

- GENERAL NOTES:**
1. DOMESTIC WATER SUPPLY:  
SUBJECT SITE SERVED BY THE LOUISVILLE WATER COMPANY.
  2. TREE PRESERVATION:  
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
  3. PROTECTION OF TREES TO BE PRESERVED:  
CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
  4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED.
  5. THE DEVELOPMENT LIES IN THE CAMP TAYLOR FIRE DISTRICT.
  6. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
  7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
  8. STACKED MATERIALS AND EQUIPMENT SHALL NOT EXCEED A HEIGHT OF 5'.

- MSD NOTES:**
1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
  2. WASTEWATER:  
SANITARY SEWER PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES
  3. DRAINAGE/STORMWATER DETENTION:  
SITE MAY BE SUBJECT TO REGIONAL FACILITIES FEES X 1.5. DOWNSTREAM STORM WATER CAPACITY TO BE VERIFIED DOWN TO THE INTERMITTENT BLUE LINE STREAM. EXISTING IMPERVIOUS AREA TO BE CALCULATED BASED ON THE 2016 AERIAL PHOTOGRAPHY. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN 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 MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
  5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0 064E).
  6. THIS PROJECT IS NOT SUBJECT TO MS4 WATER QUALITY REGULATIONS, PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 1,500± S.F.

- PUBLIC WORKS AND KTC NOTES:**
1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
  2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  3. AN ENCROACHMENT PERMIT AND BOND SHALL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
  4. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  5. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT ADA AND KYTC STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
  6. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.
  7. OFF-STREET PARKING AREAS SHALL BE OF A HARD AND DURABLE SURFACE AS REQUIRED BY 9.1.12.A. OF THE LDC.
  8. WHEELSTOPS AND PROTECTIVE CURBING SHALL BE PROVIDED AS REQUIRED BY 9.1.12.C OF THE LDC.

**PRELIMINARY APPROVAL  
DEVELOPMENT PLAN**

CONDITIONS:

