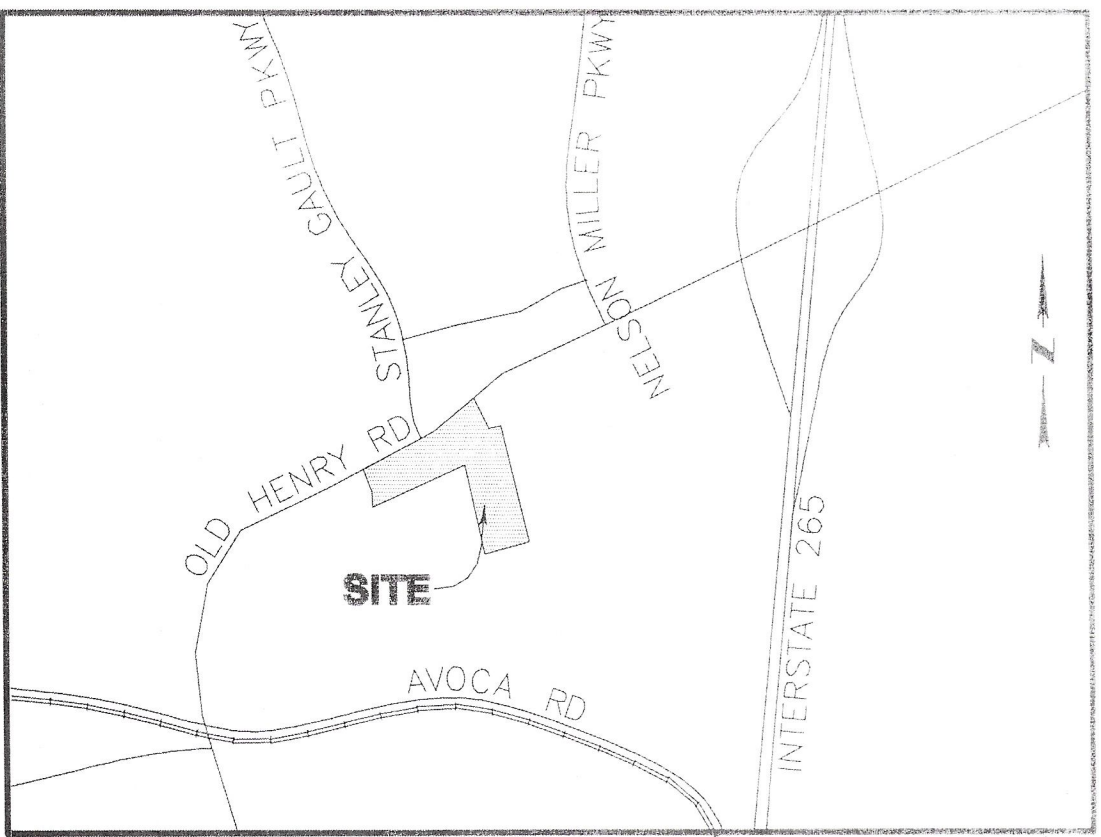


PRELIMINARY APPROVAL
Condition of Approval:

Mellor & Trk. 6-30-23
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

BY: *James W. Stal*
DATE: 6/3/23
LOUISVILLE & JEFFERSON COUNTY
METRO PUBLIC WORKS



VICINITY MAP
NO SCALE

Property Owner

Property Owner: WSA Realty Properties LLC
Address: 2401 Stanley Gault Pkwy
City/State/Zip: Louisville, KY 40223

Dimensional Standards

Building Setbacks:
30' PARKWAY BSL
Perimeter Buffering:
30' PARKWAY LBA
50' LBA AGAINST RESIDENTIAL ZONE

Site Development Data

Location: 13110 OLD HENRY RD
NO ADDRESS ASSIGNED
Inst. No. D.B. 12392 PG. 851
Tax Block, Lot, Sublot: 0023 0704 0000
Area: 0023 0127 0000
9.87 Acres
Existing Zoning: M2, R4
Proposed Zoning: PEC
Form District: SW
Municipality: LOUISVILLE
Existing Use: VACANT
Proposed Use: OUTDOOR STORAGE
Plan Certain: NO

Tree Canopy

Gross Site Area 429,909 S.F.
Existing Tree Canopy 400,936 S.F.
Ex. Tree Canopy % 93.3 %
Preserved Tree Canopy Coverage Area 107,690 S.F.
Preserved Tree Canopy Coverage % 25.0 %
Tree Canopy Required % 35.0 %
Tree Canopy Area Required 150,468 S.F.
Tree Canopy Preserved 107,690 S.F.
New Tree Canopy Provided 151,200 S.F.
Tree Canopy Provided 258,890 S.F.
% Tree Canopy Provided 60.2 %

Tree Canopy Credit Areas

TCCA 1 23,736 S.F.
TCCA 2 3,746 S.F.
TCCA 3 6,561 S.F.
TCCA 4 39,575 S.F.
TCCA 5 34,071 S.F.
Total 107,690 S.F.

