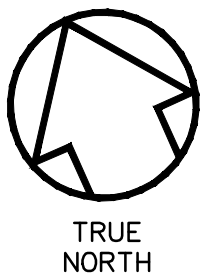


AMENITY AREA DETAIL

N.T.S.



## DETAIL DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 50' 100' 200'

SCALE: 1" = 100'

## DATA

TOTAL SITE AREA	44.80 ACRES
TRACT 1 AREA	20.21 ACRES (880,130.675 SQ.FT.)
EXISTING USE	CONTRACTOR SHOP/TRUCK & TRAILER STORAGE/VACANT
EXISTING BUILDING AREA	6,062 SQ.FT.
EXISTING ZONING	1-STORY - 25' HEIGHT
EXISTING FORM DISTRICT	SWFD/NFD
PROPOSED ZONING	SWFD/NFD
PROPOSED FORM DISTRICT	SWFD/NFD
PROPOSED BUILDING AREA	100,000 SQ.FT.
TOTAL BUILDING AREA	106,062 SQ.FT.
MAXIMUM BUILDING HT. ALLOWED	50'
MAXIMUM BUILDING HT. PROPOSED	45'-TRANSITION ZONE
PROPOSED USE	CONTRACTOR SHOPS/ MANUFACTURING/ CONTRACTOR SHOPS

ALLOWED FLOOR AREA RATIO	5.0
PROPOSED FLOOR AREA RATIO	0.12
PARKING CALCULATIONS	25 SPACES
MIN. PARKING REQUIRED	1 SPACE/1,000 SQ.FT. OUTDOOR DISPLAY AREA - 3 SPACES
MAX. PARKING ALLOWED	1 SPACE/200 SQ.FT. MANUFACTURING/CONTRACTOR SHOPS - 10 SPACES
PARKING PROVIDED	235 SPACES
CARPOOL SPACES PROVIDED	10 SPACES
MIN. CARPOOL SPACES PROVIDED	10 SPACES
BICYCLE PARKING CALCULATION	4 SPACES
SPACES REQUIRED	4 SPACES
SPACES PROVIDED	16 SPACES

TRACT 2 AREA	24.59 ACRES (1,071,086.92 SQ.FT.)
EXISTING ZONING	M-2 - 0.50 AC.
EXISTING FORM DISTRICT	SWFD/NFD
PROPOSED ZONING	M-2 - 0.50 AC.
PROPOSED FORM DISTRICT	SWFD/NFD
EXISTING USE	VACANT
PROPOSED BUILDING AREA	100,000 SQ.FT.
MAXIMUM BUILDING HT. ALLOWED	50'
MAXIMUM BUILDING HT. PROPOSED	45'-TRANSITION ZONE
PROPOSED FLOOR AREA RATIO	5.0
PROPOSED FLOOR AREA RATIO	0.09
PARKING CALCULATIONS	10 SPACES
MIN. PARKING REQUIRED	1 SPACE/1,000 SQ.FT. MANUFACTURING/CONTRACTOR SHOPS - 10 SPACES
MAX. PARKING ALLOWED	200 SPACES
PARKING PROVIDED	138 SPACES
CARPOOL SPACES PROVIDED	9 SPACES
MIN. CARPOOL SPACES PROVIDED	9 SPACES
BICYCLE PARKING CALCULATION	4 SPACES
SPACES REQUIRED	4 SPACES
SPACES PROVIDED	16 SPACES

## GENERAL NOTES

- CONSTRUCTION PLANS, BOND, PERMIT AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM DEED AND LIDAR.
- ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- A REVISED LANDSCAPE PLAN SHALL BE SUBMITTED PRIOR TO CONSTRUCTION APPROVAL. STREET TREES WILL BE PLANTED PER REVISED LANDSCAPE PLAN.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT ADA AND METRO STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX INCHES HIGH AND 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.
- A SIGNAL CONTRIBUTION IN THE AMOUNT OF \$3,000 SHALL BE PAID FOR THE INTERSECTION OF N. ENGLISH STATION ROAD AND AIKEN ROAD PRIOR TO CONSTRUCTION APPROVAL FOR THE SUBJECT PROPERTY, PROVIDED THE TRAFFIC SIGNAL HASN'T BEEN INSTALLED AT THAT DATE.
- STREET TREES SHALL BE PROVIDED PER CHAPTER 10.2.8.A OF THE LAND DEVELOPMENT CODE.

## MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERN INDICATED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED 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.
- 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 SEED, 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 THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- ON-SITE 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.
- SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- 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.
- KENTUCKY DIVISION OF WATER APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE BELOW THE FLOODPLAIN AT A RATIO OF 1.5 TO 1.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- HYDRAULIC MODELING SHALL BE PROVIDED TO MSD FOR THE EXISTING BRIDGE CONDITION AND THE CONDITIONS WITH THE IMPROVED ROADWAY FOR REVIEW AND APPROVAL PRIOR TO ANY PERMITS SOUTH OF THE BRIDGE.

## KYTC NOTES:

- KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT-OF-WAY NOR ANY SIGNAGE ATTACHED TO THE RIGHT-OF-WAY FENCE.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT-OF-WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- ALL DRAINAGE STRUCTURES WITHIN STATE R.O.W. SHALL BE OF STATE DESIGN.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RO-ARMED, SHIELDED OR TURNED OFF.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF ANY EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTS TO ALTER ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.

## HEALTH DEPT. NOTES

- OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
- EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
- SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45-005 REGULATIONS.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.

## LANDSCAPE REQUIREMENTS

TRACT 1	
TOTAL VEHICLE USE AREA (VUA)	186,908 SQ.FT.
7.25' L.L.A. REQUIREMENT	14,768 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	20,161 SQ.FT.

TRACT 2	
TOTAL VEHICLE USE AREA (VUA)	134,572 SQ.FT.
7.25' L.L.A. REQUIREMENT	10,093 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	13,171 SQ.FT.

## TREE CANOPY CALCULATIONS

TOTAL SITE AREA	1,951,488 S.F.
EX. TREE CANOPY ON SITE	1,164,823 S.F. (59.7%)
EX. TREE CANOPY TO BE PRESERVED	578,591 S.F. (29.6%)
TREE CANOPY REQUIRED	585,446 S.F. (30%)
ADDITIONAL TREE CANOPY REQUIRED	6,826 S.F.
ADDITIONAL TREE CANOPY PROVIDED	7,200 S.F.
8 TYPE A TREES @ 1,340 SQ. FT. EACH	
TOTAL TREE CANOPY PROVIDED	585,791 S.F. (30.0%)

## IMPERVIOUS AREA

TOTAL SITE AREA	44.80 ACRES
EXISTING IMPERVIOUS SURFACE	5.02 ACRES
PROPOSED IMPERVIOUS SURFACE	14.15 ACRES
INCREASE IN IMPERVIOUS SURFACE	9.13 ACRES

## APPROXIMATE DETENTION CALCULATION

VARIOUS SOIL TYPES ON-SITE	
HYDROLOGIC SOIL GROUPS B (27%), C (44%), & D (29%)	
TOTAL SITE AREA = 44.80 ACRES	
PRE-DEVELOPED AREA	38.18 AC
PERVIOUS	38.18 AC
IMPERVIOUS	5.02 AC
PRE-DEVELOPED CN = 77	
POST-DEVELOPED CN = 81	

