

OWNER	DEVELOPER
WILLARD & ERNESTINE SALLENG 8915 OLD BARDSTOWN ROAD LOUISVILLE, KY 40291	PHILIPPE PROPERTIES 4195 BLENHEIM RD LOUISVILLE, KY 40207

[illegible]

1
1 of 1

***TYPICAL
ACCESSIBLE PARKING SPACES***
NO SCALE

PUBLIC WORKS AND KTC NOTES:

1. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORDING AS REQUIRED BY KENTUCKY PUBLIC WORKS.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC UTILITY AND MAINTAIN ADEQUATE CLEARANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
4. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS, SIGNAGE, OR SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
5. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
6. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER 'KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,' LATEST EDITION.
7. THERE SHALL BE ACCESS TO BARDSTOWN RD.
8. THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE STATE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
9. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
10. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
11. ALL LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS, IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED, OR TURNED OFF.
12. METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE IN THE PUBLIC RIGHT-OF-WAY.
13. A FIVE PERCENT FEE SHALL BE PAID PRIOR TO CONSTRUCTION PLAN APPROVAL. RATHER THAN CONSTRUCTION A SIDEWALK ALONG THE BARDSTOWN ROAD FRONTAGE.

MSD NOTES:


1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL, STANDARD SPECIFICATION AND LOCAL, STATE, AND FEDERAL ORDINANCES.
2. WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WATER QUALITY TREATMENT PLANT BY LATERAL. EXISTING SANITARY SEWER SHALL BE MAINTAINED TO THE SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT. OFFSITE EASEMENTS MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
3. DRAINAGE/STORMWATER DETENTION:
DETENTION TO BE PROVIDED AS SHOWN AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT PER THE 2, 10, 25, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION OF THE DRAINAGE PATTERN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. EROSION AND SILT CONTROL:
A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE TMDL AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATION.
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPING (211110C 114D).
6. THE DESIGN OF THIS DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MS4. SITE LAYOUT MAY VARY AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
7. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
8. ALL EROSION PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

LANDSCAPE WAIVER
A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO REDUCE THE PERIMETER BUFFER REQUIREMENT.

CONDITIONAL USE 4.2.35 – RELIEF
F.) RELIEF OF REQUIRED 30' BUFFER IS REQUESTED TO REDUCE IT TO 11'.
G.) RELIEF TO ALLOW LOADING DOOR AND VEHICLE MANEUVERING AREA TO BE LOADED ALONG THE EXTERIOR OF THE PROPERTY.


VARIANCE
A VARIANCE OF 5.3.1, TABLE 5.3.2, OF THE LDC IS REQUESTED TO ALLOW A REDUCTION IN THE NON-RESIDENTIAL TO RESIDENTIAL USE SETBACK.

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: _____
BY: Sam Guilan
DATE: 1/14/25
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



CASE #24-ZONE-0113, 24-VARIANCE-0150,
24-WAIVER-0167
RELATED CASE: #24-ZONEPA-0089
MSD W.M. #12802

GRAPHIC SCALE 1"=30'

A horizontal graphic scale bar with tick marks at 0, 15, 30, and 60 feet. The text "GRAPHIC SCALE 1\"=30'" is positioned above the bar.