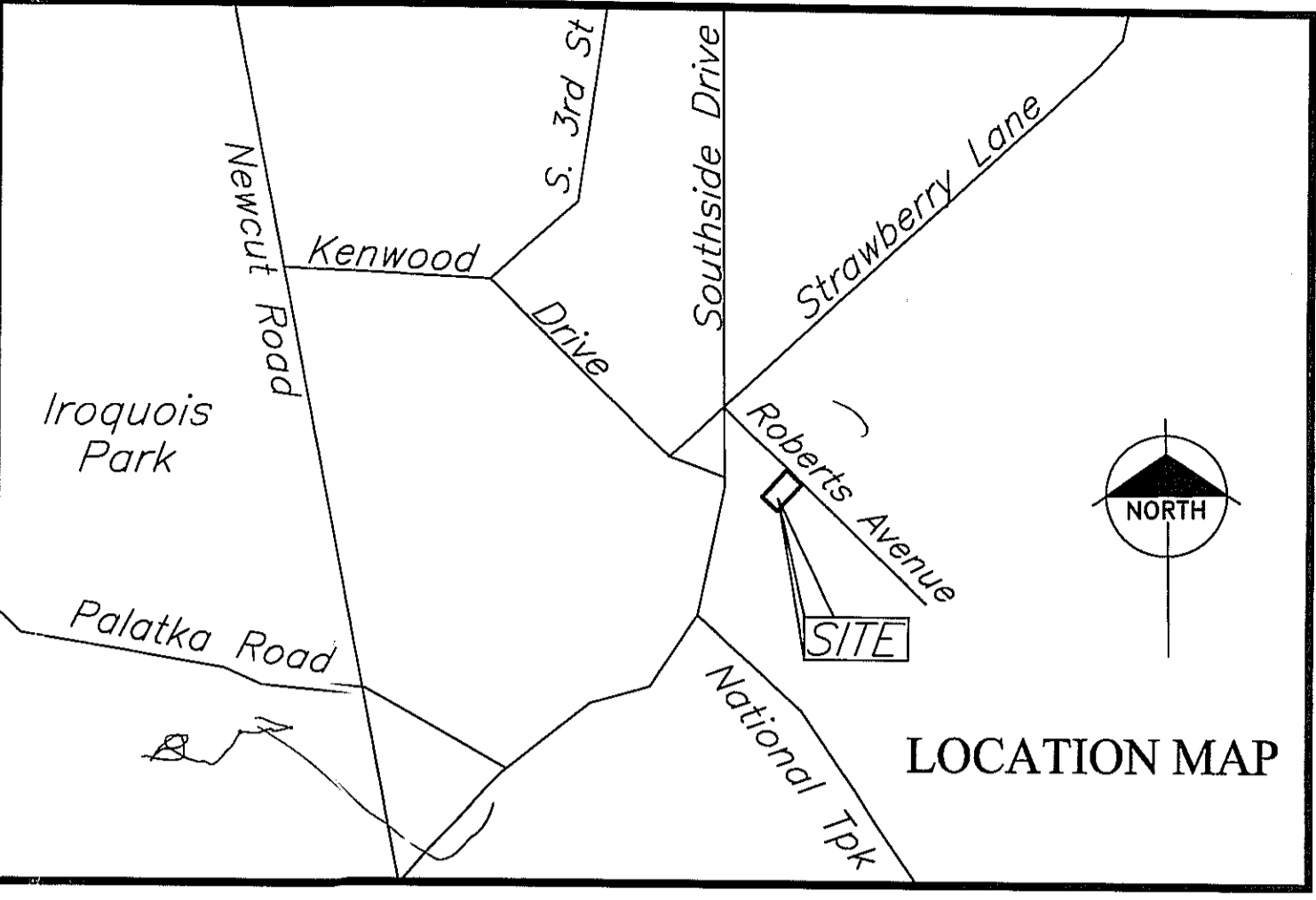


**PRELIMINARY APPROVAL**  
 Condition of Approval:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Development Review Date: 9-10-14  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 CONDITIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 BY: *James R. Miller*  
 DATE: 9-9-14  
 LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS



**MSD NOTES :**  
 EXISTING IMPERVIUS: 9,222 SF PROPOSED NEW IMPERVIUS: 4,387 SF  
 1. 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  
 2. STORMWATER CALCULATIONS  
 Q10 PRE-CONSTRUCTION = CIA OR 0.75 x 5.3 x 0.279 = 1.11 CFS  
 Q10 POST-CONSTRUCTION = CIA OR 0.95 x 7.2 x 0.263 = 1.80 CFS  
 REQUIRED STORAGE : 0.69 CFS x 600 SEC = 414 CF  
 GREEN MANAGEMENT : 11,447 - 12,138 x 80% IMPERVIUS OR 1,737 SF x 0.85/12 FT = 123 CF (For first 0.85 inch)  
 RAIN GARDENS PROPOSED TO CAPTURE ENTIRE 414 CF

**GENERAL NOTES :**  
 1. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.  
 2. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.  
 3. CONSTRUCTION PLANS BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

**PROJECT DATA**

EXISTING ZONING : R-4 PROPOSED ZONING : C-2  
 EXISTING FORM DISTRICT : TRADITIONAL NEIGHBORHOOD  
 TOTAL SITE AREA : 0.45 ACRES 19773.8 SQUARE FEET  
 EXISTING AND PROPOSED USE : PLUMBING CONTRACTORS SHOP  
 EXISTING BUILDING AREA : 1,856 SF  
 776 SF (OFFICE) 1,080 SF (STORAGE)  
 PROPOSED BUILDING AREA : 1,080 SF  
 1,080 SF (SHOP)  
 PROPOSED TOTAL BUILDING AREA : 2,936 SF  
 EXISTING FAR : 0.21 PROPOSED FAR : 0.31  
 PARKING 3 SPACES MINIMUM - 5 SPACES MAXIMUM  
 REQUIRED PARKING 1 space per 1.5 employee (3) = 2 SPACES MINIMUM  
 Contractors Shop Minimum 1 space per employee (3) = 3 SPACES MAXIMUM  
 PROPOSED PARKING 3 SPACES  
 VEHICULAR USE AREA : 2,442 SF  
 TREE CANOPY CALCULATIONS  
 TOTAL SITE AREA 19,774 SF COMMERCIAL AREA CLASS "A"  
 PRESERVED TREE CANOPY - 452 SF  
 REQUIRED TREE CANOPY @ 8% - 1,582 SF  
 PROPOSED 2 - 2" TYPE A TREES @ 720 SF EACH - 1,440 SF  
 TOTAL TREE CANOPY PROPOSED - 1,892 SF

APPROVED DISTRICT DEVELOPMENT PLAN  
 DOCKET NO. 14Z01E1009  
 APPROVAL DATE: \_\_\_\_\_  
 EXPIRATION DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 METRO PLANNING

**NOTICE**  
 PERMITS SHALL BE OBTAINED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

A variance is being requested from the Development Code Section 5.1.8B to allow the proposed building to be located outside required setback.  
 A landscape waiver is being requested from the Development Code Section 10.2 to allow the 15' required LBA along both side yard lines to be reduced by up to 14'.

PDS PROJECT# 14ZONE1009  
 DEED BOOK 9017, PAGE 538 TAX BLOCK 1132, LOT 0028 PARCEL ID: 113200070028

**DETAILED DISTRICT DEVELOPMENT PLAN**

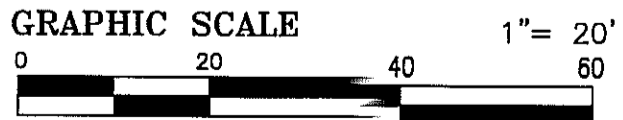
**Thompson Brothers Plumbing RECEIVED**

436 ROBERTS AVENUE  
 Thompson Brothers Plumbing LLC  
 436 Roberts Avenue Louisville, KY 40214

FILE NO. **DDP**

**LEGEND**

	FIRE HYDRANT
	DRAINAGE SWALE
	SHEET DRAINAGE FLOW
	EXISTING CONTOUR
	EXISTING UPOLE W/ OVERHEAD ELECTRIC
	EXISTING TREES



**MILLER • WIHRY**  
 MWGLLC  
 Land Planners • Engineers • Surveyors  
 1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501 Fax (502)638-9538

REVISIONS	SCALE
	1" = 20'
	DR.
	CK.
	DATE
	8-14-2014