

**PRELIMINARY DRAINAGE CALCULATIONS**

CHANGE IN RUNOFF COEFFICIENT, C = 0  
 SITE AREA = 0.423 ACRES  
 INCREASED RUNOFF = 0 AC-FT  
 PROPOSED DETENTION = 0 AC-FT

**INCREASED IMPERVIOUS SURFACE**

PRE-DEVELOPED IMPERVIOUS SURFACE = 17,504 S.F.  
 POST-DEVELOPED IMPERVIOUS SURFACE = 18,978 S.F.  
 INCREASE IN IMPERVIOUS SURFACE = 1,474 S.F.  
 % INCREASE IN IMPERVIOUS SURFACE = 8.42%

**PARKING SUMMARY**

<b>REQUIRED STORAGE</b>	
MIN. (1 SPACE/10,000 S.F. FLOOR AREA)	1 SPACE
MAX. (1 SPACE/500 S.F. FLOOR AREA)	10 SPACES
<b>PARKING PROVIDED</b>	
STANDARD SPACES	3 SPACES
HANDICAP SPACES	1 SPACES
<b>TOTAL PROVIDED</b>	<b>4 SPACES</b>

**PROJECT SUMMARY**

EXISTING ZONING	EZ1
FORM DISTRICT	TRADITIONAL NEIGHBORHOOD
EXISTING USE	VEHICLE AND INVENTORY STORAGE
PROPOSED USE	VEHICLE AND INVENTORY STORAGE
SITE ACREAGE	0.423 AC. (18,420 SF)
INCREASE IN SITE ACREAGE	0.04 AC. (1,717 SF)
TOTAL SITE ACREAGE	0.463 AC. (1,717 SF)
EX. BUILDING S.F.	3,954 S.F.
BUILDING S.F. TO BE REMOVED	474 S.F.
PROPOSED NEW BUILDING S.F.	1,440 S.F.
TOTAL BUILDING S.F.	4,920 S.F.
BUILDING FOOT PRINT % INCREASE	24.43%
F.A.R.	0.27
MAX. BUILDING HEIGHT	45'
V.U.A.	8,794 S.F.
I.L.A. REQUIRED (0%)	0 S.F.
I.L.A. PROVIDED	0 S.F.

**GENERAL NOTES:**

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE CITY OF LOUISVILLE LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
  - THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE CITY OF LOUISVILLE (609 W JEFFERSON STREET) AND THE METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY).
  - ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE KENTUCKY TRANSPORTATION CABINET OR ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE LOUISVILLE METRO PUBLIC WORKS DEPARTMENT.
- ANY AREA PROPOSED TO BE USED FOR OUTDOOR SALES, DISPLAY OR STORAGE IN ACCORDANCE WITH SECTION 4.4.8 SHALL BE ACCURATELY DELINEATED ON THE DEVELOPMENT PLAN.
- THIS PROJECT LIES WITHIN THE CITY LIMITS OF LOUISVILLE.
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, ALL APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (LDC) AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE LAND DEVELOPMENT CODE. ANY CHANGES/ADDITIONS/ALTERATIONS OF THE PLAN SHALL BE SUBMITTED TO THE CITY OF LOUISVILLE FOR REVIEW AND APPROVAL; ANY CHANGES/ADDITIONS /ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- A WOODEN PRIVACY FENCE SHALL BE CONSTRUCTED ALONG THE QUINCY STREET ROAD FRONTAGE IN ACCORDANCE WITH THE ARCHITECTURAL REVIEW COMMITTEE APPROVAL ON 9/14/22 (22-COA-0212). THE OUTDOOR STORAGE AREA SHALL BE PROPERLY SCREENED IN ACCORDANCE WITH THE LOUISVILLE METRO LDC.

