

PRELIMINARY APPROVAL

Condition of Approval:

Development Review: *M. L. ...* Date: *3-25-21*

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

MSD Notes WM# 12128

- 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 NEW PROPERTY SERVICE CONNECTION. SANITARY SEWER CAPACITY FEES MAY APPLY.
- 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 SIZING OF GREEN BEST MGMT. PRACTICES.
- ONSITE STORMWATER INFILTRATION BASINS ARE PROPOSED FOR THE STORM WATER MITIGATION. EACH BASIN SHALL PROVIDE THE VOLUME TO HOLD THE 100-YR STORM EVENT BELOW THE OVER FLOW SPILLWAY. A GEO-TECH REPORT SHALL BE SUBMITTED AND EVALUATED BY MSD PRIOR TO CONSTRUCTION PLAN APPROVAL TO DETERMINE THE ACCEPTABLE INFILTRATION RATE TO USE.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

Adjoining Properties

Parcel #	Tax Block	Lot	Property Owner	Lot Address	Deed Book	Page	Zone	Form
1	1007	215	Thomas Family Properties, LLC	3616 Kramers Lane	DB 11437	PG 439	R6	N, SW
2	1013	64	Louisville MHC LLC	3416 Kramers Lane	DB 10934	PG 672	R6	N
3	1007	150	Jimmie & Judy Riordan	4717 Beech Drive	DB 9242	PG 967	R4	N
4	1007	147	Charles Edward Sondergeld, Jr	4715 Beech Drive	DB 9500	PG 276	R4	N
5	1007	141	Ginger B & Charles M Harrell	4713 Beech Drive	DB 9105	PG 46	R4	N
6	1007	142	Barbara Bernice Garner	4711 Beech Drive	DB 6278	PG 878	R4	N
7	1007	139	Thomas L & Wanda Williams	4709 Beech Drive	DB 3493	PG 454	R4	N
8	1007	146	Hannah A Brown	4707 Beech Drive	DB 11142	PG 448	R4	N
9	1007	260	Charlie Sondergeld Services IN	4705 Beech Drive	DB 10364	PG 384	R4	N
10	1007	270	Jerry & Diana Bramer	4702 Beech Drive	DB 9198	PG 249	R4	N
11	1007	269	Joseph Frech	3702 Kramers Lane	DB 9854	PG 232	R4	N
12	1007	193	ETV I, LLC	3615 Kramers Lane	DB 10203	PG 6	E21	SW
13	1007	250	ETV I, LLC	3615 Kramers Lane	DB 10203	PG 6	E21	SW

