENT NOTES**

- EXISTING SITE AND BOUNDARY INFORMATION SHOWN HEREON, PROVIDED BY TRAVIS NORMAN GROUP LAND SURVEYING.
- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF LOUISVILLE.
- THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL CONTACT "BUD" TOLL FREE 1-800-752-6007 FORTY-EIGHT HOURS (48) IN ADVANCE BEFORE EXCAVATION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND PROMPTLY REPAIR ANY DAMAGE AT NO COST TO THE OWNER.
- ELECTRIC SERVICE TO BE COORDINATED WITH LOUISVILLE GAS AND ELECTRIC.
- WATER SERVICE TO BE COORDINATED WITH THE LOUISVILLE WATER COMPANY.
- SANITARY SEWER SERVICE BY NEW PROPERTY SERVICE CONNECTION. SANITARY SEWER CAPACITY FEES MAY APPLY.
- PROPERTY IS IN CITY OF LOUISVILLE FIRE DISTRICT AND SUBJECT TO APPROVAL.
- ALL TRAFFIC CONTROL BOTH ONSITE AND OFFSITE NECESSARY FOR THE CONTRACTOR'S WORK SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD, CURRENT EDITION), KYTC AND LOUISVILLE METRO REQUIREMENTS.
- ALL SIDEWALKS, PEDESTRIAN RAMPS, LANDINGS, AND CROSSWALKS, ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (A.D.A.).
- ALL TRAFFIC SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS, CURRENT EDITION.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- MITIGATION MEASURES OF DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10, SECTION 10.2.6 AND 10.4.9.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
- NO NEW ACCESS POINTS ALLOWED ON NEW CUT ROAD OR SOUTHSIDE DRIVE.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST 6 INCHES HIGH AND 6 INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST 3 FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE.
- STREET TREES REQUIRED ALONG SOUTHSIDE DRIVE.
- MINOR PLAT AND CROSS-ACCESS EASEMENT REQUIRED PRIOR TO BUILDING PERMIT.



**VICINITY MAP**  
NO SCALE

**Site Development Data**

Location:	5437 New Cut Rd. Louisville, KY, 40214
Inst. No.:	D.B. 11629 P.C. 96
Tax Block, Lot, Sublot:	082M 0219 0000
Area:	0.53 Acres
Existing Zoning:	23,051.03 S.F. R5, C1
Proposed Zoning:	C1
Form District:	TOWN CENTER
Enterprise Zone:	No
Existing Use:	Parking
Proposed Use:	Retail
Plan Certain:	No

**Building Summary**

Site Area:	23,051 S.F.
Building Area:	6,000 S.F.
F.A.R.:	0.26
Max Allowed F.A.R.:	5
Building Height:	18'
Allowed Height:	37.6'

**Tree Canopy**

Gross Site Area	23,051 S.F.
Existing Tree Canopy	0 S.F.
Ex. Tree Canopy %	0.0 %
Preserved Tree Canopy Coverage Area	0 S.F.
Preserved Tree Canopy Coverage %	0.0 %
Tree Canopy Area Required	0.0 S.F.
Tree Canopy Area Required %	0.0 %
Tree Canopy Preserved	0 S.F.
New Tree Canopy Provided	2,400 S.F.
Tree Canopy Provided	2,400 S.F.
% Tree Canopy Provided	10.4 %

**Waivers Requested**

- LDC 5.5.1A.3.a: To allow parking in front of the principal building
- LDC 5.5.1A.3.d: To not provide connection to abutting parking lot of liquor store
- LDC 5.5.1A.3.a: To omit a masonry wall along the VUA area adjacent to Southside Drive
- LDC 10.2.4.B.1: To allow encroachment of the building and parking into the LBA

**Variance Requested**

- LDC 5.2.4.C.3.a/5.1.12.A.2.a: to exceed infill set back requirement

**Dimensional Standards**

Building Setbacks	Min	Max	Perimeter Buffering
Front:	None	15'	15' VUA LBA
Side:	None	None	20' LBA
Street Side:	n/a	n/a	n/a
Rear:	5'	None	15' LBA

**Parking Summary**

Shopping, goods, or services	Min	Max
Front:	15P/1000S.F.	15P/200S.F.
Building:	6,000 S.F.	30
Total Spaces Required:	6	30
Spaces Provided:	22	spaces
	2	ADA spaces
	24	Total
Bicycle Parking Required:	3	spaces
Bicycle Parking Provided:	3	spaces

**Impervious Areas**

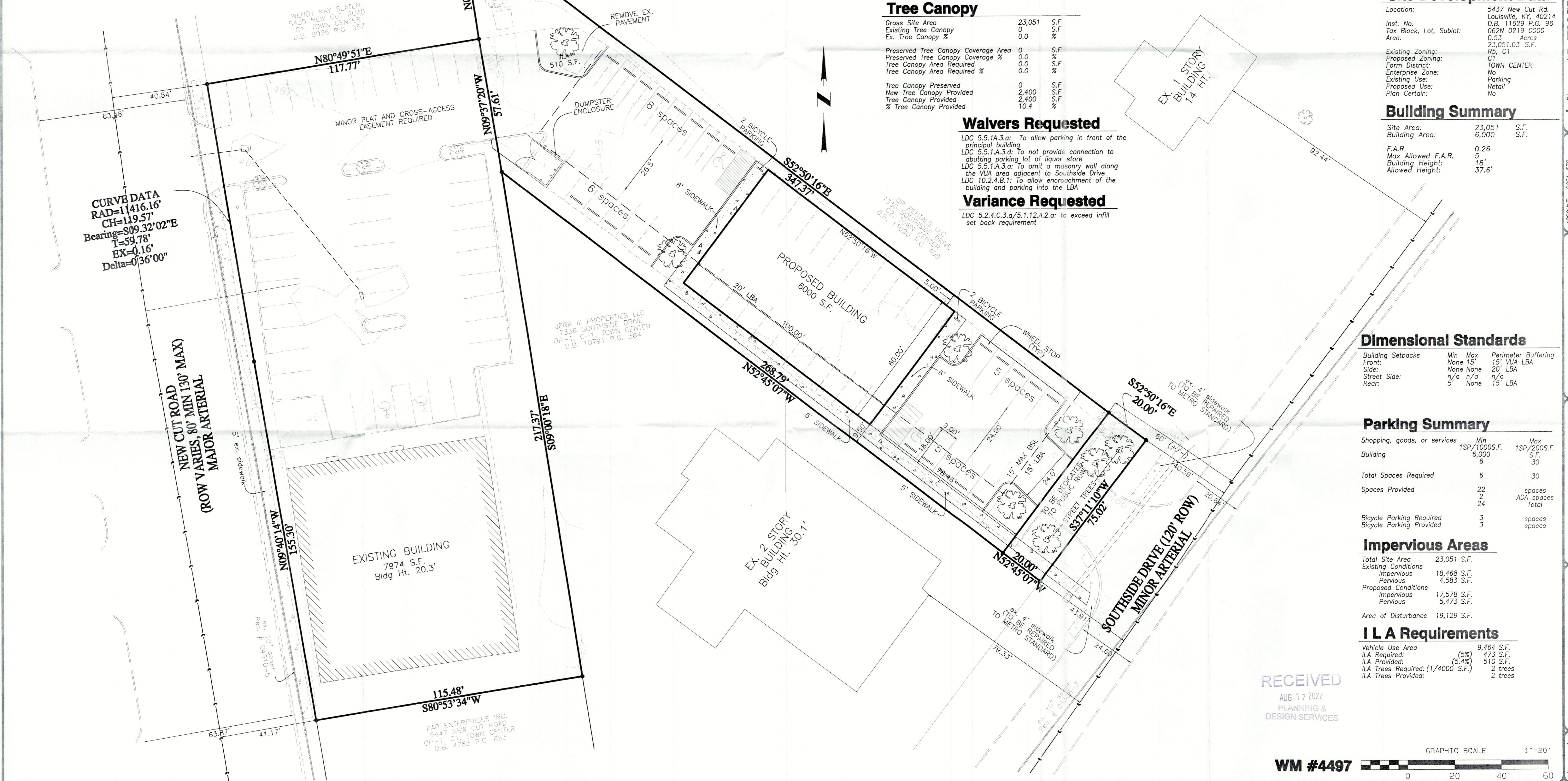
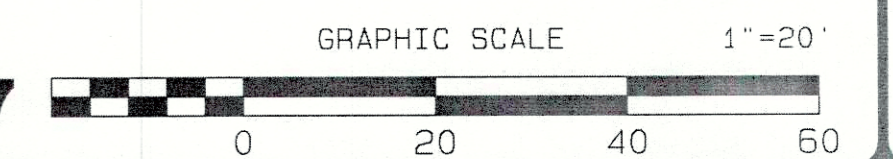
Total Site Area	23,051 S.F.
Existing Conditions	18,468 S.F.
Impervious	4,583 S.F.
Proposed Conditions	17,578 S.F.
Impervious	5,473 S.F.
Area of Disturbance	19,129 S.F.

**I L A Requirements**

Vehicle Use Area	9,464 S.F.
I L A Required:	(5%) 473 S.F.
I L A Provided:	(5.4%) 510 S.F.
I L A Trees Required: (1/4000 S.F.)	2 trees
I L A Trees Provided:	2 trees

RECEIVED  
AUG 17 2022  
PLANNING & DESIGN SERVICES

WM #4497



DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_

**AL ENGINEERING INC.**  
Civil Engineering & Land Development Services  
13000 Midtown Industrial Blvd., Ste. 4, Louisville, KY 40223  
(502) 954-2345  
(502) 917-4444

ACCOUNT: 2021-578  
DATE: 08-04-2022  
DRAWN BY: ECR  
CHECKED BY: AMR  
APPROVED BY: AMR

**GOLDEN WASH LLC**  
3704 KLONDIKE LN  
Louisville, KY 40218

**NEW CUT RD.**  
5437 NEW CUT RD.  
Louisville, Kentucky, 40214

**REZONING PLAN**

DRAWING: **D-1**  
SHEET 1 OF 1

22-ZONE-0068