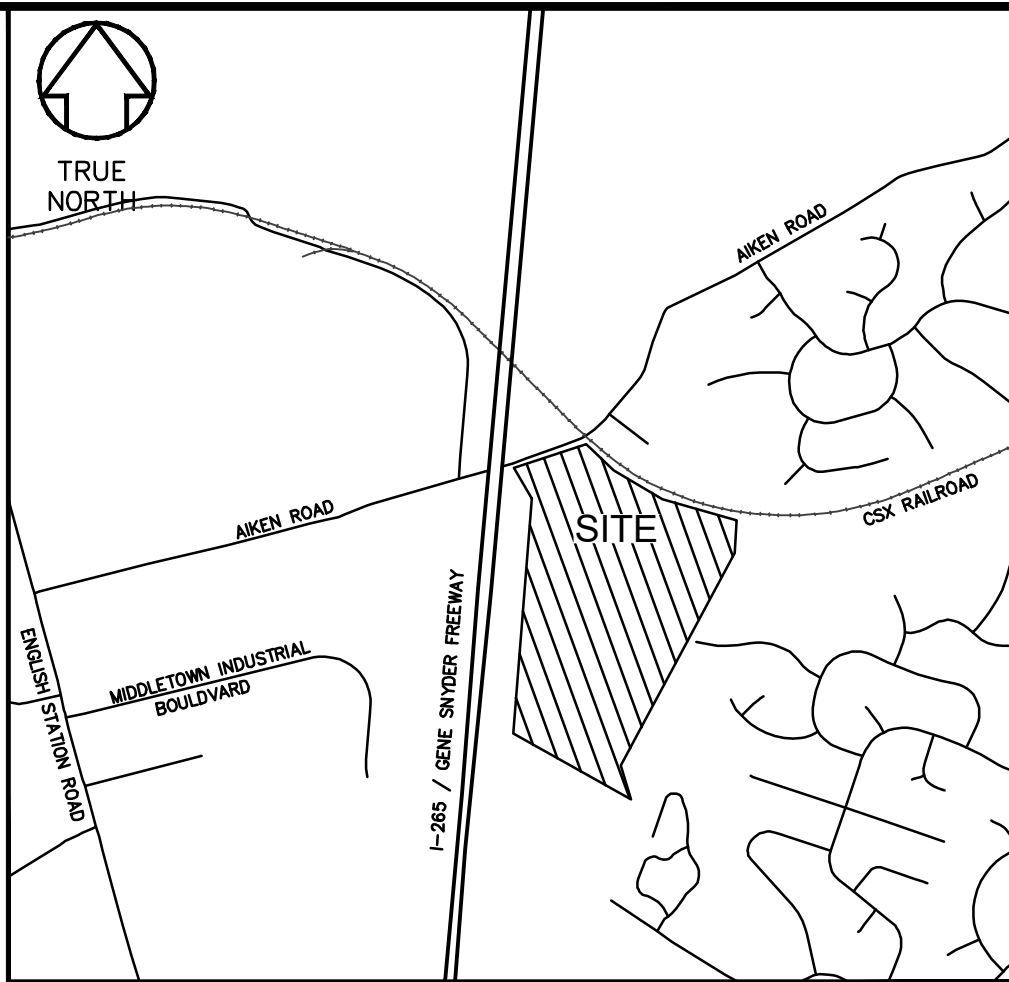
APPROXIMATE REQUIRED VOLUME: 3.01 AC-FT (31,116 CU-FT) FOR 100 YR VOLUME ESTIMATION PER NRCS RUNOFF CURVE NUMBER METHOD

## OUTDOOR AMENITY AREA CALCULATIONS

PER CHAPTER 5.12.2.A.2 OF L.D.C.

TOTAL SITE AREA	1,951,488 S.F.
TOTAL BUILDING AREA	206,062 S.F.
AMENITY AREA REQUIRED	1,800 S.F.
ONE OF OFFICE AREA IN EACH BUILDING	
ONE 100 SQ. FT. OFFICE AREA IN BUILDING = 100 SQ. FT. OFFICE AREA	
AMENITY AREA PROVIDED	6,000 S.F.

SETBACKS	
FRONT YARD	25'
SIDE YARD	0'
REAR YARD	50' (NON-RESIDENTIAL TO RESIDENTIAL SETBACK)



## VICINITY MAP

N.T.S.

