

GENERAL NOTES

- 1. ALL NEW AND EXISTING SIDEWALKS WITHIN THE PROPERTY FRONTAGE SHALL BE CONSTRUCTED OR RECONSTRUCTED TO MEET CURRENT ADA STANDARDS.
2. FREESTANDING BUSINESS SIGNS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT OF WAY.
3. DESIGN OF ACCESS TO STATE HIGHWAY SHALL COMPLY WITH KYTC STANDARD DRAWINGS. ENTRANCE THROAT WIDTH LIMITED TO 36 FEET MAXIMUM, WITH 35' RADII.
4. SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND ROADWAYS. SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF SECTION 4.1.3 OF THE LAND DEVELOPMENT CODE. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
5. STREET TREES TO BE PROVIDED IN ADJACENT RIGHTS-OF-WAY PER LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN. TREE SPECIES IN THE RIGHT OF WAY MUST CONFORM TO THE KYTC DISTRICT 5 APPROVED TREE LIST AND NOT BE PLACED IN SIGHT TRIANGLES.
6. ANY CONSTRUCTION WITHIN THE STATE RIGHT OF WAY SHALL CONFORM TO THE KYTC DESIGN REQUIREMENTS. ALL DRAINAGE STRUCTURES WITHIN THE RIGHT OF WAY SHALL BE STATE DESIGN.
7. THERE SHALL BE NO PARKING NOR ANY PORTION OF PARKING LOT ON STATE RIGHT OF WAY.
8. ENCROACHMENT PERMITS AND BONDS ARE REQUIRED FOR ALL WORK PROPOSED IN THE RIGHT OF WAY.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
10. ALL CONSTRUCTION TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH AND WELLNESS PER CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
11. MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
12. EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
13. OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
14. SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
15. MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
16. PLANS MUST BE SUBMITTED TO HEALTH DEPT. PRIOR TO CONSTRUCTION.
17. A DEED OF CONSOLIDATION OR OTHER LEGAL PARCEL REVISION (MINOR SUBDIVISION PLAT) WILL NEED TO BE APPROVED AND RECORDED TO ADJUST PARCEL LINES SHOWN ON THIS PLAN.
18. UPON APPROVAL OF THE ZONING CHANGE, LOUISVILLE METRO EMERGENCY SERVICES SHALL BE CONTACTED TO HAVE ADDRESSES ASSIGNED FOR THIS DEVELOPMENT.
19. THE PROPOSED BUILDING DEMOLITION DOES NOT MEET THE THRESHOLD REQUIREMENTS OF LMOO 150.110, THEREFORE, A 30-DAY HOLD IS NOT REQUIRED.
20. 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, PER LDC SECTION 9.1.12.C.
21. ALL EXISTING STRUCTURES AND IMPROVEMENTS TO BE REMOVED FROM THE SITE.
22. ALL PAVEMENT MARKINGS/SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
23. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
24. A RIGHT-OF-WAY DEDICATION WAIVER REQUEST WAS APPROVED BY LOUISVILLE METRO PUBLIC WORKS ON NOVEMBER 21, 2024.

MSD NOTES

- 1. 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.
2. SANITARY SEWER SERVICE TO BE PROVIDED BY NEW PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
3. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE X PER FIRM MAP 21111C0048F, EFFECTIVE ON FEBRUARY 6, 2021.
4. 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 ORDINANCES.
5. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
6. AN APPROVED DOWNSTREAM FACILITIES CAPACITY REQUEST IS REQUIRED PRIOR TO PRELIMINARY PLAN APPROVAL.
7. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
8. SITE SERVED BY DEREK R. GUTHRIE WQTC.
9. ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
10. IF THE FINAL SITE DESIGN HAS THROUGH DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

EROSION PREVENTION AND SEDIMENT CONTROL

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.
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 THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
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 DAYS AFTER THE ACTIVITY HAS CEASED. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

