

GENERAL NOTES:

- DOMESTIC WATER SUPPLY:
SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- TREE PRESERVATION:
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED:
CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
- ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE LDC.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.3.1 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- STREET TREES SHALL BE PROVIDED IN THE 15' LBA ALONG PRESTON HIGHWAY.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 7/7/21 AND KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY. TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES, SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.

MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- EROSION AND SILT CONTROL:
A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0 111E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- SITE IS SUBJECT TO REGIONAL FACILITY FEES X 1.5. KYTC APPROVAL AND DOWNSIDE IMPROVEMENTS MAY BE REQUIRED TO CONVEY THE WATER TO FISHPOOL CREEK.
- SHEET FLOW FROM PROPERTIES ALONG THE EAST PROPERTY LINE WILL BE INCLUDED IN STORM WATER CALCULATIONS.
- THIS SITE SHALL MEET MSD'S FATS, OILS AND GREASE (FOG) POLICY AND DESIGN REQUIREMENTS.

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND KERKENTY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE STATE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE 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 ENCROACHMENT PERMIT.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
- UPON DEVELOPMENT OR REDEVELOPMENT OF THE NORTH PROPERTY, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE ZONED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS.
- A CROSS-ACCESS EASEMENT AGREEMENT BETWEEN ALL LOTS WILL BE PROVIDED.

DETENTION CALCULATIONS

2.9/12 ("POST C" "PRE C" "ACRES") = XX AC-FT
AREA 1: 2.9/12 (.85 - .23) (1.87) = 0.28 AC-FT
AREA 2: 2.9/12 (.85 - .23) (.76) = 0.11 AC-FT
AREA 3: 2.9/12 (.85 - .26) (1.85) = 0.26 AC-FT
TOTAL = 0.66 AC-FT

BENCHMARKS

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOGIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.

SOURCE BENCHMARK STA067-2006 NAVD 1988 ELEV. 525.22

FROM THE INTERSECTION OF COMMERCE CROSSING AND INTERCHANGE DRIVE, TRAVEL SOUTH 0.05 MILES ALONG INTERCHANGE DRIVE TO THE STATION ON THE LEFT.

BM #376 NAVD 1988 ELEV. 551.28

BEING A RAILROAD SPIKE IN A UTILITY POLE LOCATED ON THE SOUTHEAST CORNER OF PRESTON HIGHWAY AND INTERCHANGE DRIVE APPROXIMATELY 32' SOUTH OF CENTERLINE OF INTERCHANGE DRIVE AND 20' FROM THE EDGE OF PAVEMENT ON PRESTON HIGHWAY.

BM #615 NAVD 1988 ELEV. 565.68

BEING A MINE SPIKE IN A UTILITY POLE LOCATED ON THE EAST SIDE OF THE PROPERTY LOCATED AT 10501 PRESTON HIGHWAY APPROXIMATELY 68' SOUTH FROM THE SOUTHERLY CORNER OF THE HOUSE AND 55' WEST OF THE CENTER OF THE ASPHALT ENTRANCE DRIVE.

VARIANCE REQUEST

A VARIANCE 5.3.1 OF THE LDC IS REQUESTED TO INCREASE THE MAXIMUM SETBACK REQUIREMENT FROM 80' TO 145'.

WAIVER REQUEST

A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO REMOVE THE PROPERTY PERIMETER LANDSCAPE BUFFER AREA REQUIREMENT ALONG THE NORTHERN AND EASTERN PROPERTY LINES.

WAIVER REQUEST

A WAIVER OF 9.1.16 OF THE LDC IS REQUESTED TO REMOVE THE MAXIMUM PARKING REQUIREMENT.

SITE DATA:

EXISTING FORM DISTRICT
EXISTING ZONING
PROPOSED ZONING
EXISTING LAND USE
PROPOSED LAND USE
TOTAL LAND AREA
BUILDING AREA
FLOOR AREA RATIO (MAX. ALLOWED 5.0)
.05

IMPERVIOUS AREA:
EXISTING IMPERVIOUS AREA
PROPOSED IMPERVIOUS AREA
NET IMPERVIOUS AREA

LANDSCAPE DATA LOT 1:

V.U.A.
I.L.A. REQUIRED (7.5%)
I.L.A. PROVIDED

LANDSCAPE DATA LOT 3:

V.U.A.
I.L.A. REQUIRED (7.5%)
I.L.A. PROVIDED

TREE CANOPY DATA:

GROSS SITE AREA
LAND USE
EXISTING TREE CANOPY
EXISTING TREE CANOPY TO BE PRESERVED
TOTAL TREE CANOPY REQUIRED
TREE CANOPY TO BE PLANTED

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

NEIGHBORHOOD
R4
C2
RESIDENTIAL
COMMERCIAL
4.48± AC.
9,748 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)
.05

15,439± S.F.
111,019± S.F.
95,580± S.F.