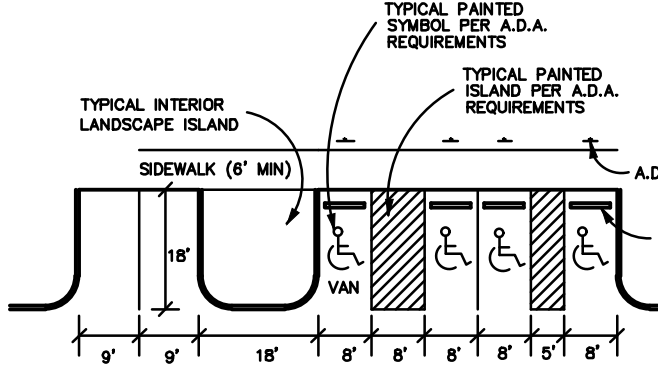
## LEGEND

— OHE —	OVERHEAD UTILITIES
— G — G — G —	GUARDRAIL
— X — X — X —	EXISTING FENCE
— T — T — T —	EX. TREE LINE
— P — P — P —	PROP. TREE LINE
— S — S — S —	EX. STORM LINE
— SW — SW — SW —	SWALE
— CL — CL — CL —	CENTERLINE
— SS — SS — SS —	EX. SANITARY SEWER
— P — P — P —	PROPOSED FENCE
— L — L — L —	LIMITS OF DISTURBANCE
— F — F — F —	PROPOSED FORM DISTRICT
20%—30% STEEP SLOPES	
30%+ STEEP SLOPES	
UTILITY POLE	
STORM MANHOLE	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
GUY WIRE	
DRAINAGE FLOW	
DUMPSTER ENCLOSURE LOCATION	
DESIGNATED CAR—POOL SPACES	
BIKE RACK (4 SPACES)	



## KARST SURVEY

As shown on the Geologic Map of the Anchorage Quadrangle, Jefferson and Oldham Counties, Kentucky (Kepferle, Wigley, and Hawke, 1971), and the Geologic Map of the Crestwood Quadrangle, North Central, Kentucky (Kepferle, 1976), a small northerly portion of the subject property, situated along Aiken Road, and a small southerly portion, situated along I-265, are underlain by the Silurian aged Ogado and Brassfield Formations. The central portion (and majority) of the subject property is underlain by the Ordovician aged Saluda Dolomite Member of the Drakes Formation. A small easterly portion of the subject property, encompassing the stream bed, is underlain by the Silurian aged bardtown Member of the Drakes Formation. Information included on these maps describes the Ogado as yellowish green to grayish green dolomite and dolomitic shale; the Brassfield as yellowish-orange to pale yellowish brown limestone; the Saluda as very finely crystalline, greenish grey dolomite; and the Bardtown as olive gray limestone and shaly mudstone. As shown on the Kentucky Geologic Survey's online map, Karst Potential on the subject property is termed *Undefined* and also as *Non-Karst*; and there are no mapped sinkholes shown. An on-site field inspection of the subject property was conducted on July 22, 2022. Much of the westerly portion of Tract 1 is developed with an existing building, asphalt parking, and crushed stone building product storage areas. The southerly and easterly portions of Tract 1, and most all of Tract 2, are covered by woods and heavy undergrowth however, in the areas that were visible, no sinkholes were observed. Rock outcrops were observed in the flanks of the easterly flowing stream that bisects the property.



## TYPICAL PARKING DETAIL

## CASE #22-ZONE-0090

## MSD WM #11688

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DETAILED DEVELOPMENT PLAN  
HOLLOWAY & SONS CONSTRUCTION, LLC  
DEVELOPER/OWNER TRACT 1:  
13898 AIKEN ROAD  
LOUISVILLE, KY 40223  
D.B. 114423 PG. 81 T.B. 24 LOT 17  
D.B. 12092 PG. 846 T.B. 23 LOT 735  
LOUISVILLE, KY 40223-4747

220067-DDP  
DRAWING

FOR  
REVIEW  
ONLY

PLAN STATUS			
5-24-22	REV. PER CLIENT		
6-17-22	REV. PER AGENCY COM.		
8-2-22	REV. PER AGENCY COM.		
11-14-22	REV. PER AGENCY COM.		
3-2-23	REV. PER NEIGHD MTG		
5-8-23	RE-SUBMITTAL		
6-5-23	RE-SUBMITTAL		
6-26-24	RE-SUBMITTAL		
7-01-24	RE-SUBMITTAL		
9-27-24	WAIVER REMOVAL		
DATE	DESCRIPTION		
DHS	DHS	CRB	
DESIGN	DRAWN	CHKD	
SCALE	H: 1"=100'	V: N/A	
JOB No.	220067		
DATE :	04-18-2022		
FILE No.			