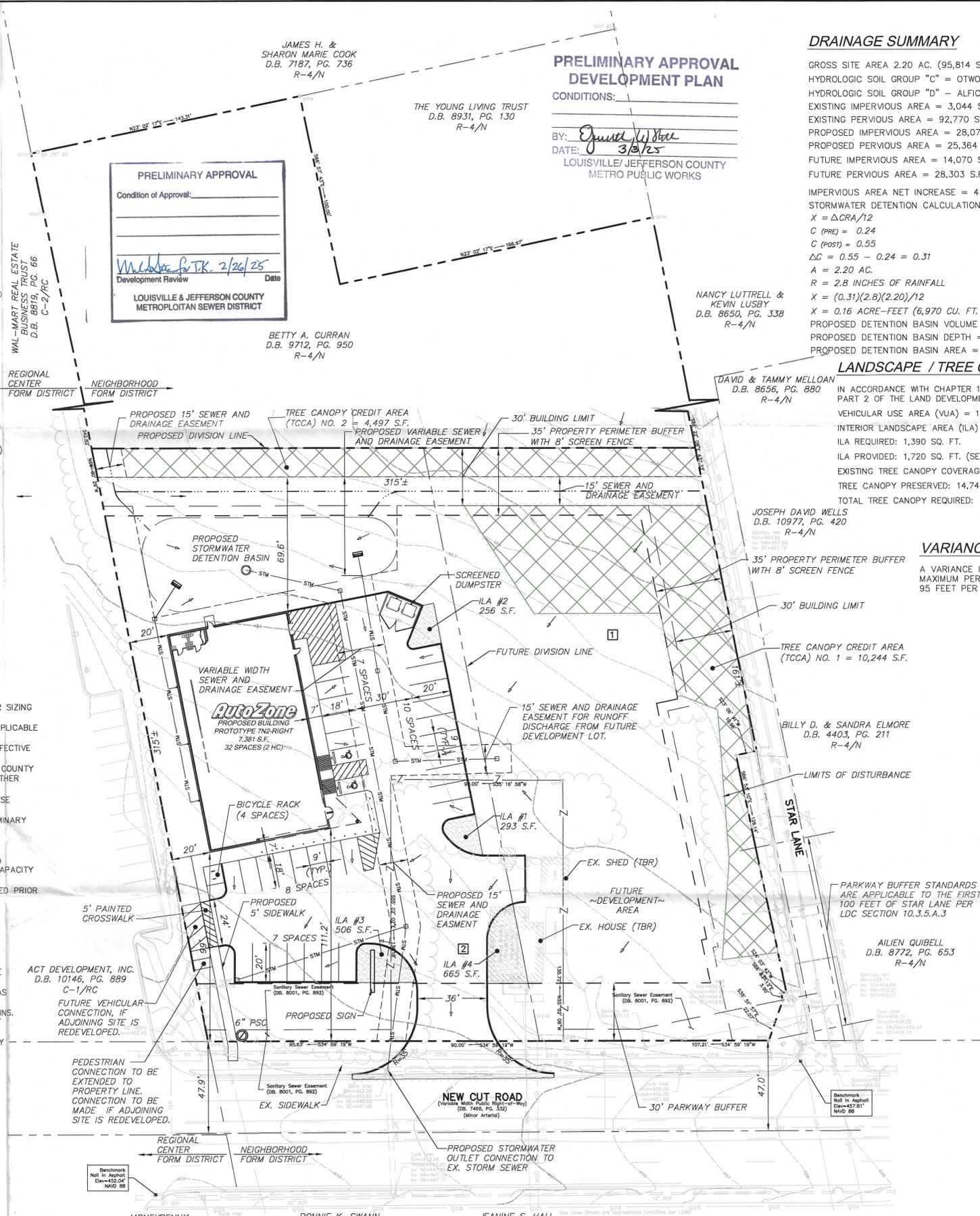


UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY (DATED 01/30/24) PREPARED BY SURVEY MATTERS. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. INDIVIDUAL SERVICE LINES ARE NOT SHOWN.



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: [Signature]
DATE: 3/8/25
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
Development Review Date: 2/26/25
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

DRAINAGE SUMMARY

GROSS SITE AREA 2.20 AC. (95,814 S.F.)
HYDROLOGIC SOIL GROUP "C" = OTWOOD
HYDROLOGIC SOIL GROUP "D" - ALFIC URDARENTS
EXISTING IMPERVIOUS AREA = 3,044 S.F.
EXISTING PERVIOUS AREA = 92,770 S.F.
PROPOSED IMPERVIOUS AREA = 28,078 S.F.
PROPOSED PERVIOUS AREA = 25,364 S.F.
FUTURE IMPERVIOUS AREA = 14,070 S.F.
FUTURE PERVIOUS AREA = 28,303 S.F.
IMPERVIOUS AREA NET INCREASE = 42,148 S.F.
STORMWATER DETENTION CALCULATION:
X = ΔCRA/12
C (PRE) = 0.24
C (POST) = 0.55
ΔC = 0.55 - 0.24 = 0.31
A = 2.20 AC.
R = 2.8 INCHES OF RAINFALL
X = (0.31)(2.8)(2.20)/12
X = 0.16 ACRE-FEET (6,970 CU. FT. X 1.5 = 10,455 CUBIC FEET)
PROPOSED DETENTION BASIN VOLUME = 10,500 CU. FT.
PROPOSED DETENTION BASIN DEPTH = 5.1 FT.
PROPOSED DETENTION BASIN AREA = 2,075 SQ. FT.

LANDSCAPE / TREE CANOPY SUMMARY

IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE.
VEHICULAR USE AREA (VUA) = 18,539 SQ. FT.
INTERIOR LANDSCAPE AREA (ILA) = 18,539 X 0.075 (7.5%)
ILA REQUIRED: 1,390 SQ. FT.
ILA PROVIDED: 1,720 SQ. FT. (SEE PLAN)
EXISTING TREE CANOPY COVERAGE: 74,843 (78%) SQ. FT. (PER AERIAL)
TREE CANOPY PRESERVED: 14,741 SQ. FT. (20%)
TOTAL TREE CANOPY REQUIRED: 33,541 SQ. FT. (35% OF 2.20 AC. LOT)

VARIANCE REQUEST

A VARIANCE IS REQUESTED TO EXCEED THE MAXIMUM PERMITTED BUILDING SETBACK OF 95 FEET PER LDC TABLE 5.3.2.