51,042± S.F.
3,828 S.F.
7,089± S.F.

41,625± S.F.
3,122 S.F.
3,386± S.F.

TREE CANOPY DATA:

GROSS SITE AREA
LAND USE
EXISTING TREE CANOPY
EXISTING TREE CANOPY TO BE PRESERVED
TOTAL TREE CANOPY REQUIRED
TREE CANOPY TO BE PLANTED

210,830± S.F.
COMMERCIAL
61,619± S.F. (29%)
5,506± S.F. (9%)
73,790± S.F. (35%)
68,284± S.F. (32%)

SITE DATA LOT 1

TOTAL LAND AREA
BUILDING AREA
PROPOSED PATIO AREA
PROPOSED ZONING
PROPOSED USE
FLOOR AREA RATIO (MAX. ALLOWED 5.0)
PARKING REQUIRED
MINIMUM (1 SPACE/500 S.F.)
MAXIMUM (1 SPACE/250 S.F.)
PARKING PROVIDED
CAR PARKING
(INCLUDES 3 ACCESSIBLE)
QUEUE SPACES
BICYCLE PARKING REQUIRED/PROVIDED
SHORT TERM
LONG TERM

1.87± AC.
5,163 ± S.F.
1,200 ± S.F.
21'
DRIVE-THRU RESTAURANT
.06
13 SPACES
26 SPACES
71 SPACES
39
4 SPACES
2 SPACES
2 SPACES

