

**SITE DATA**

SITE AREA:	16.84 ACRES (733,303 SQ.FT.)	VEHICLE USE AREA:	40,886 SQ.FT.
EX. ZONING:	PEL-R4	OUTDOOR STORAGE:	477,588 SQ.FT.
EX. FORM DISTRICT:	SUBURBAN WORKPLACE	EX. USE:	VACANT
PROPOSED USE:	OUTDOOR STORAGE	LA TREES PROVIDED (1/4,000 SQ.FT.):	11
		LA TREES PROVIDED (MINIMUM):	11

**IMPERVIOUS AREA**

SITE AREA:	16.84 ACRES (733,303 SQ.FT.)
EX. IMPERVIOUS AREA:	5.10 ACRES (222,317 SQ.FT.)
PROPOSED IMPERVIOUS AREA:	11.90 ACRES (518,474 SQ.FT.)

**DETENTION CALCULATIONS**

$ExCm = (5.10 \times 0.95) + (11.74 \times 0.30) = 0.50$   
 $POST Cm = (11.90 \times 0.95) + (4.84 \times 0.30) = 0.76$   
 $VOLUME = (0.76 - 0.50) \times (2.8/72) \times (16.84 AC) = 1.02 AC.FT. = 44,502 CU.FT.$

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA:	733,393 SQ.FT.
EX. TREE CANOPY (FROM AERIAL):	164,827 SQ.FT. (22.5%)
EX. TREE CANOPY TO BE PRESERVED:	35,511 SQ.FT. (4.84%)
TREE CANOPY REQUIRED 30R:	220,018 SQ.FT.
ADDITIONAL TREE CANOPY REQUIRED:	184,507 SQ.FT. (25.16%)
154-TYPE A TREES @ 1,200 SQ.FT. EACH	154
TOTAL TREE CANOPY TO BE PROVIDED:	220,514 SQ.FT. (30.04%)

- GENERAL NOTES:**
- THE DETAILED DISTRICT DEVELOPMENT PLAN COVERS TRACTS 1,2,3,4 AND 5.
  - TRACTS 1-4 SHALL BE REVIEWED FROM RA TO PEE.
  - TRACTS 1-5 SHALL BE CONSOLIDATED.
  - PROPERTY 1-5 IN THE ADJACENT MIDDLEMAN FIRE DISTRICT AND SUBJECT TO APPROVAL.
  - THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
  - THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
  - THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENDOCHMENT PERMIT.
  - CONSTRUCTION PLANS, ENDOCHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC FOR ALL WORK DONE WITHIN OLD HENRY PARKWAY RIGHT-OF-WAY.
  - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
  - ALL NEW OR EXISTING SIGNAGE SHALL EITHER BE BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
  - ALL DUMPSTERS AND UTILITY STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
  - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDNANCES.
  - THE SITE MUST COMPLY WITH ALL METRO SIGNING ORDNANCES.
  - ALL LUMINAIRES SHALL BE ANTI-DIRECTED OR FOCUSED SUCH AS TO 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 FORTUITOUS TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
  - OFF-STREET LOADING AND SERVICE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
  - ALL EX. STRUCTURES ARE TO BE REMOVED.

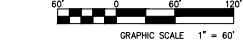
- MSD NOTES:**
- ON-SITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSPAIN SYSTEM, WHICHEVER IS MORE RESTRICTIVE. SITE SHALL DRAIN INTO THE INTERMITTENT BLUE LINE STREAM TO THE NORTH WEST SIDE OF THE SITE. ANY INCREASE ONTO THE ADJACENT ROCK QUARRY SHALL BE APPROVED BY THE PROPERTY OWNER VIA A LETTER ACCEPTING THE INCREASE OF DRAINAGE.
  - CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDNANCES.
  - DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSE ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PROCESS. DRAINAGE AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
  - AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPPSC) PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSU DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - MSD DRAINAGE BOND IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
  - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSU WATER QUALITY REGULATIONS ESTABLISHED BY MSU. SITE LAYOUT MAY CHANGE AT THE DISCRETION OF MSU TO PROPER SORTING OF GREEN BEST MANAGEMENT PRACTICES.
  - MSU SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
  - BOARD OF HEALTH APPROVAL WILL BE REQUIRED FOR ANY REQUIRED PAVING, NO PUBLIC SANITARY SEWER AVAILABLE FOR THIS SITE.
  - UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSU'S DESIGN MANUAL.

**WAIVERS REQUESTED:**

- WAIVER FROM LDC SECTION 10.2.10 TO OMIT REQUIRED VIA LBA ALONG RELOCATED ACCESS EASEMENT.
- WAIVER FROM LDC SECTION 10.2.4.8.B TO ALLOW A PORTION OF THE RELOCATED ACCESS EASEMENT TO OCCUPY THE REQUIRED 15' LBA ALONG THE REAR PROPERTY LINE.

**LEGEND**

CHU	OVERHEAD UTILITIES
WATER LINE W/ SIZE	
ELECTRIC MANHOLE	
WATER VALVE	
EX. CONTOUR	
WIRE FENCE	
FIRE HYDRANT	
DRAINAGE STRUCTURE	
30' PARKWAY BUFFER	
6' PRIVACY FENCE	
6' SECURITY FENCE	
GRAVEL OUTDOOR STORAGE	
VIA	



**ABEL**  
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 SUITE 100  
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 www.abelconstruct.com

**FOR REVIEW ONLY**

CLIENT OWNER NAME:  
 WISA REALTY PROPERTIES, LLC  
 2401 STANLEY GAULT PKWY  
 LOUISVILLE, KY 40223

PROJECT LOCATION:  
 13121/13118/13200R, 13206 OLD HENRY ROAD  
 PROJECT NO.: KY 40223  
 25-0904-0302

REVISIONS (SEE SUMMARY)

NO. FOR CONSTRUCTION	
REVISIONS FROM CONSTRUCTION	
RECORD-DRAWING	
DRAWN BY: HRC	APPROVED BY:
SCALE: 1" = 60'	DATE: 6/22/26

DETAILED DISTRICT DEVELOPMENT PLAN  
 SHEET NO. 1 REVISION: