

GENERAL NOTES:

1. 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.
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 AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE BUECHEL FIRE DISTRICT.
6. IF PROPOSED, SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
7. 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.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
9. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
10. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
11. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
12. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.

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 WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY PSC, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION: OFFSITE DETENTION WILL BE PROVIDED IN THE EXISTING BASIN DOWNSTREAM. MODIFICATIONS MAY BE REQUIRED TO BRING IT UP TO MSD STANDARDS AND TO PROVIDE THE REQUIRED AMOUNT OF VOLUME. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PRDEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. CAPACITY FROM THE SITE TO THE BASIN AND FROM THE OUTFALL TO POPLAR LEVEL ROAD TO BE VERIFIED PRIOR TO MSD CONSTRUCTION.
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 (211100077P).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
7. THIS SITE SHALL MEET MSD'S FATS, OILS AND GREASE (FOG) POLICY AND DESIGN REQUIREMENTS.
8. RUNOFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF X 1.5
9. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. 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.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. 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.
5. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
6. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
7. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
8. ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

SITE DATA:

EXISTING FORM DISTRICT	W2, M3
EXISTING ZONING	PARKING
EXISTING LAND USE	WAREHOUSE/DISTRIBUTION
PROPOSED LAND USE	6.54± AC.
TOTAL LAND AREA	129,800± S.F.
BUILDING AREA	0.46
FLOOR AREA RATIO (MAX. ALLOWED 4.0)	
PARKING REQUIRED	
OFFICE	25 SPACES
MINIMUM (1 SPACE/400)	67 SPACES
WAREHOUSE	12 SPACES
MINIMUM (1 SPACE/10,000)	240 SPACES
MAXIMUM (1 SPACE/500)	37-307 SPACES
TOTAL PARKING PROVIDED	56 SPACES
CAR PARKING	
(INCLUDES 3 ACCESSIBLE & 3 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	3 SPACES
AMENITY AREA REQUIRED	1,000 S.F.
SEATS REQUIRED	5 SEATS
AMENITY AREA PROVIDED	1,000 S.F.
SEATS PROVIDED	9 SEATS

LANDSCAPE DATA:

V.I.A.	91,136± S.F.
I.L.A. REQUIRED (7.5%)	6,835 S.F.
I.L.A. PROVIDED	7,189± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	118,948± S.F.
PROPOSED IMPERVIOUS AREA	121,370± S.F.
TOTAL	240,318± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	284,987± S.F.
LAND USE	WAREHOUSE DISTRIBUTION
EXISTING TREE CANOPY	0± S.F. (0%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	71,247± S.F. (25%)**
TOTAL TREE CANOPY TO BE PLANTED	71,247± S.F. (25%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.
 **5% REDUCTION IN REQUIRED TREE CANOPY ALLOWABLE FOR WHITE ROOF ACCORDING TO TABLE 10.1.1 OF THE LDC

DETENTION CALCULATIONS:

