

**FLOOD NOTE**

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0049F

**GENERAL NOTES:**

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINARY TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE CITY OF MIDDLETOWN LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THIS PROPERTY IS WITHIN CITY LIMITS OF MIDDLETOWN. CITY OF MIDDLETOWN APPROVAL REQUIRED PRIOR TO FINAL TRANSMITTAL OF PLANS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- A SIGNAL CONTRIBUTION SHALL BE PAID IN THE AMOUNT OF \$3,500 FOR THE NORTHERN INTERSECTION OF N. ENGLISH STATION ROAD AND AIKEN ROAD PRIOR TO CONSTRUCTION APPROVAL.

**WAIVER(S) REQUESTED**

- (W1) A WAIVER IS REQUESTED FOR 5.5.4.B.1 FROM THE LDC TO REDUCE THE REQUIRED 50' LBA TO 6' AND TO NOT PROVIDE THE 6' BERM AND CANOPY TREES.
- (W2) A WAIVER IS REQUESTED FOR 5.8.1.B FROM THE LDC TO NOT PROVIDE SIDEWALKS ALONG A PORTION OF DATA VAULT DRIVE.
- (W3) A WAIVER IS REQUESTED FROM THE LDC TO ELIMINATE THE 15' PEC BUFFER AREA ALONG THE NORTH, EAST AND WEST PROPERTY LINES.

**TREE CANOPY CALCULATIONS (LOT 2)**

CLASS: C  
 EXISTING TREE CANOPY: 0 SF (0%) COVERAGE  
 SITE AREA: 1.54 AC (66,980 SF)  
 EXISTING TREES PRESERVED: 0 SF (0%)  
 REQUIRED NEW TREE CANOPY: 10,047 SF (15%)  
 REQUIRED TOTAL TREE CANOPY: 10,047 SF (15%)

**INCREASED IMPERVIOUS SURFACE**

PRE-DEVELOPED IMPERVIOUS SURFACE = 60,893 S.F.  
 POST-DEVELOPED IMPERVIOUS SURFACE = 60,376 S.F.  
 \* NO INCREASE IN IMPERVIOUS SURFACE

**PROJECT SUMMARY**

EXISTING ZONING	PEC
FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING USE	WAREHOUSE
PROPOSED USE	WAREHOUSE
LOT 1 SITE ACREAGE	1.91 AC. (83,241 S.F.)
LOT 2 SITE ACREAGE	1.54 AC. (66,980 S.F.)
PROPOSED NEW BUILDING S.F. (LOT 2)	26,610 S.F.
VUA (LOT 2)	29,631 S.F.
ILA REQUIRED (7.5%)	2,222 S.F.
ILA PROVIDED (LOT 2)	2,758 S.F.
F.A.R.	0.40