**MSD NOTES**

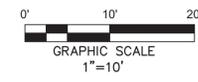
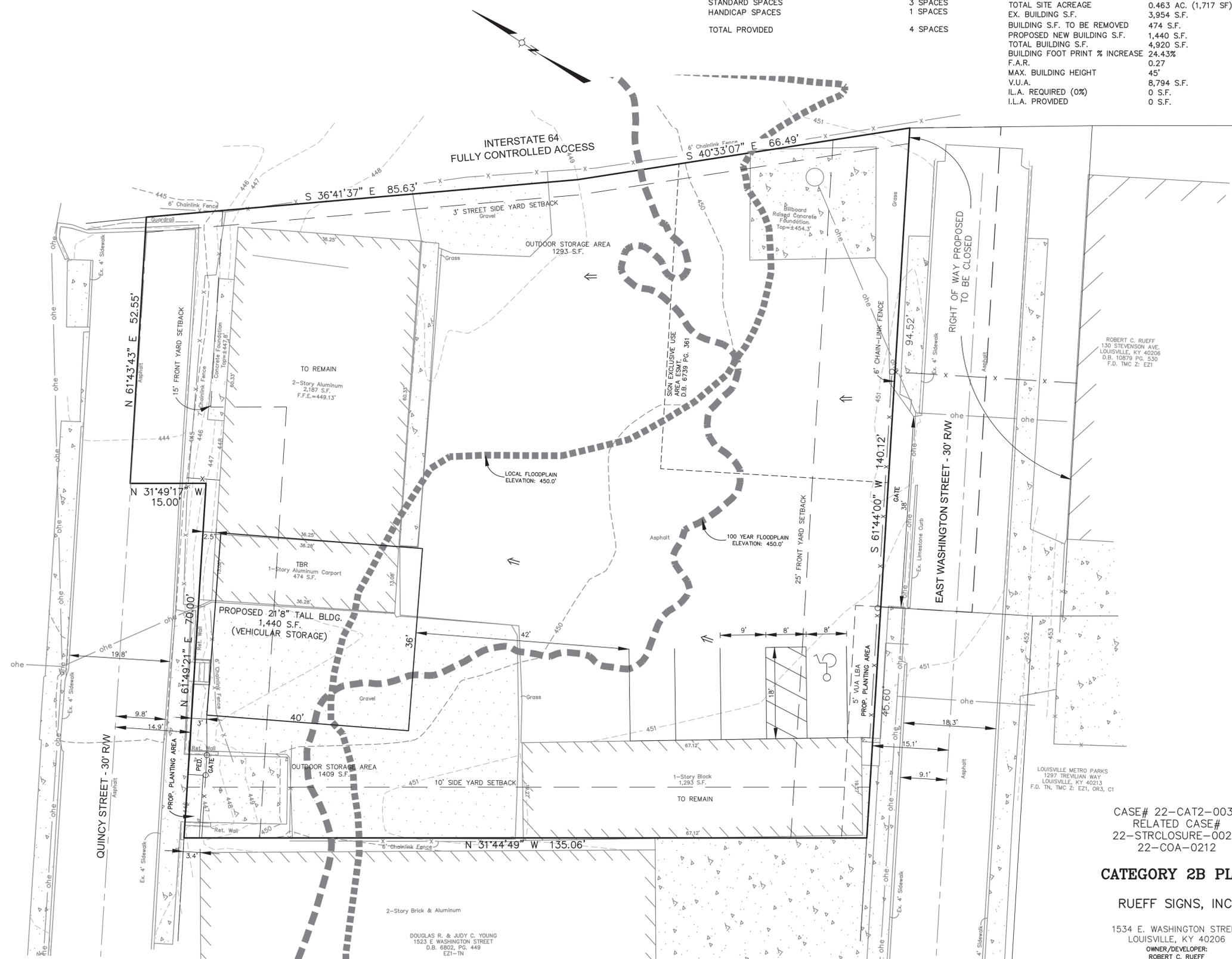
- NO PROPOSED SITE DISTURBANCE PROPOSED WITH THIS DEVELOPMENT PLAN.

**LEGEND**

- = EX. UTILITY POLE
- = EX. CONTOUR
- = EX. FIRE HYDRANT
- = EX. OVERHEAD ELECTRIC
- = EX. SIGN
- = EXISTING CONCRETE
- = EXISTING GRAVEL
- = EXISTING LIGHT
- = TO BE REMOVED
- = PARKING COUNT
- = PROPOSED SCREENING FENCE
- = PROPOSED STORMWATER DRAINAGE
- = PROPOSED SANITARY SEWER
- = PROPOSED PEDESTRIAN GATE

**FLOOD NOTE**

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0026F



WM #

**Milestone design group**  
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 502.527.7073 www.milestonedesign.org

REUFF SIGNS, INC.

DATE: 6/13/22  
 DRAWN BY: S.R.M.  
 CHECKED BY: J.M.M.  
 SCALE: 1"=10' (HORZ)  
 SCALE: N/A (VERT)

**REVISIONS**

1	AGENCY CMNTS 9/28/22

CASE# 22-CAT2-0035  
 RELATED CASE#  
 22-STRCLOSURE-0023,  
 22-COA-0212

**CATEGORY 2B PLAN**

RUEFF SIGNS, INC.

1534 E. WASHINGTON STREET  
 LOUISVILLE, KY 40206  
 OWNER/DEVELOPER:  
 ROBERT C. RUEFF  
 130 STEVENSON AVENUE  
 LOUISVILLE, KY 40206  
 DB 12166 PG 214  
 TAX BLOCK: 20E LOT: 76

DETAILED DISTRICT DEVELOPMENT PLAN

JOB NUMBER  
**22014**

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