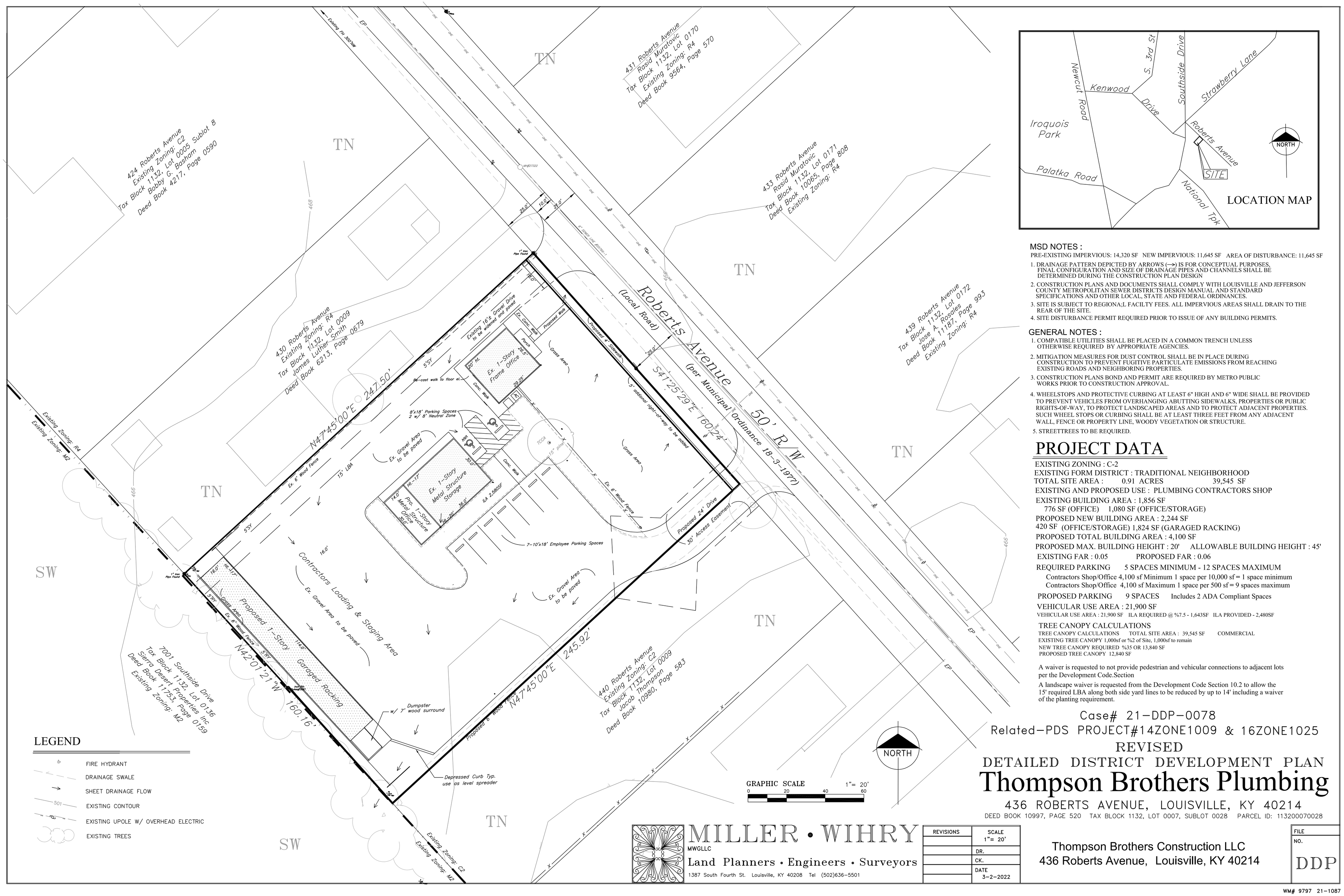

MSD NOTES :

PRE-EXISTING IMPERVIOUS: 14,320 SF NEW IMPERVIOUS: 11,645 SF AREA OF DISTURBANCE: 11,645 SF

1. 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
2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
3. SITE IS SUBJECT TO REGIONA;L FACILTY FEES. ALL IMPERVIOUS AREAS SHALL DRAIN TO THE REAR OF THE SITE.
4. SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF ANY BUILDING PERMITS.