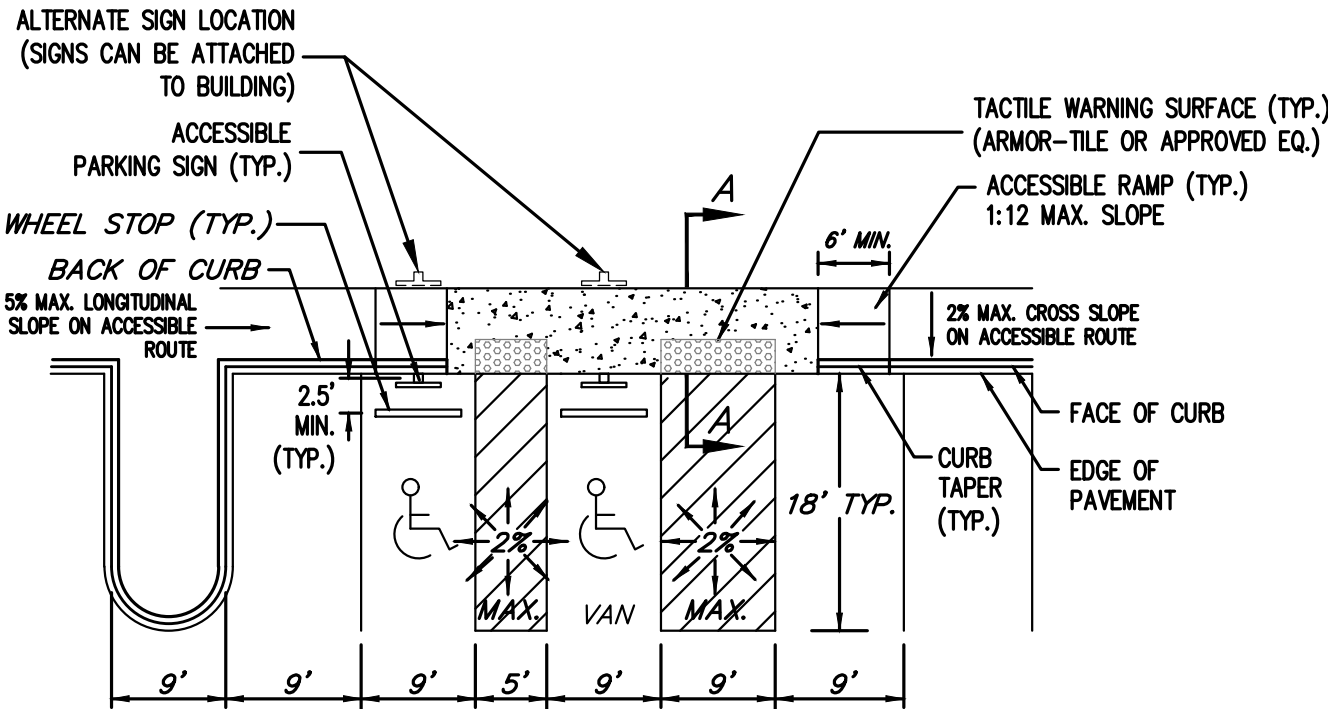
SITE DATA LOT 2

TOTAL LAND AREA
EXISTING LAND USE

SITE DATA LOT 3

TOTAL LAND AREA
BUILDING AREA
BUILDING HEIGHT (MAX. ALLOWED 25')
PROPOSED USE
FLOOR AREA RATIO (MAX. ALLOWED 5.0)
PARKING REQUIRED
MINIMUM (1 SPACE/500 S.F.)
MAXIMUM (1 SPACE/250 S.F.)
PARKING PROVIDED
CAR PARKING
(INCLUDES 2 ACCESSIBLE)
BICYCLE PARKING REQ./PROVIDED
SHORT TERM
LONG TERM
PROPOSED FUEL PUMPS

