

V:\39903002 Fern Valley Rezoned\DWG\PLANNING\399 DDP 23-07-17 FILED.dwg, 7/17/2023 1:42:59 PM, kltaraco\1, 1:1

GENERAL NOTES:

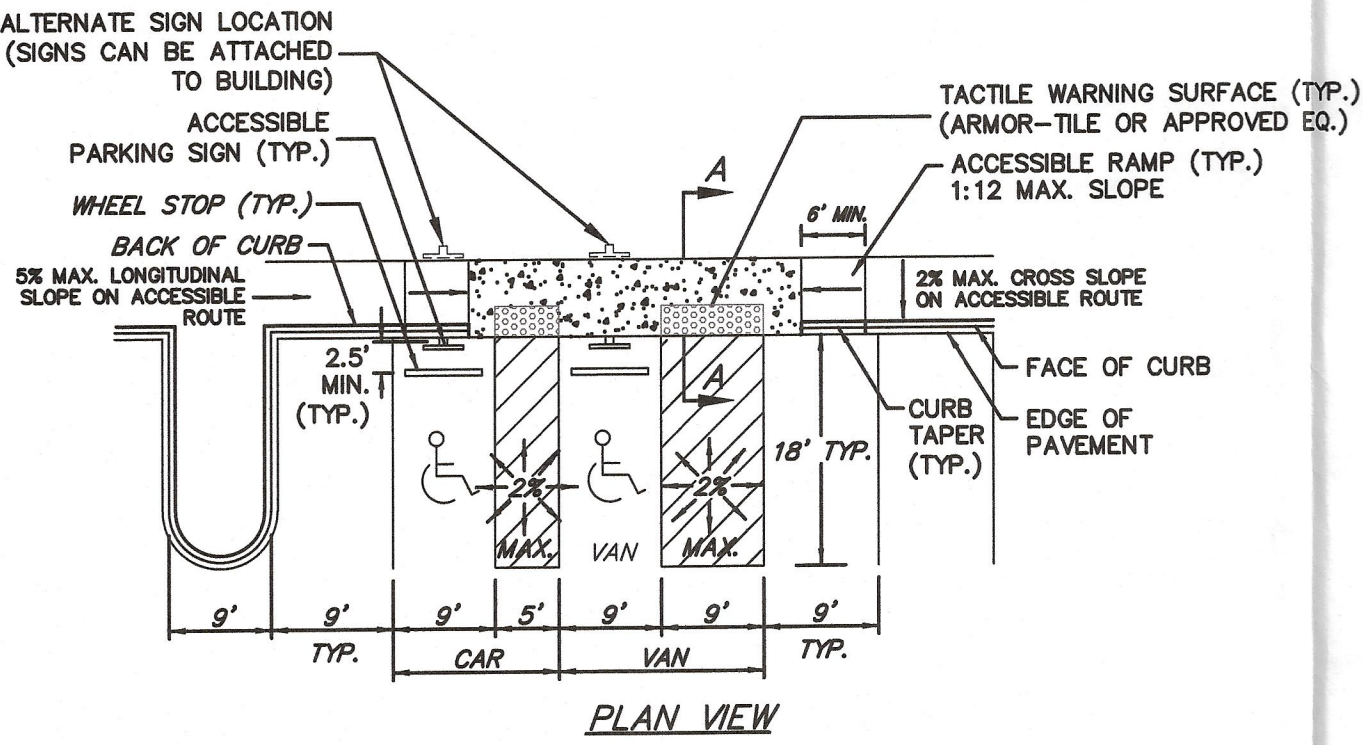
- DOMESTIC WATER SUPPLY:  
SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- TREE PRESERVATION:  
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- 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.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER:  
SANITARY SEWER WILL CONNECT TO THE DEREK R GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION:  
DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR 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 PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 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.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0076F).
- ANY REQUIRED FILL IN THE FLOODPLAIN (ELEVATION 461.60) SHALL BE MITIGATED ONSITE AT A RATIO OF 1.5 TO 1.
- MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMIT.
- RUNOFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED OF RFF X 1.5
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- SITE SUBJECT TO KYTC APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

