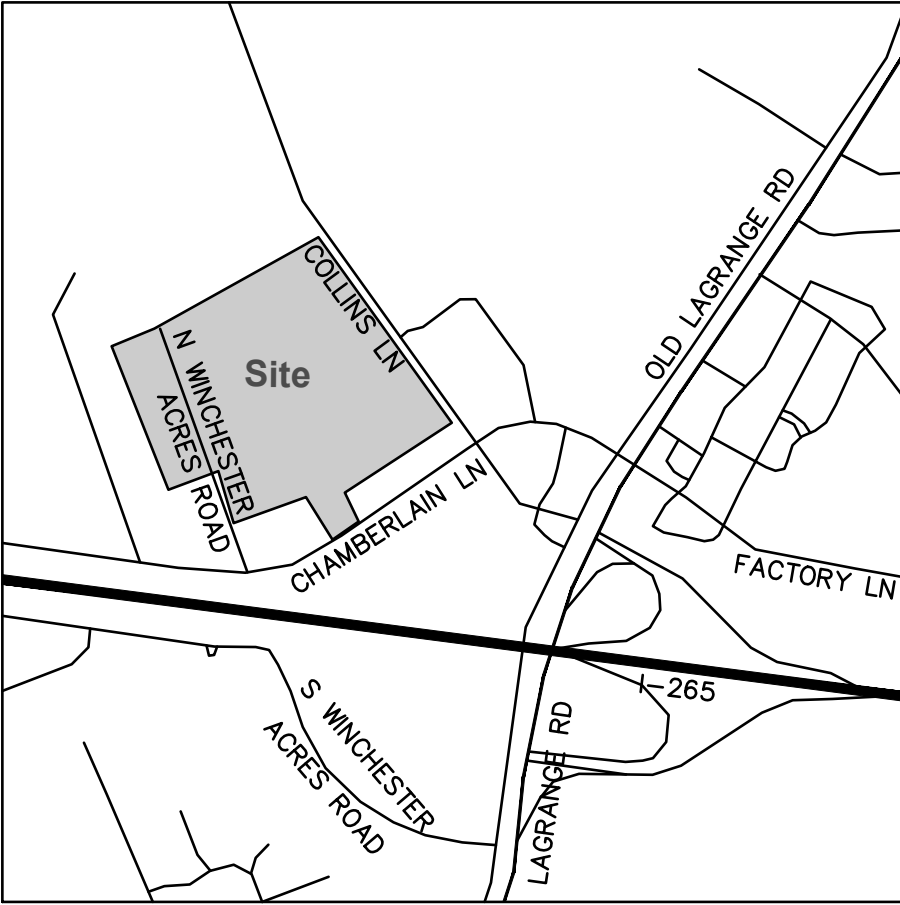


MSD NOTES:

- 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 agencies.
- No Sanitary sewer service required.
- 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.
- If the site has through drainage an easement plat will be required prior to MSD granting construction plan approval.
- 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.
- MSD Drainage Bond required prior to construction plan approval.
- Onsite detention will be provided. Postdeveloped peak flows will be limited to predeveloped peak flows for the 2, 10, 25 & 100-year storms or to the capacity of the downstream system, whichever is more restrictive. Downstream capacity to be determined by the existing culvert under the roadway.
- The final design of this project must meet all MS4 Water Quality regulations established by MSD.



VICINITY MAP  
NOT TO SCALE

EROSION PREVENTION AND  
SEDIMENT CONTROL NOTE

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 APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) 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 SEEDING 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 SEEDING, 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.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

GENERAL NOTES

- THIS SITE IS ZONED R4 IN THE SUBURBAN WORKPLACE FORM DISTRICT.
- PROPOSED USE IS FOR TRUCK PARKING/STORAGE.
- TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS DERIVED FROM LOIC MAPPING.
- SITE IS LOCATED WITHIN THE MIDDLETOWN FIRE PROTECTION DISTRICT.
- THE SITE IS LOCATED WITHIN METRO COUNCIL DISTRICT 17.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- NO PORTION OF THIS SITE IS LOCATED WITHIN THE FEMA 100 YEAR FLOOD PLAIN REVIEW ZONE PER FIRM MAP NO. 211100020E.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELFARE IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- PLANS MUST BE SUBMITTED TO THE HEALTH DEPT PRIOR TO CONSTRUCTION APPROVAL.

