

PROJECT DATA		
TOTAL SITE AREA	= 15.0 +/- ACRES	
EXISTING ZONING	= M-3	
FORM DISTRICT	= SW	
PROPOSED ZONING	= M-3	
EXISTING USE	= STONE QUARRY (ABANDONED)	
PROPOSED USE	= HEAVY EQUIPMENT STORAGE AND STAGING	
BUILDING HEIGHT	= 50' MAX	
VEHICULAR USE AREA	= 405,825 SF	
ILA REQUIRED	= 1,530 SF	
ILA PROVIDED	(BASED ON PARKING LOT V.U.A. 20,400 SF)	
PARKING REQUIRED	MIN	MAX
MIN 1 SP/1.5 EMPLOYEES (85 EMPLOYEES)	= 56 SPACES	
MAX 1 SP/1 EMPLOYEES	= 85 SPACES	
PARKING PROVIDED	= 63 SPACES (3 HC SPACES & 4 CARPOOL SPACES (5%))	

MSD NOTES:

- Sanitary sewer service will be provided by lateral extension, subject to fee's and any applicable charges.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0034 E dated December 5, 2006.
- 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 process. Drainage facilities shall conform to MSD requirements.
- An easement plat will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request has been submitted to MSD.
- 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 Management Practices.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Existing detention for some offsite properties is being provided in the lake. While the lake currently has volume to serve the offsite properties, further analysis of the watershed will be necessary upon further development of the area. Detention is being provided onsite so that post-developed flows will be limited to pre-developed flows for the 2, 10, 25, and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
- Quarry fill shall maintain volume commensurate to regional facilities fees paid by surrounding properties for storm water detention until Otte Family Limits Partnership and MSD develop a long-term solution for the storm drainage needs for this watershed.
- MSD Drainage bond required prior to construction plan approval.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