Development Notes

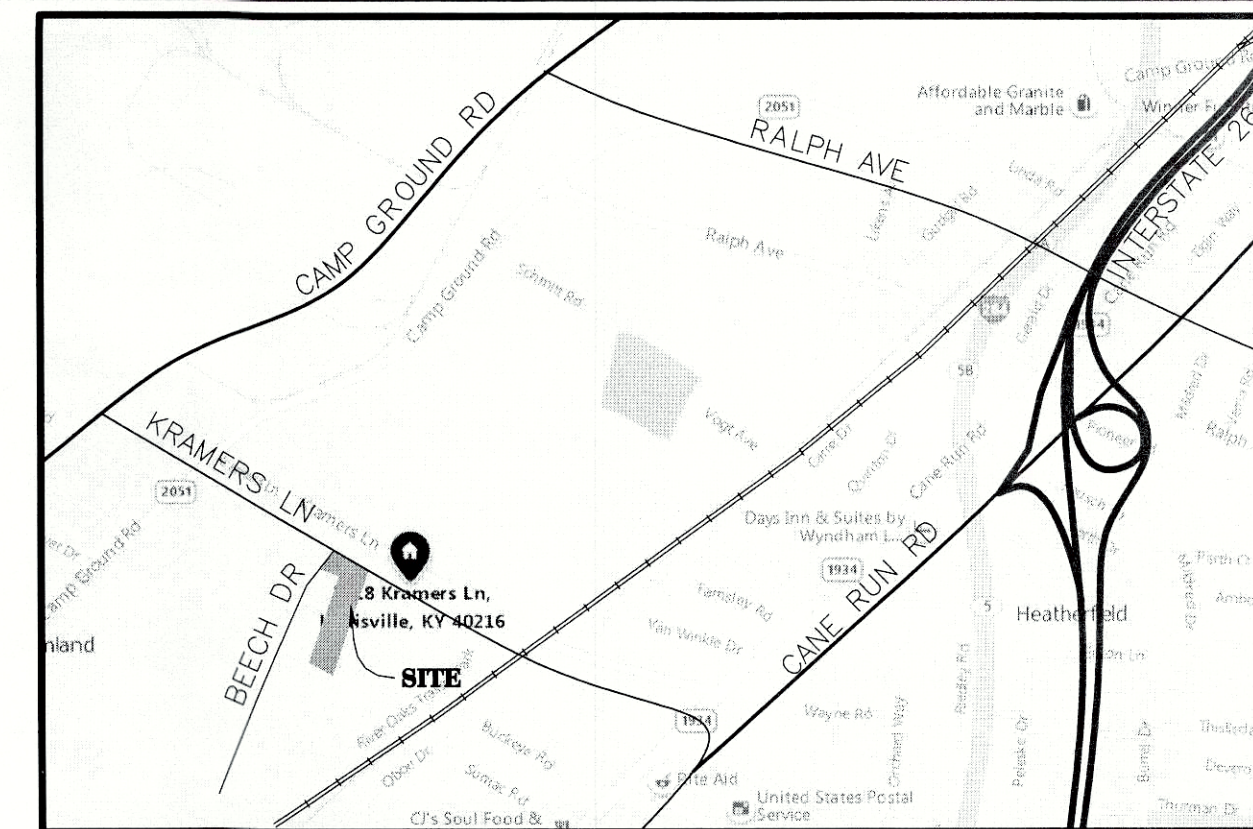
- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF LOUISVILLE.
- ELECTRIC SERVICE TO BE COORDINATED WITH LOUISVILLE GAS AND ELECTRIC.
- WATER SERVICE TO BE COORDINATED WITH THE LOUISVILLE WATER COMPANY.
- PROPERTY IS IN LAKE DREAMLAND FIRE DISTRICT AND SUBJECT TO APPROVAL.
- ALL LUMINAIRES SHALL BE AIMED, 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 FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- "NO IDLING" SIGNS SHALL BE POSTED AT ALL LOADING/UNLOADING DOCK AREAS.
- THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT "BUD" TOLL FREE 1-800-752-6007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
- A MINOR PLAT WILL BE NEEDED TO CREATE THE PROPOSED LOT LINES.
- PROPERTY IS LOCATED IN THE LAKE DREAMLAND FIRE DISTRICT. FIRE DEPARTMENT APPROVALS WILL NEED TO REVIEW AND APPROVE THE PROPOSED ADDRESSING, INCLUDING THE NECESSITY TO NAME THE ACCESS DRIVE, PRIOR TO FINAL APPROVAL OF ADDRESSING.
- NOTE THAT THIS STRUCTURE HAS THE POTENTIALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES. STAFF RECOMMENDS ANY CHANGES BE SENSITIVE TO THE HISTORIC NATURE OF THE STRUCTURE.

Public Works Notes

- FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION, NOTICE SHALL BE GIVEN BY THE CONTRACTOR TO LOUISVILLE METRO PUBLIC WORKS DEPARTMENT FOR INSPECTIONS OF BASE, PAVEMENT AND SIDEWALKS.
- ALL CONSTRUCTION METHODS, MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE KENTUCKY TRANSPORTATION CABINET DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS AND SUPPLEMENT FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION UNLESS OTHERWISE SPECIFIED. THE CURRENT KENTUCKY STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE PLANS.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT IS REQUIRED BY LOUISVILLE METRO PUBLIC WORKS DEPARTMENT, FOR ANY WORK IN PUBLIC RIGHT OF WAYS.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTIBLE WARNINGS FOR RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
- 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.
- SIDEWALK FEE IN LIEU REQUESTED FOR BEECH DRIVE.