Waiver Request

WAIVER REQUESTED FROM LDC SECTION 10.2.10 TO NOT PROVIDE REQUIRED 15' VUA LBA ALONG EXISTING 30' PRIVATE ACCESS EASEMENT

IL A Requirements

Vehicle Use Area 205,788 S.F.
IL A Required (7.5%) 15,434 S.F.
IL A Provided (10.1%) 16,202 S.F.
IL A Trees Required (1/4000 S.F.) 51 trees
IL A Trees Provided: 51 trees

Impervious Areas

Total Site Area 429,909 S.F.
Existing Conditions
Impervious 8,527 S.F.
Pervious 421,382 S.F.
Proposed Conditions
Impervious 205,788 S.F.
Pervious 224,121 S.F.

PUBLIC WORKS NOTES

- FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION, NOTICE SHALL BE GIVEN BY THE CONTRACTOR TO LOUISVILLE METRO PUBLIC WORKS DEPARTMENT FOR INSPECTIONS OF BASE, PAVEMENT AND SIDEWALKS.
- ALL CONSTRUCTION METHODS, MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE KENTUCKY TRANSPORTATION CABINET DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS AND SUPPLEMENT FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION UNLESS OTHERWISE SPECIFIED. THE CURRENT KENTUCKY STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE PLANS.
- CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMIT IS REQUIRED BY LOUISVILLE METRO PUBLIC WORKS DEPARTMENT FOR ANY WORK IN PUBLIC RIGHT OF WAYS.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTIBLE WARNINGS FOR RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
- ALL SIDEWALKS, PEDESTRIAN RAMPS, LANDINGS, AND CROSSWALKS, ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (A.D.A.).
- ALL TRAFFIC SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS, CURRENT EDITION.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.

MSD NOTES WM#12505

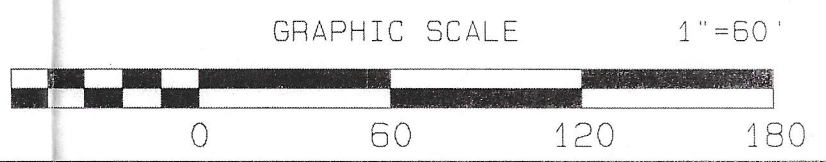
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- NO PUBLIC SEWERS REQUIRED OR AVAILABLE FOR THIS SITE.
- 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.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

DEVELOPMENT NOTES

- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF LOUISVILLE.
- PROPERTY IS IN ANCHORAGE MIDDLETOWN FIRE DISTRICT AND SUBJECT TO APPROVAL.
- CONSTRUCTION PLANS, BOND, AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT 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 PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- "NO IDLING" SIGNS SHALL BE POSTED AT ALL LOADING/UNLOADING DOCK AREAS.
- NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM PANEL 21111C0033F, DATED 2/26/2021.
- THE FEE IN LIEU OPTION OR CONTRIBUTION TO OFFSITE IMPROVEMENTS IS REQUESTED FOR REQUIRED SIDEWALKS.
- A DEED OF CONSOLIDATION OR OTHER LEGAL PARCEL MERGER WILL NEED TO BE APPROVED AND THE DEED RECORDED TO CONSOLIDATE THE TWO EXISTING PARCELS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) 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 WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- SITE MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

LEGEND

- Property Line
- Existing Fence
- Existing Sewerline
- Proposed Sewerline
- Existing Manhole
- Proposed Manhole
- Wood/Vinyl Fence
- Ditch Line
- Flow Arrow
- Existing Storm Line
- Proposed Storm Line
- Existing Trees
- Existing light pole
- Zoning Line



RECEIVED
JUN 27 2023
PLANNING &
DESIGN SERVICES

22-ZONE-0141

AL ENGINEERING INC.
Civil Engineering & Land Development Services
1000 N. Main St., Suite 400
Louisville, KY 40202

ACCOUNT: 2023-043-33
DESIGNED BY: AMR
DRAWN BY: AMR
CHECKED BY: AMR
APPROVED BY: AMR

Abel Construction
2401 Stanley Gault Pkwy
Louisville, KY 40223

Franco Lima
13110 Old Henry Road
Louisville, KY 40223

REZONING
DEVELOPMENT PLAN

DRAWING
1
SHEET
OF

22-ZONE-0141