PROJECT DATA

EXISTING ZONING & FORM DISTRICT	= R4 / SUBURBAN WORKPLACE
PROPOSED ZONING & FORM DISTRICT	= PCF / SUBURBAN WORKPLACE
TOTAL SITE AREA	= 68.95 AC (3,003,419 SF)
EXISTING USE	= PCC
PROPOSED USE	= HEAVY TRUCK PARKING & STORAGE
BUILDING HEIGHT	= <30'
FAR (MAX 0.5)	= 0.0
DENSITY	= 0.0
PARKING REQUIRED*	= NONE (TRUCK PARKING)
PROP. TRUCK PARKING VUA	= 1,385,255 SF
PROP. CAR PARKING VUA	= 0 SF
REQUIRED ILA (7.5% OF VUA)	= 103,895 SF
ILA PROVIDED (3.46%)	= 103,895 SF
(END CAPS 99 X (20X53=1060)	= 104,940 SF

TREE CANOPY	
TCPA CATEGORY	INDUSTRIAL
SITE AREA	3,003,419 S.F. (68.95 AC.)
EXISTING TREE CANOPY	967,186 S.F. (34.32%)
EXISTING TREE CANOPY PRESERVED	130,318 S.F. (4.34%)
AREA#1	9,890 S.F.
AREA#2	7,094 S.F.
AREA#3	8,045 S.F.
AREA#4	16,012 S.F.
AREA#5	9,925 S.F.
AREA#6	7,670 S.F.
AREA#7	7,860 S.F.
AREA#8	9,795 S.F.
AREA#9	6,635 S.F.
AREA#10	16,670 S.F.
AREA#11	8,370 S.F.
AREA#12	16,263 S.F.
AREA#13	14,512 S.F.
AREA#14	7,980 S.F.
TOTAL TREE CANOPY COVERAGE AREA REQ.	845,499 S.F. (30%)
NEW TREE CANOPY TO BE PROVIDED	715,181 S.F. (23.81%)

SIDEWALK NOTE:

SIDEWALK ALONG COLLINS LANE FRONTAGE IS REQUIRED TO BE INSTALLED UNLESS A FEE IN-LIEU OF IS APPROVED

DETENTION BASIN CALCULATIONS

X = 0.40(55)(2.8)/12 = 0.07 AC.-FT. REQUIRED BASIN X 43,560 = 264,264 CU.FT.  
PROVIDED BASIN = 264,264 CU.FT./120,000 SF BASIN AREA = 2.2' DEEP

MSD WM #12573 PREVIOUS CASES: 23-ZONEPA-0068

CASE NO.: 23-ZONE-008923-ZONE-0098

REVISIONS		
Date	Description	BY
8/23	AGENCY COMMENTS	CC
10/23	AGENCY COMMENTS	CC
11/23	AGENCY COMMENTS	CC
12/23	AGENCY COMMENTS	CC

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& CP3 LLC  
1718 RALSTON AVE  
CINCINNATI, OH 45223

DATE

SIGNATURE

**REZONING PLAN**  
3013-3112 N WINCHESTER ACRES RD  
& 3216-3404 COLLINS LANE  
REZONING PLAN  
LOUISVILLE, KENTUCKY 40245  
PARCEL ID: 105008450000 & 105007400000  
DB 12294 PG 192

REZONING  
PLAN

SHEET NO.

C1.0

DATE: 1-15-23  
SCALE: 1" = 100'

DRAWN BY: CHECKED BY:  
ACW CTC

Received December 20, 2023

Planning & Design