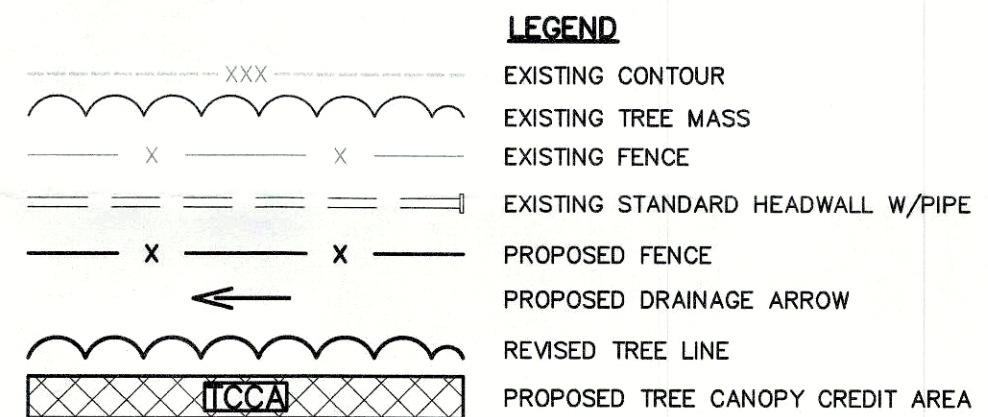
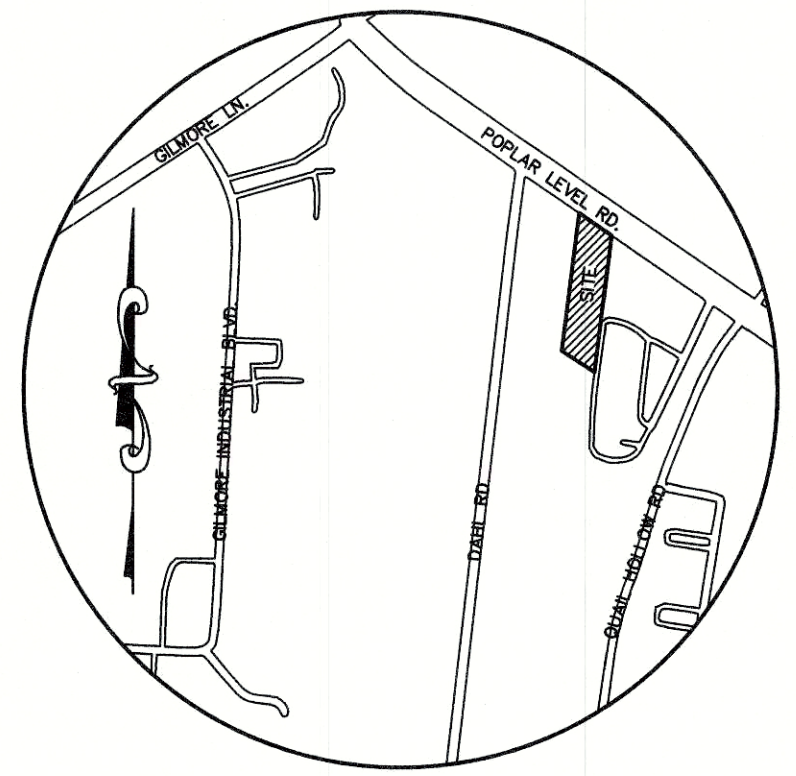
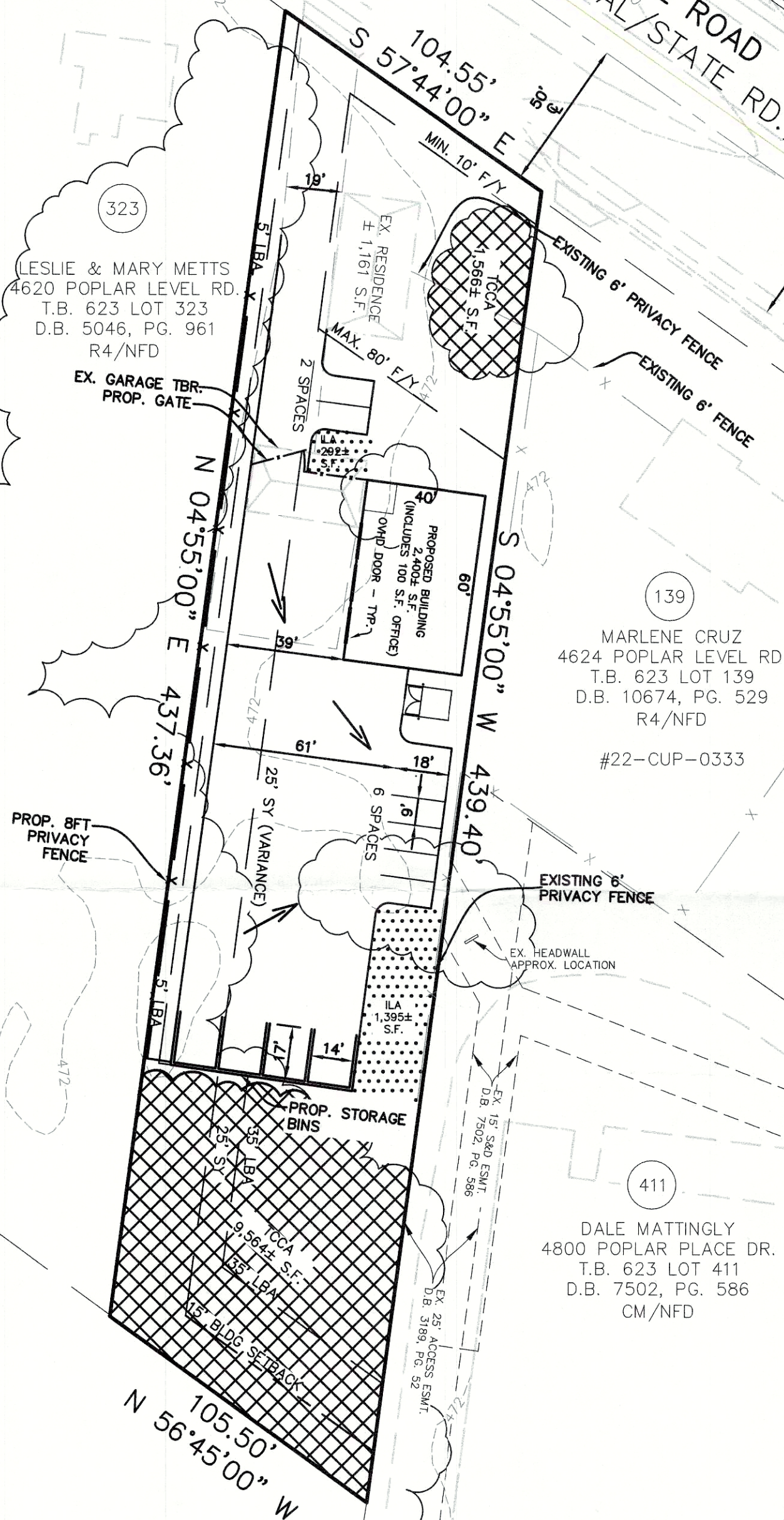
BY: *Quinn W. Dine*  
DATE: *4/24/23*  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

DAHL ROAD  
(SECONDARY COLLECTOR)