PUBLIC WORKS AND KTC NOTES:

- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- 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.
- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE- AIMED, SHIELDED OR TURNED OFF.
- KYTC BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
- ALL OFFSTREET PARKING AREAS SHALL BE OF A HARD DURABLE SURFACE AS REQUIRED BY 9.1.2.A OF THE LDC.
- WHEELSTOPS AND PROTECTIVE CURBING SHALL BE PROVIDED AS REQUIRED BY 9.1.12.C OF THE LDC.
- UPON DEVELOPMENT OR REDEVELOPMENT OF THE ADJACENT PROPERTY TO THE WEST, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO REDUCE THE NUMBER OF CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

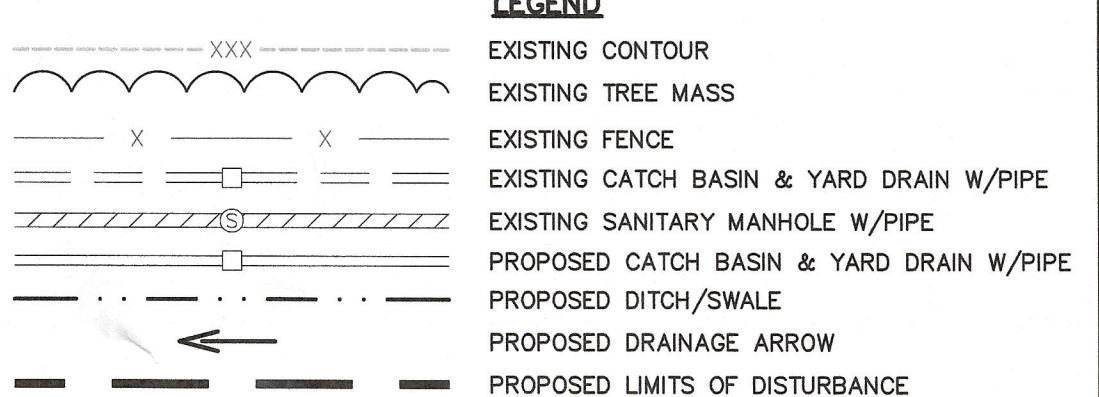
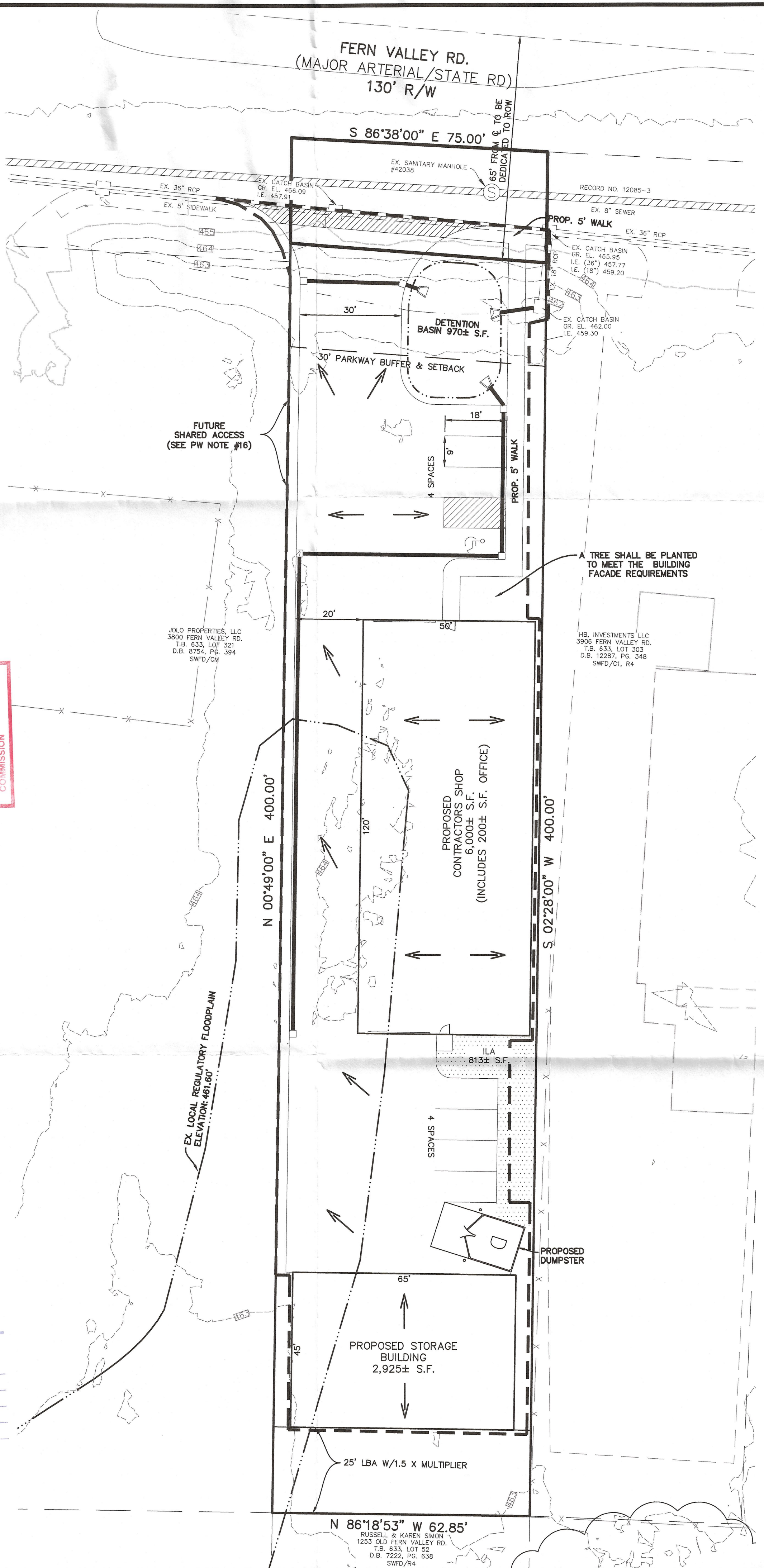
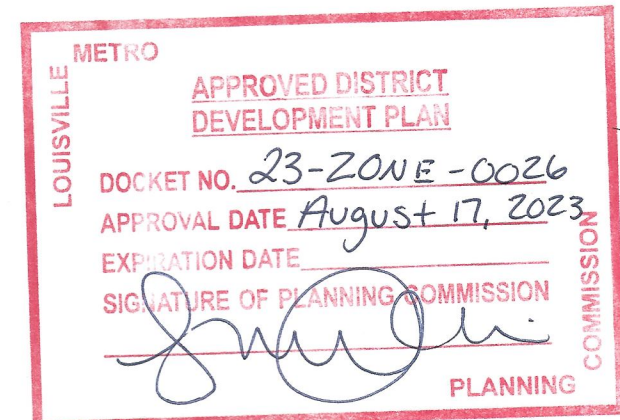


TYPICAL ACCESSIBLE PARKING SPACES  
NO SCALE

PRELIMINARY APPROVAL  
DEVELOPMENT PLAN

CONDITIONS:

BY: *Quynh W. Smith*  
DATE: *7/16/23*  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS