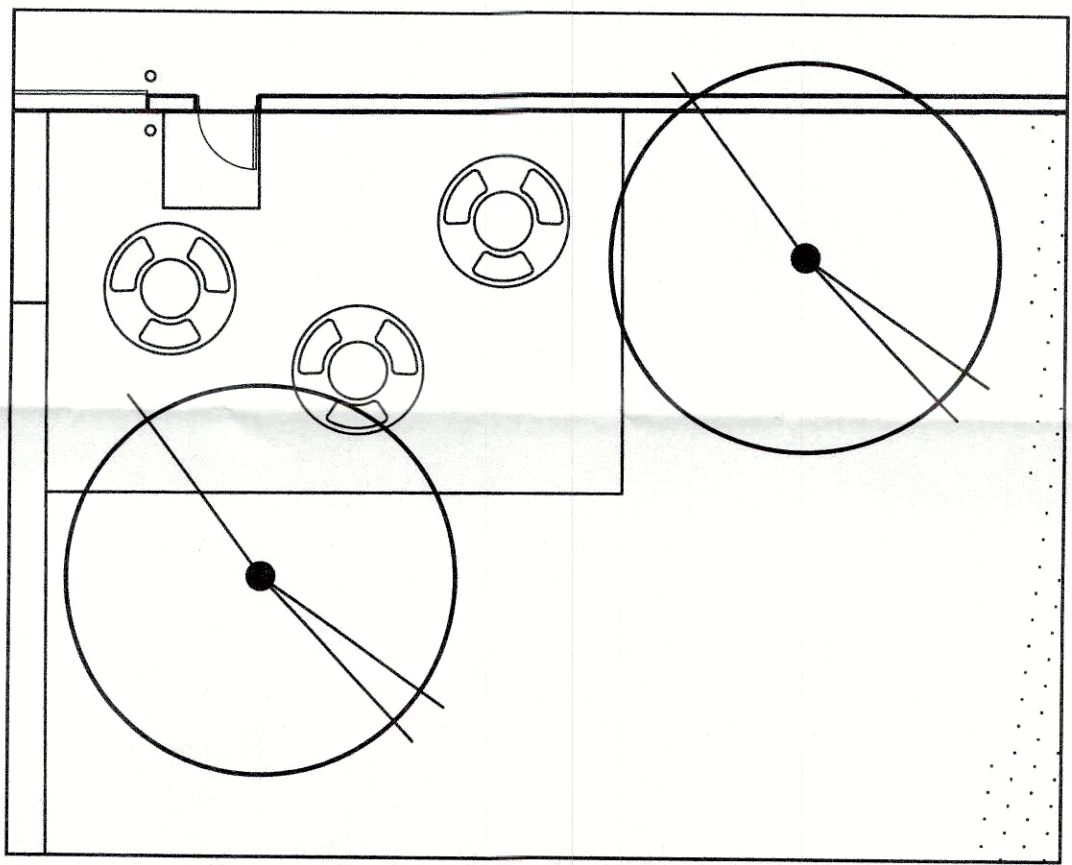
2.9/12 (0.95-0.56) (6.54 AC.) = 0.61 AC-FT

WAIVER REQUEST:

A WAIVER OF 5.0.2.A.b.1 OF THE LDC IS REQUESTED TO ELIMINATE THE REQUIRED PEDESTRIAN ACCESS TO PRODUCE ROAD.

LEGEND:

XXX	EXISTING CONTOUR
X	EXISTING FENCE
WM	EXISTING STREET SIGN
EX. G	EXISTING RAILROAD TRACKS
BGM	EXISTING WATER METER
OGV	EXISTING GAS W/SIZE
GP	EXISTING GAS METER
GP	EXISTING GAS VALVE
GP	EXISTING DOWN GUY
GP	EXISTING GUY UTILITY POLE
GP	EXISTING LIGHT POLE
GP	EXISTING TELEPHONE MANHOLE
GP	EXISTING CATCH BASIN & YARD DRAIN W/PIPE
GP	EXISTING SANITARY MANHOLE W/PIPE
GP	EXISTING 4" PROPERTY SERVICE CONNECTION
GP	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
GP	PROPOSED SLOPED & FLARED HEADWALL W/PIPE
GP	PROPOSED DITCH/SWALE
GP	NON-JURISDICTIONAL WETLANDS



AMENITY AREA DETAIL
SCALE 1"=10'

PRODUCE ROAD 100' R/W

N 55°37'38" E 20.00'

TO BE DEDICATED ROW

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LOUISVILLE & JEFFERSON COUNTY MSD
3930 PRODUCE RD.
T.B. 616, LOT 181
D.B. 9448, PG. 403
SWD & SMD/M2.84

GEORGIA INDUSTRIAL REALTY, CO
4840 R. JENNINGS LN.
T.B. 616, LOT 182
D.B. N/A, PG. N/A
SWD/M2.83

ROBERT A. VAN BUREN
T.B. 616, LOT 179
D.B. N/A, PG. N/A
SWD/M2.83

GEORGIA INDUSTRIAL REALTY, CO
4840 R. JENNINGS LN.
T.B. 616, LOT 182
D.B. N/A, PG. N/A
SWD/M2.83

RECEIVED
AUG 19 2022
PLANNING & DESIGN
SERVICES

GRAPHIC SCALE 1"=40'

CASE #22-CAT3-0009
MSD SUB #12460

OWNER/DEVELOPER
EXETER 3910 PRODUCE, LLC
101 W. ELM SUITE 600,
CONSHOHOCKEN, PA 19428-2075

CATEGORY 3 PLAN
EXETER WAREHOUSE
3910 PRODUCE RD.
LOUISVILLE, KY 40218
TAX BLOCK 616, LOT 156
DEED BOOK 10957, PAGE 815

Revisions	PER AGENCY COMMENTS
8/5/22	PER AGENCY COMMENTS
8/19/22	PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 5/23/22
Job Number: 3890

Sheet

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