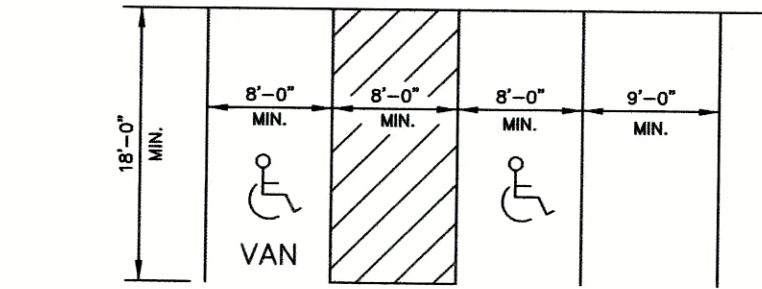
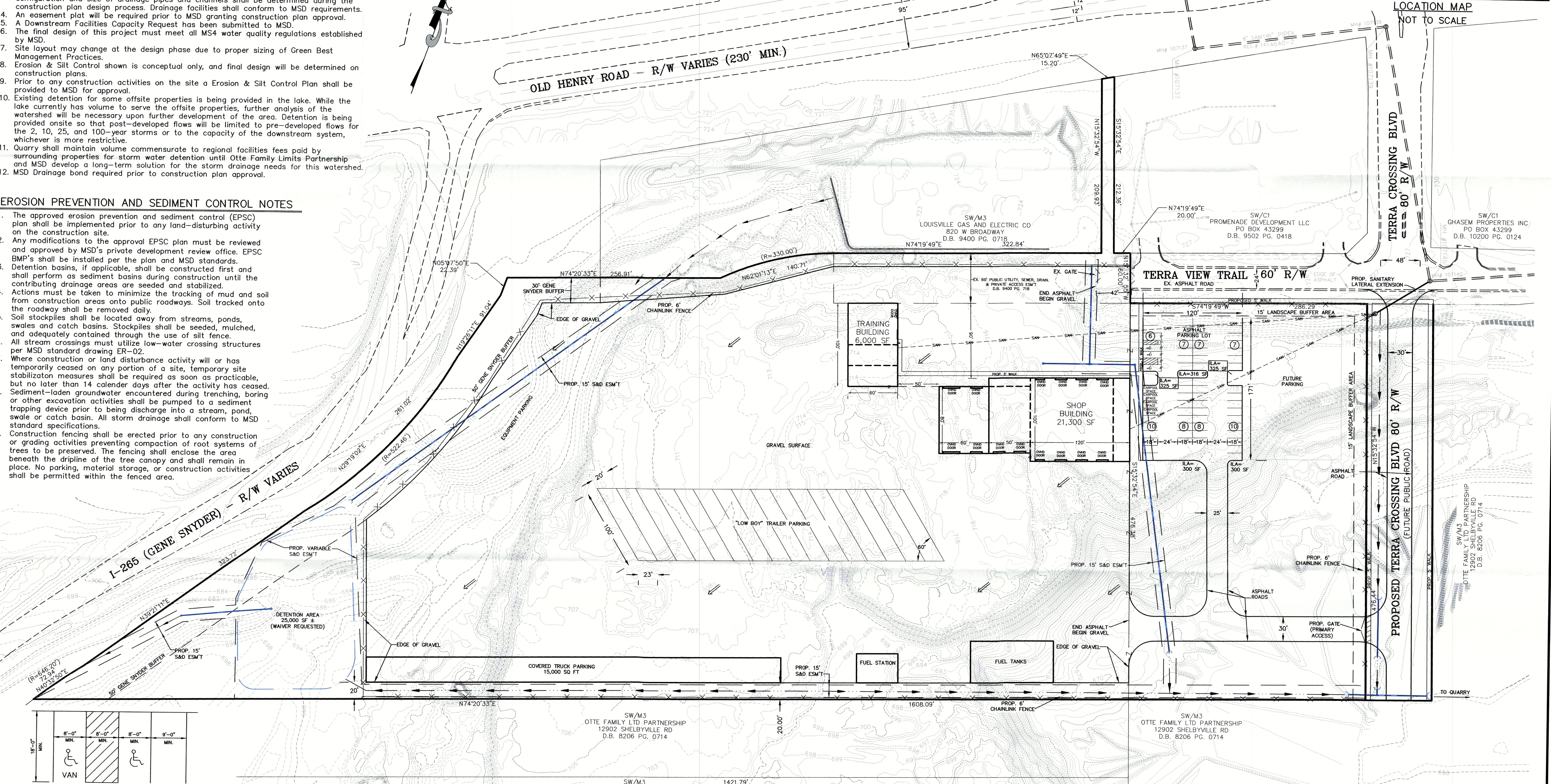
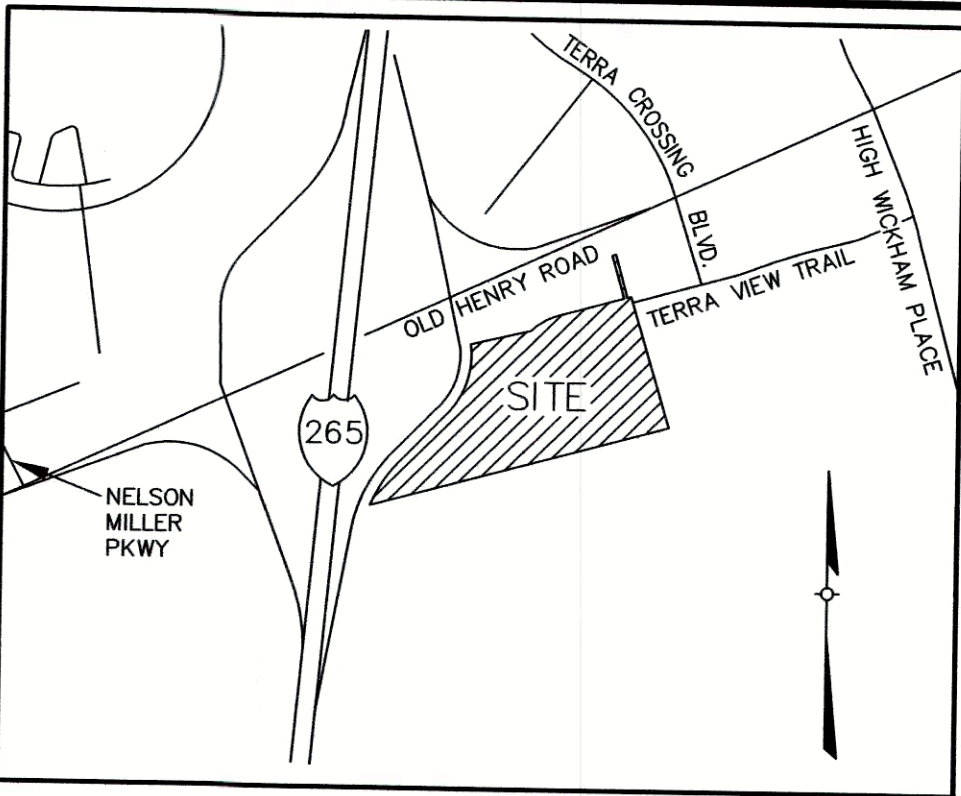
- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
- Any modifications to the approval EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
- Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
- Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.
- Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
- All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
- Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
- Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
- 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.