1 Waivers/Variations

- Variance to allow buildings to exceed required 80' maximum setback. LDC 5.1.8 Maximum Setbacks
- Variance to reduce side yard building setback from 30' to 15'. LDC 5.3.1.C.5 Dimensional Standards
- Waiver to reduce side LBA's from 35' to 15'. LDC 10.2.4.A Property Perimeter Landscape buffer Areas



VICINITY MAP
NO SCALE

General Development Data

Location: 3618 Kramers Lane
4703 Beech Drive
D.B. 8515 PG. 745

Inst. No. D.B. 10364 PG. 384

Tax Block, Lot, Sublot: 1007 0262 0000

Area: 2.36 Acres
102,804 S.F.

Ex. Zoning: R6 & R4
Proposed Zoning: C-2

Form District: Neighborhood
Existing Use: Contractor's Shop
Proposed Use: Contractor's Shop

Dimensional Standards

Building Setbacks	Min	Proposed
Front:	10'	10' See waiver #4
Side:	30'	15' See waiver #5
Street Side:	10'	n/a
Rear:	30'	30'
Max. Height of Building:	30'	30'

Perimeter Buffering	Min	Proposed
Front:	15'	10' See waiver #2
Side:	15'	15' See waiver #6
Street Side:	NA	15'
Rear:	50'	50'

Building Summary

Ex. Office	1,650	S.F.
Building A	9,750	S.F.
Building B	9,750	S.F.
Total Building Area	21,150	S.F.

Parking Summary

	Min	Max
Contractor Shops	1SP/1.5EMP	1SP/1.0EMP
10 Units @ 5 Emp/Unit	50	50
Total Spaces Required	33	50
Spaces Provided	38	spaces
	2	Carpool spaces
	40	ADA spaces
		Total
Bicycle Parking	2 Long-Term	2 Short-Term

Tree Canopy

Gross Site Area	102,804 S.F.
Existing Tree Canopy	47,384 S.F.
Ex. Tree Canopy %	46.1 %
Preserved Tree Canopy Coverage Area	0 S.F.
Preserved Tree Canopy Coverage %	0.0 %
Tree Canopy Area Required	35,981.4 S.F.
Tree Canopy Area Required %	35.0 %
Tree Canopy Preserved	0 S.F.
New Tree Canopy Provided	37,200 S.F.
Tree Canopy Provided	37,200 S.F.
% Tree Canopy Provided	36.19 %

Tree protection fencing shall be erected adjacent to all TCPAs prior to Site Disturbance Approval to protect the existing tree stands and their root systems. The fencing shall be located at least three (3) feet from the outside edge of the tree canopy and shall remain in place until all construction is completed.

IL A Requirements

Vehicle Use Area	25,978 S.F.
ILA Required	(7.5%) 1,948 S.F.
ILA Provided	(8.03%) 2,018 S.F.
ILA Trees Required: (1/4000 S.F.)	6 trees
ILA Trees Provided:	8 trees