**SITE DATA:**

EXISTING FORM DISTRICT	SWFD
EXISTING ZONING	R4
PROPOSED ZONING	C2
EXISTING LAND USE	VACANT
PROPOSED LAND USE	COMMERCIAL-CONTRACTOR SHOP
LAND AREA	
GROSS LAND AREA	0.69± AC.
NET LAND AREA	0.63± AC.
BUILDING AREA	
OFFICE	200± S.F.
STORAGE	8,725± S.F.
TOTAL BUILDING AREA	8,925± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	.30
PARKING REQUIRED	
STORAGE:	
MINIMUM (1 SPACE/10,000 S.F.)	1 SPACES
MAXIMUM (1 SPACE/500 S.F.)	18 SPACES
OFFICE:	
MINIMUM (1 SPACE/400 S.F.)	1 SPACES
MAXIMUM (1 SPACE/150 S.F.)	1 SPACES
TOTAL (MIN-MAX)	2-18 SPACES
PARKING PROVIDED	
CAR PARKING	8 SPACES
(INCLUDES 1 ACCESSIBLE)	
BICYCLE PARKING REQUIRED/PROVIDED	3 SPACES
(PROVIDED INSIDE BUILDING)	

**LANDSCAPE DATA:**

V.U.A.	11,585± S.F.
I.L.A. REQUIRED (5% X V.U.A.)	579 S.F.
I.L.A. PROVIDED	813± S.F.

**TREE CANOPY DATA:**

GROSS SITE AREA	29,845± S.F.
LAND USE	COMMERCIAL
EXISTING TREE CANOPY	0± S.F. (0%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	10,446± S.F. (35%)
TOTAL TREE CANOPY TO BE PLANTED/PROVIDED	10,446± S.F. (35%)

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

**IMPERVIOUS AREA:**

EXISTING IMPERVIOUS AREA	1,680± S.F.
PROPOSED IMPERVIOUS AREA	22,202± S.F.
TOTAL	23,882± S.F.

**DETENTION CALCULATIONS**  
2.9/12 (0.85-0.23) (0.69) = 0.10 AC-FT 4.5 DEEP BASIN

**RUN OFF IMPACT FEE**  
RIF= 0.10(0.85)(43,560)=3,827.93  
3,827.93 (1.5) = 5,741.90  
AREA OF DISTURBANCE 0.58± AC.

**WAIVER REQUEST**  
A WAIVER OF 10.3.5.A.7 OF THE LDC IS REQUESTED TO ALLOW A DETENTION BASIN TO OCCUPY MORE THAN 50% OF THE PARKWAY BUFFER.

**PRELIMINARY APPROVAL**

Condition of Approval:

*Minda Scott* 7-25-23  
Development Review Date

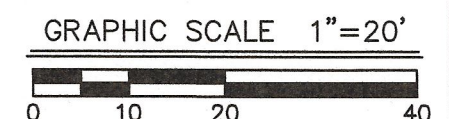
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

RECEIVED

JUL 18 2023

PLANNING & DESIGN  
SERVICES

CASE #23-ZONE-0026  
RELATED CASE #22-ZONEPA-0104  
MSD WM #10136



**MINDEL SCOTT**  
ENGINEERING & SURVEYING > PLANNING > LANDSCAPE ARCHITECTURE  
5151 Jefferson Blvd. Louisville, KY 40219  
502-485-1508 > MindelScott.com

OWNER/DEVELOPER  
**IBRAHIMA NDIAYE**  
5311 ARMSMERE WAY  
LOUISVILLE, KY 40218-4105

DETAILED DISTRICT DEVELOPMENT PLAN

**MK FLOORING**  
**FERN VALLEY**

3902 FERN VALLEY RD.  
TAX BLOCK 633, LOT 268  
DEED BOOK 12388, PAGE 767

Revisions	
5/20/23 PER AGENCY COMMENTS	
5/30/23 PER AGENCY COMMENTS	
7/17/23 PER PUBLIC WORKS COMMENTS	

Vertical Scale: N/A

Horizontal Scale: 1"=20'

Date: 2/06/23  
Job Number: 3996

Sheet

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23-ZONE-0026