GENERAL SITE NOTES

- 1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RADII SHALL BE AS NOTED ON PLANS.
3. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER ADA STANDARDS.
4. PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL ON ACCORDANCE WITH MUTCD.

SITE SUMMARY

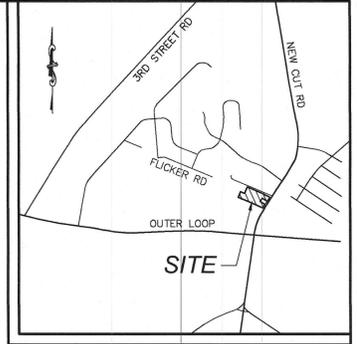
EXISTING ZONING DISTRICT: R-4
PROPOSED ZONING DISTRICT: C-1
FORM DISTRICT: NEIGHBORHOOD COUNCIL DISTRICT: 25
FIRE PROTECTION DISTRICT: FAIRDALE
TAX BLOCK 1045, LOT NO. 0337, 0042
D.B. 8931, PG. 0217 AND D.B. 9712, PG. 0950
EXISTING USE: RESIDENTIAL
PROPOSED USE: COMMERCIAL/RETAIL
PROPOSED BUILDING AREA: 7,381 S.F.
FLOOR AREA RATIO: 0.13
HEIGHT: 21'
SITE ACREAGE: 2.20 AC. (95,814 S.F.)
7419 STAR LANE: 1.92 ACRES
5862 NEW CUT ROAD: 0.281 ACRES

PARKING SUMMARY

PROPOSED BUILDING: 7,381 S.F.
AUTO PARTS RETAIL
PARKING REQUIREMENTS (MINIMUM)
1 PARKING SPACE PER 500 S.F. = 15 SPACES
PARKING REQUIREMENTS (MAXIMUM)
1 PARKING SPACE PER 200 S.F. = 37 SPACES
PARKING PROVIDED = 32 SPACES

BICYCLE PARKING

BICYCLE SPACES REQUIRED= 3
BICYCLE SPACES PROVIDED = 4



Vicinity Map

Not To Scale

LEGEND

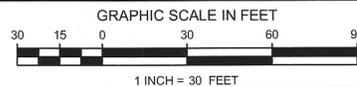
- EX. SANITARY SEWER
EX. TELECOM
EX. GAS MAIN
EX. WATER MAIN
EX. STORM SEWER
LOT CONSOLIDATION LINES
TREES/TREE MASSES
CONCEPTUAL STORM SEWER
FLOWLINE/SWALE
CONCEPTUAL DRAINAGE FLOW
EXISTING SANITARY SEWER MANHOLE
EXISTING UTILITY POLE
EXISTING DOWN GUY
EXISTING ELECTRIC BOX
EXISTING TELEPHONE PEDESTAL
EXISTING WATER METER
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING LIGHT POLE
EXISTING FENCE
EXISTING OVERHEAD UTILITY LINE
EXISTING CONTOUR
EXISTING INDEX CONTOUR
DISTURBED AREA (SEE MSD NOTE #11)
TO BE REMOVED
TREE CANOPY CREDIT AREA
PROPOSED 6" PROPERTY SERVICE CONNECTION
TREE CANOPY CREDIT AREA

PROPERTY OWNER

- 1 7419 STAR LANE: BETTY A. CURRAN, 6604 HOLLY LAKE DRIVE, LOUISVILLE, KY 40291-3076, D.B. 9712, PG. 0950, ACREAGE: 1.92 ACRES (PROPOSED C-1)
2 5862 NEW CUT ROAD: THE YOUNG LIVING TRUST, 7425 STAR LANE, LOUISVILLE, KY 40214-5611, D.B. 8931, PG. 0127, ACREAGE: 0.281 ACRES (PROPOSED C-1)

RECEIVED
FEB 25 2025
PLANNING & DESIGN SERVICES

DETAILED DISTRICT DEVELOPMENT PLAN



24-ZONE-0062
WM # 12739

PRISM ENGINEERING
2309 WATTERSON TRAIL, SUITE 200
LOUISVILLE, KENTUCKY 40299
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AutoZone Store No. 9385
5862 NEW CUT ROAD
7419 STAR LANE
LOUISVILLE KY 40214
DETAILED DISTRICT DEVELOPMENT PLAN

Developer: ZAREMBA GROUP, LLC
14600 Detroit Avenue, Suite 1500
38103 Lakewood, OH 44107
Attn: Justin Bruce
Tel.: (216) 226-4168

05/20/2024
7N2-RIGHT
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PE PROJ. # 22400562