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all 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.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- 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 drip line 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.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- The quarry has been approved by Army Corps of Engineers and other appropriate agencies for fill activity per previous cases (docket #'s 9-62-82,B-15-84, B-115-05, 15CUP1019, 15DEVPLAN1057)
- Karst features are present on-site and a Geotechnical Engineer has been hired by the developer to coordinate fill activity.
- A minor plat has been submitted for this property.
- The gate providing primary access to the site off of the future Terra Crossing Blvd will remain open during business hours.

WAIVER REQUEST

A waiver is requested from section 10.3.7.A.10 of the Louisville Metro Land Development Code to allow a detention basin to occupy greater than 50% of the required width of the Freeway Buffer Area



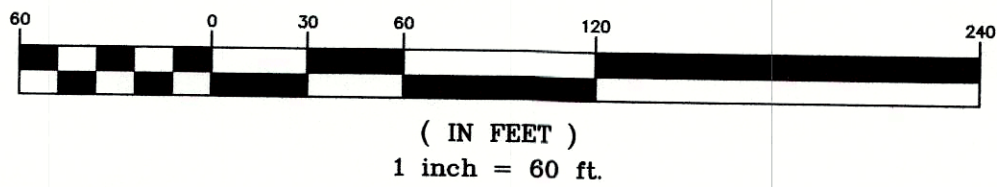
DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.72 - 0.23 = 0.49
A = 15 ACRES
R = 2.6 INCHES
X = (0.49)/(15)(2.6)/12 = 1.592 AC.-FT.
REQUIRED X = 69,369 CU.FT.

PROVIDED BASIN = 25,000 SF SQ.FT.

TOTAL = 25,000 SQ.FT. @ APPROX. 5 FT. DEPTH
= 125,000 CU.FT. > 69,369 CU.FT.

GRAPHIC SCALE



TREE CANOPY CALCULATIONS:

TOTAL SITE AREA	=	653,400 S.F.
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	=	20% (130,680 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	20% (131,040 S.F.)
182 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	=	131,040 S.F.
TOTAL TREE CANOPY PROVIDED	=	20% (131,040 S.F.)

DEVELOPER:
LOUISVILLE PAVING & CONSTRUCTION CO.
1801 PAYNE ST
LOUISVILLE, KY 40206

SITE ADDRESS:
14105 AIKEN ROAD
LOUISVILLE, KY 40245
T.B. 24 LOT 96

RECEIVED

JUL 07 2017
PLANNING
DESIGN SERVICES

CASE#: 17DEVPLAN1107 & 17CUP1049
RELATED CASE - 16DEVPLAN1225
09-062-82; B-15-84; B-115-05;
15DEVPLAN1051; 15CUP1019
COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - MIDDLETOWN
WM#:9020

MODIFIED CONDITIONAL USE PERMIT & REVISED DETAILED DISTRICT DEVELOPMENT PLAN

TERRA VIEW TRAIL

OWNER
OTTE FAMILY LIMITED PARTNERSHIP
12902 SHELBYVILLE RD.
LOUISVILLE, KY 40245
D.B. 8206 PG. 714

LD&D

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE
505 WINDSOR DRIVE SUITE 100
LOUISVILLE, KY 40245
PHONE 502.444.9714
WEB SITE WWW.LD&D-NC.COM

PROJECT DATA

FILE NAME: 16019-DDDP

DATE: 09-13-2016

CHECKED BY: DT

DRAWN BY: BIF

REVISIONS

DESCRIPTION

DATE

NO.

BY

DT

ENGINEER'S SEAL

SURVEYOR'S SEAL

JOB NO.

16019

SHEET

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OF 1