322  
BOARD OF THE HOME  
MISSIONS OF THE NATION  
4618 POPLAR LEVEL RD.  
T.B. 623 LOT 322  
D.B. 10791, PG. 525  
R4/NFD

325  
BOARD OF THE HOME  
MISSIONS OF THE NATION  
1330 DAHL RD.  
T.B. 623 LOT 325  
D.B. 10791, PG. 525  
R4/NFD

326  
DARRELL LANG  
1328 DAHL RD.  
T.B. 623 LOT 326  
D.B. 11178, PG. 24  
R4/NFD



SITE DATA:		NEIGHBORHOOD
EXISTING FORM DISTRICT		R4
EXISTING ZONING		C2
PROPOSED ZONING		RESIDENCE/CONTRACTOR SHOP
EXISTING LAND USE		RESIDENCE/CONTRACTOR SHOP
PROPOSED LAND USE		0.93± AC.
TOTAL LAND AREA		25'
BUILDING AREA:		
EX. HOUSE (1.5 STORY)	1,161± S.F.	
PROP. POLE BARN (1 STORY)	2,400± S.F.	
(INCLUDES 100 S.F. OFFICE)		
TOTAL BUILDING AREA	3,561± S.F.	
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.87	
PARKING REQUIRED		2-5 SPACES
RESIDENCE (MIN-MAX)		1-1 SPACES
OFFICE:		
MIN 1 SP / 400 SF - MAX 1SP / 150 SF		1-5 SPACES
INDUSTRIAL:		
MIN 1 SP / 10,000 SW - MAX 1SP / 500 SF		4-11 SPACES
TOTAL MIN-MAX		8 SPACES
PARKING PROVIDED		
(INCLUDES 1 ADA SPACES)		
BICYCLE PARKING		3 SPACES
REQUIRED/PROPOSED		
(TO BE PROVIDED IN THE NEW BUILDING)		

TREE CANOPY DATA:	
GROSS SITE AREA	40,709± S.F.
EXISTING TREE CANOPY	17,762± S.F. (42%)
EXISTING TREE CANOPY TO BE PRESERVED	11,130± S.F. (27%)
TREE CANOPY TO BE PLANTED	3,118± S.F. (3%)
TOTAL TREE CANOPY REQUIRED	14,248± S.F. (35%)

\*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

IMPERVIOUS AREA:	
EXISTING IMPERVIOUS AREA	7,135± S.F.
PROP IMPERVIOUS AREA	11,613± S.F.
TOTAL	18,748± S.F.

LANDSCAPE DATA:	
VIA	17,043± S.F.
ILA REQUIRED (7.5%)	1,140± S.F.
ILA PROVIDED	1,687± S.F.

**WAIVER REQUESTS**

A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO REDUCE THE PERIMETER LANDSCAPE BUFFER AREA REQUIRED ADJACENT TO A RESIDENTIAL ZONING DISTRICT.

**VARIANCE REQUESTS**

A VARIANCE OF 5.3.1.C.5 TABLE 5.3.2 OF THE LDC, OF UP TO 20', IS REQUESTED TO REDUCE THE SIDE YARD ADJACENT TO RESIDENTIAL FROM 25' TO 5' AND TO ALLOW THE PROPOSED LOCATION OF THE STORAGE BINS AND DRIVEWAY TO ENCRACH.

**PRELIMINARY APPROVAL**

Signature of Approval: \_\_\_\_\_

*Quinn W. Dine* 4-21-23  
Signature Date

LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

**RECEIVED**  
APR 19 2023  
PLANNING & DESIGN  
SERVICES

GRAPHIC SCALE 1"=40'  
0 10 20 40 80

CASE #23-ZONE-0015, 23-CUP-0043  
RELATED CASE #22-ZONEPA-0133  
MSD WM # 12517

OWNER/DEVELOPER  
AMLUNG ENTERPRISES LLC  
4804 PADDOCK SPRINGS DR.  
LOUISVILLE, KY 40299

DETAILED DISTRICT DEVELOPMENT &  
CONDITIONAL USE PERMIT PLAN  
AMLUNG LAWN CARE  
4622 POPLAR LEVEL RD. LOUISVILLE KY, 40299-3795  
TAX BLOCK 0623, LOT 0324  
DEED BOOK 10433, PAGE 997

Revisions	By	Date	Description
03/08/23	PER AGENCY COMMENTS		
03/29/23	PER AGENCY COMMENTS		
04/25/23	PER AGENCY COMMENTS		
04/27/23	ADD VARIANCE REQUEST		

Vertical Scale: N/A

Horizontal Scale: 1"=40'

Date: 1/23/23

Job Number: 3713

Sheet

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of 1

23-ZONE-0015