GENERAL NOTES :

1. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
2. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
3. CONSTRUCTION PLANS BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
4. WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" 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 AT LEAST THREE FEET FROM ANY ADJACENT WALL, FENCE OR PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.
5. STREETTREES TO BE REQUIRED.

PROJECT DATA

EXISTING ZONING : C-2
EXISTING FORM DISTRICT : TRADITIONAL NEIGHBORHOOD
TOTAL SITE AREA : 0.91 ACRES 39,545 SF
EXISTING AND PROPOSED USE : PLUMBING CONTRACTORS SHOP
EXISTING BUILDING AREA : 1,856 SF
776 SF (OFFICE) 1,080 SF (OFFICE/STORAGE)
PROPOSED NEW BUILDING AREA : 2,244 SF
420 SF (OFFICE/STORAGE) 1,824 SF (GARAGED RACKING)
PROPOSED TOTAL BUILDING AREA : 4,100 SF
PROPOSED MAX. BUILDING HEIGHT : 20' ALLOWABLE BUILDING HEIGHT : 45'
EXISTING FAR : 0.05 PROPOSED FAR : 0.06
REQUIRED PARKING 5 SPACES MINIMUM - 12 SPACES MAXIMUM
Contractors Shop/Office 4,100 sf Minimum 1 space per 10,000 sf = 1 space minimum
Contractors Shop/Office 4,100 sf Maximum 1 space per 500 sf = 9 spaces maximum
PROPOSED PARKING 9 SPACES Includes 2 ADA Compliant Spaces
VEHICULAR USE AREA : 21,900 SF
VEHICULAR USE AREA : 21,900 SF ILA REQUIRED @ %7.5 - 1,643SF ILA PROVIDED - 2,480SF

TREE CANOPY CALCULATIONS
TREE CANOPY CALCULATIONS TOTAL SITE AREA : 39,545 SF COMMERCIAL
EXISTING TREE CANOPY 1,000sf or %2 of Site, 1,000sf to remain
NEW TREE CANOPY REQUIRED %35 OR 13,840 SF
PROPOSED TREE CANOPY 12,840 SF

A waiver is requested to not provide pedestrian and vehicular connections to adjacent lots per the Development Code.Section

A landscape waiver is requested from the Development Code Section 10.2 to allow the 15' required LBA along both side yard lines to be reduced by up to 14' including a waiver of the planting requirement.

Case# 21-DDP-0078
Related-PDS PROJECT#14ZONE1009 & 16ZONE1025
REVISED
DETAILED DISTRICT DEVELOPMENT PLAN

Thompson Brothers Plumbing

436 ROBERTS AVENUE, LOUISVILLE, KY 40214
DEED BOOK 10997, PAGE 520 TAX BLOCK 1132, LOT 0007, SUBLOT 0028 PARCEL ID: 113200070028

LEGEND

- FIRE HYDRANT
- DRAINAGE SWALE
- SHEET DRAINAGE FLOW
- 501 EXISTING CONTOUR
- EXISTING UPOLE W/ OVERHEAD ELECTRIC
- EXISTING TREES

MILLER • WIHRY
MWGLLC
Land Planners • Engineers • Surveyors
1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501

REVISIONS	SCALE 1"= 20'
	DR.
	CK.
	DATE 3-2-2022

Thompson Brothers Construction LLC
436 Roberts Avenue, Louisville, KY 40214

FILE NO. DDP

WM# 9797 21-1087