DOCKET NO. 20-ZONE-0062

APPROVAL DATE: _____

EXPIRATION DATE: _____

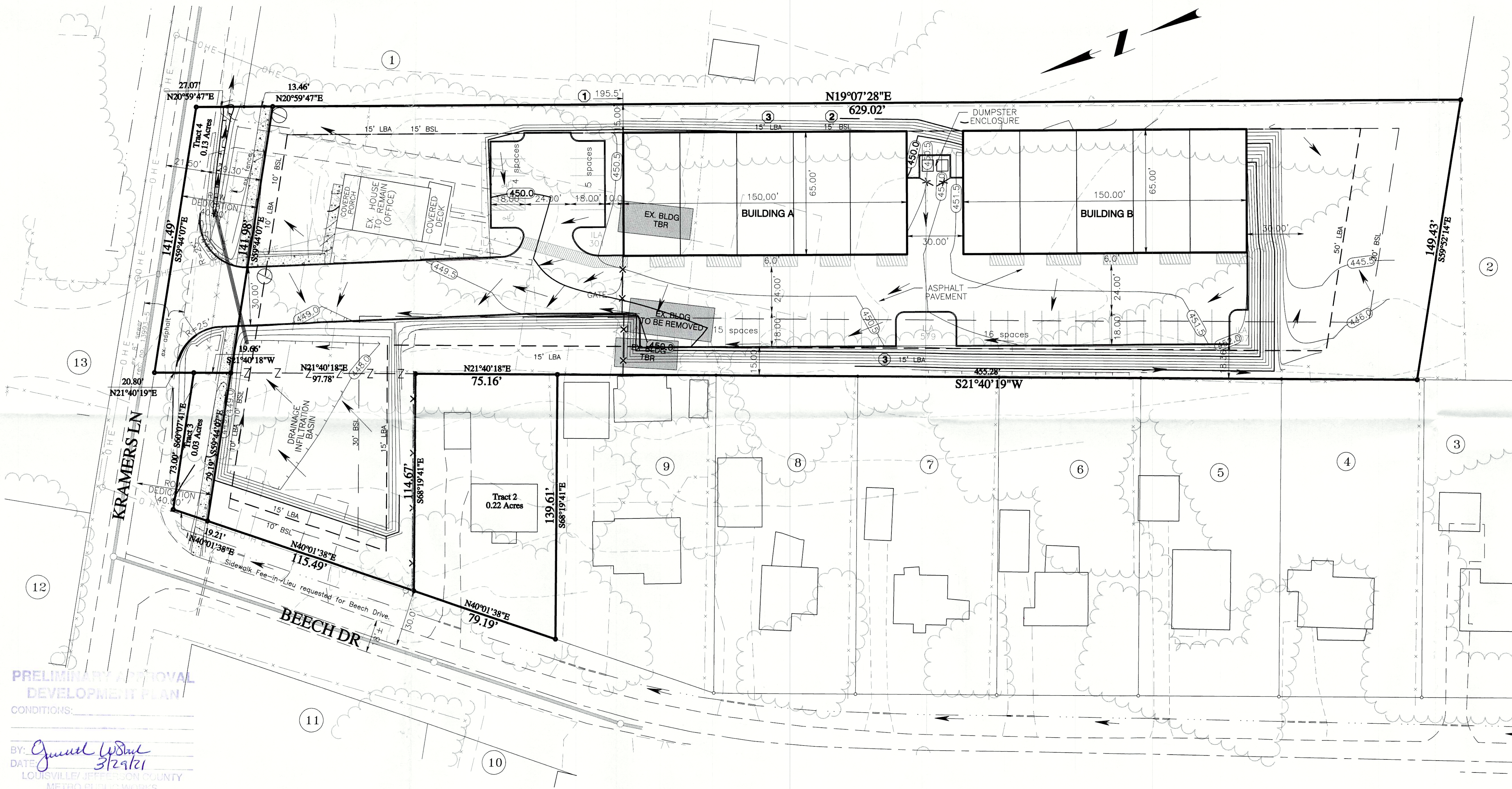
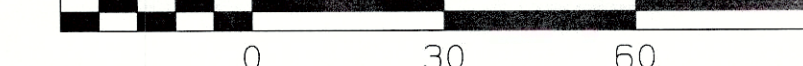
SIGNATURE OF PLANNING COMMISSION: _____

PLANNING

RECEIVED
MAR 17 2021
PLANNING & DESIGN SERVICES

GRAPHIC SCALE 1"=30'

WM# 12128



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Guinn L. ...*
DATE: *3/25/21*
LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

ACCOUNT: 2019-545
DATE: 3-16-21
DRAWN BY: AMR
CHECKED BY: AMR
APPROVED BY: AMR

AL ENGINEERING INC.
Civil Engineering & Land Development Services
13000 Midtown Industrial Blvd. Ste. A
Louisville, KY 40223
(502) 954-2245
(502) 817-4444

Charlie Sondergeld Services
8618 Kramers Lane
Louisville, KY 40216

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20-ZONE-0062

DEVELOPMENT ZONING PLAN

DRAWING: 1
SHEET OF 1

20-Zone-0062