1.85± AC.
4,500 ± S.F.
24'
CONVENIENCE STORE
.06
9 SPACES
18 SPACES
27 SPACES
4 SPACES
2 SPACES
2 SPACES
8

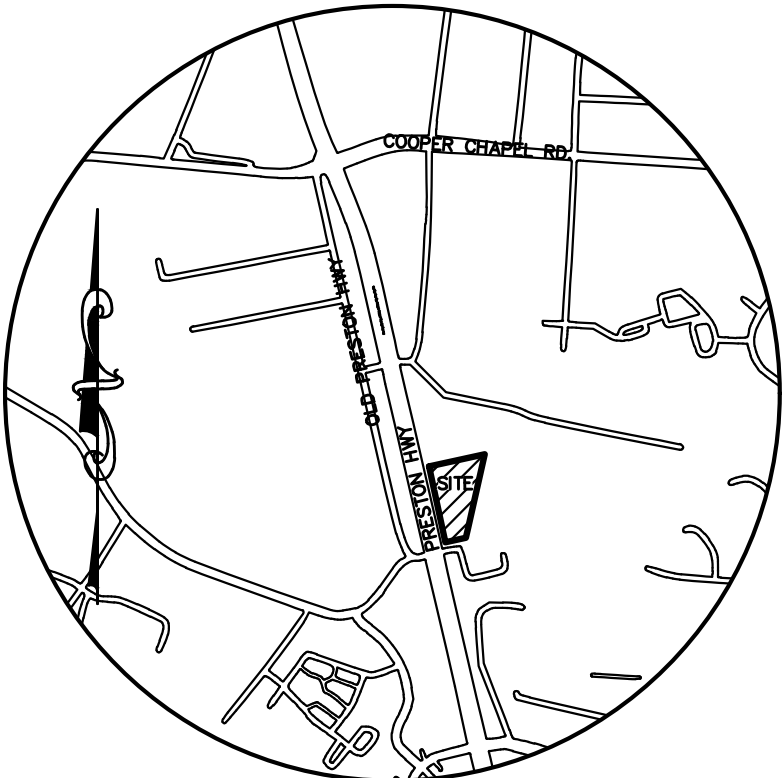


PLAN VIEW

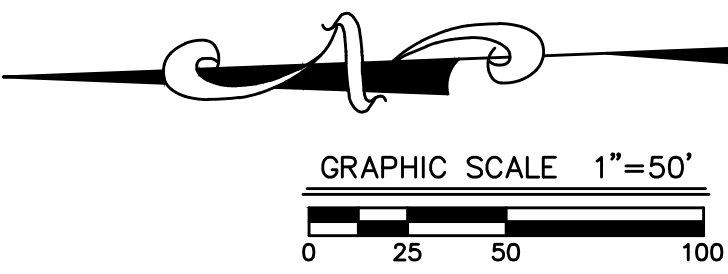
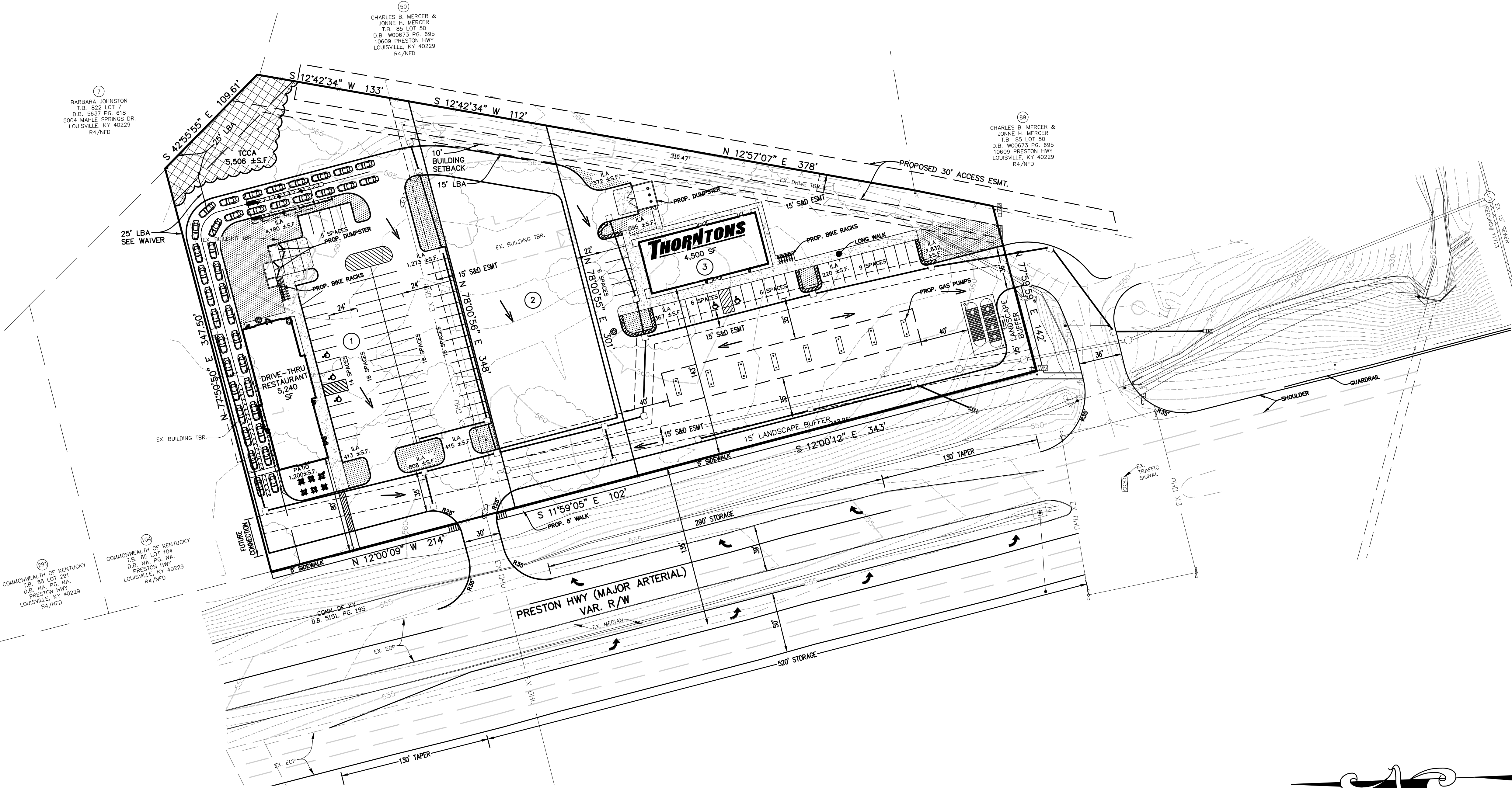
TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING MAILBOX
- EXISTING STREET SIGN
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING OVERHEAD UTILITIES
- EXISTING DOWN GUY
- EXISTING UTILITY POLE
- EXISTING SIGNAL POLE
- EXISTING KARST FEATURE
- EXISTING HEADWALL W/PIPE
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED SLOPED SAFETY HEADWALL W/PIPE
- PROPOSED SANITARY MANHOLE W/PIPE
- REVISED TREE LINE
- PROPOSED TREE CANOPY CREDIT AREA
- PROPOSED CONCRETE
- PROPOSED STAMPED CONCRETE



LOCATION MAP
NO SCALE



CASE# 21-ZONE-0081
RELATED CASE# 21-ZONEPA-0067
MSD WM # 12310

Revisions	
6/28/21	FORMAL FILING
07/19/21	PER AGENCY COMMENTS
07/26/21	PER AGENCY COMMENTS
08/16/21	PER AGENCY COMMENTS
09/03/21	PER AGENCY COMMENTS
09/14/21	PER AGENCY COMMENTS
09/27/21	PER AGENCY COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=50

Date: 6/7/2021

Job Number: 3800

Sheet