

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: *James W. D...*
DATE: *9/13/23*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

R-4/N
CODISPOTI JOSEPH M &
PHILLIP A
7801 COOPER CHAPEL RD
LOUISVILLE, KY 40229
D.B. 12474, PG. 855

R-4/N
DIERSEN EDWIN
8901 KAPRUN CT
LOUISVILLE, KY 40220
D.B. 10078, PG. 613

R-4/N
PRESTON VIEW LLC
6007 ORION RD
LOUISVILLE, KY 40222
D.B. 9526, PG. 651

DETENTION BASIN CALCULATIONS

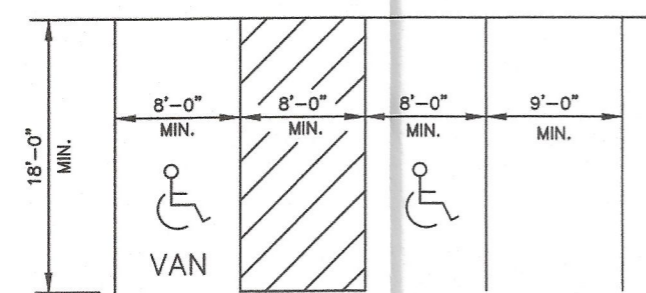
$X = \Delta CRA/12$
 $\Delta C = 0.70 - 0.33 = 0.33$
 $A = 1.7$ ACRES
 $R = 2.8$ INCHES
 $X = (0.33)(1.7)(2.8)/12 = 0.1309$ AC.-FT
REQUIRED $X = 5,702$ CU.FT.

PROVIDED BASIN = 2,800 SQ.FT.

TOTAL = 2,800 SQ.FT. @ APPROX. 2.5 FT. DEPTH
= 7,000 CU.FT. > 5,702 CU.FT.

LEGEND

—●— = PROPOSED STORM SEWER, CATCH BASIN
—○— = PROPOSED SEWER AND MANHOLE
- - - - - = PROPOSED DRAINAGE SWALE

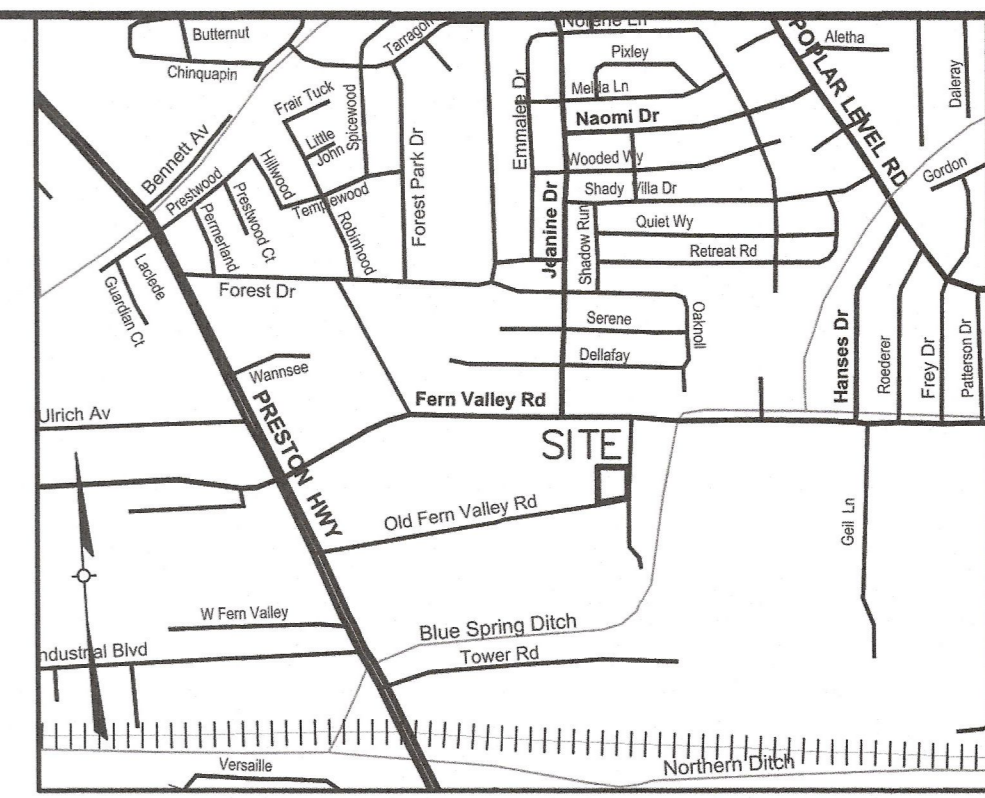
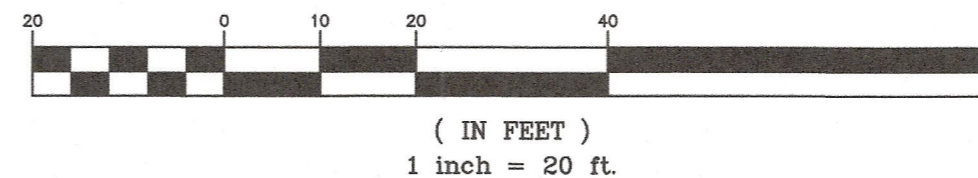


TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 1.6±Ac. (69,464 SF)
EXISTING TREE CANOPY AREA	= 52% (36,470 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 20% OF EXISTING CANOPY (7,300 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (24,312 SF)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (24,312 SF)

GRAPHIC SCALE



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 1.7±Ac. (72,490 SF)
R/W DEDICATION AREA	= 0.1±Ac. (3,026 SF)
NET SITE AREA	= 1.6±Ac. (69,464 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-M
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= SINGLE-FAMILY
PROPOSED USE	= AUTOMOBILE, RV & BOAT STORAGE
BUILDING HEIGHT	= 1-STORY (50' MAX. ALLOWED)
BUILDING AREA	= 7,700 SF
F.A.R.	= 0.11 (5.0 MAX. ALLOWED)
TOTAL VEHICULAR USE AREA	= 37,277 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 2,796 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 2,864 SF
EXISTING IMPERVIOUS	= 3,775 SF
PROPOSED IMPERVIOUS	= 45,360 SF (58% INCREASE)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
- Fee-in-lieu requested for sidewalks within Old Fern Valley right-of-way.
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
- Proposed storage area surface material shall be gravel and proposed entrance materials shall meet Louisville Metro Public Works standards.
- There shall be no office nor employees on the subject site. Therefore, no sewer nor refuse collection will be necessary.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- No public sewers required for this project. If sewers are required, board of public health approval would be required.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C.0077 F dated February 26, 2021.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Run off volume impact fee required, calculation based on RFF x 1.5
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive. Downstream capacity to be verified all the way to the existing paved ditch. Downstream improvements may be required.
- ACOE approval may be required prior to MSD construction plan approval.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- 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 Mgmt. Practices.

PRELIMINARY APPROVAL

Condition of Approval:

Michael T. K... 9-13-23
Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

RECEIVED

SEP 08 2023

PLANNING & DESIGN
SERVICES

SITE ADDRESSES:
1285, 1295, 1305 OLD FERN VALLEY RD
LOUISVILLE, KY 40219
TAX BLOCK 633, LOTS 53, 6, 48
D.B. 9445, PG. 296
D.B. 7504, PG. 980
D.B. 7369, PG. 399

COUNCIL DISTRICT - 21
FIRE PROTECTION DISTRICT - OKOLONA
MUNICIPALITY - LOUISVILLE

CASE#: 23-ZONE-0047
WM# 12535

DETAILED DISTRICT DEVELOPMENT PLAN

BUNCH - OLD FERN VALLEY ROAD

JOB NO.
22161

OWNER/DEVELOPER
BUNCH KIMBERLY M
508 DEEP CREEK DR
SHEPHERDSVILLE, KY 40165

SHEET
1
OF 1

NO.	DATE	DESCRIPTION	BY
1	05/12/23	LAYOUT REVISIONS	TF
2	5-26-23	REVISED PER AGENCY COMMENTS	JH
3	7/31/23	PER AGENCY COMMENTS	DT
4		ADD SIDEWALK	DT

PROJECT DATA
FILE NAME: 22161 - DDOP
DATE: 10/31/22
SCALE: AS SHOWN
DRAWN BY: TF
CHECKED BY: DT

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LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SERVICES - LANDSCAPE ARCHITECTURE
505 WESTBURY PARK DRIVE, SUITE 200
SHEPHERDSVILLE, KY 40361
PHONE: 502-444-0774
FAX: 502-444-0774
WEB SITE: WWW.LD&D-NC.COM

OWNER/DEVELOPER
BUNCH KIMBERLY M
508 DEEP CREEK DR
SHEPHERDSVILLE, KY 40165

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