**PARKING SUMMARY (LOT 1)**

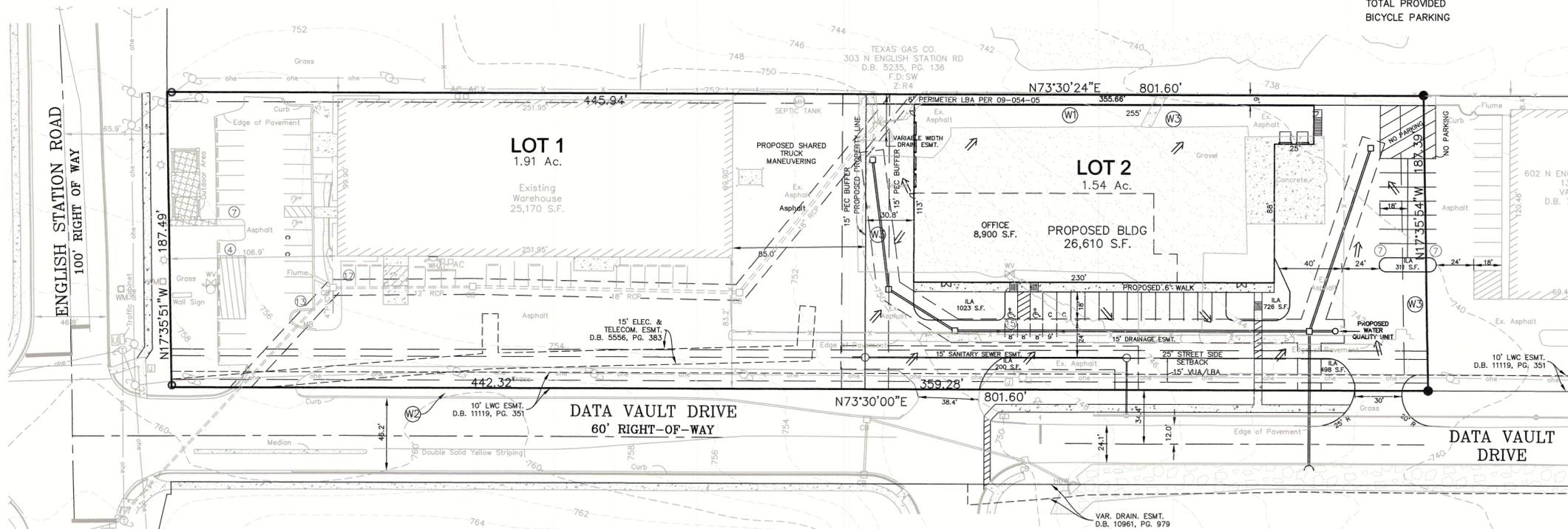
REQUIRED (40 EMPLOYEES)	
MIN. (1 SPACE/ 1.5 EMPLOYEES)	27 SPACES
MAX. (1 SPACES/ 1 EMPLOYEE)	40 SPACES

<b>PARKING PROVIDED</b>	
STANDARD SPACES	39 SPACES
CARPOOL SPACES	2 SPACES
HANDICAP SPACES	2 SPACES
<b>TOTAL PROVIDED</b>	<b>41 SPACES</b>
BICYCLE PARKING	3 SPACES

**PARKING SUMMARY (LOT 2)**

REQUIRED (5 EMPLOYEES)	
MIN. (1 SPACE/ 1.5 EMPLOYEES, PLUS 1 SPACE/500 S.F. OF OFFICE AREA)	21 SPACES
MAX. (1 SPACE/ 1 EMPLOYEE, PLUS 1 SPACE/250 S.F. OF OFFICE AREA)	40 SPACES

<b>PARKING PROVIDED</b>	
STANDARD SPACES	25 SPACES
CARPOOL SPACES	2 SPACES
HANDICAP SPACES	2 SPACES
<b>TOTAL PROVIDED</b>	<b>29 SPACES</b>
BICYCLE PARKING	3 SPACES

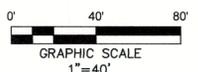


**MSD NOTES:**

- 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 MANAGEMENT PRACTICES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
- SANITARY SEWER SERVICE TO BE PROVIDED BY NEW PSC, SUBJECT TO ANY APPLICABLE CHARGES.
- EXISTING SANITARY SEWER PSC TO BE ABANDONED AND A NEW PSC BE CONNECTED TO THE PROPOSED SANITARY L.E.
- A TELL-A-INSPECTION, FLUSH AND CLEANING WILL BE REQUIRED PRIOR TO MSD ACCEPTING THROUGH DRAINAGE PIPE EASEMENT. MAINTENANCE ON EXISTING PIPE MAY BE REQUIRED TO BRING IT TO MSD SPECIFICATIONS.
- DETENTION WILL BE PROVIDED IN THE OFFSITE BASIN. POSTDEVELOPED PEAK FLOWS FOR 2, 10 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. CAPACITY OF THE DOWNSTREAM SYSTEM AND BASIN CAPACITY SHALL BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. MODIFICATIONS OR ONSITE MAY BE REQUIRED.
- AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION APPROVAL.

**LEGEND**

(Symbol)	= EX. UTILITY POLE
(Symbol)	= EX. CONTOUR
(Symbol)	= EX. FIRE HYDRANT
(Symbol)	= EX. OVERHEAD ELECTRIC
(Symbol)	= TO BE REMOVED
(Symbol)	= PARKING COUNT
(Symbol)	= PROPOSED SCREENED DUMPSTER
(Symbol)	= PROPOSED STORMWATER DRAINAGE
(Symbol)	= PROPOSED SANITARY SEWER
(Symbol)	= EX. SANITARY SEWER



**RECEIVED**  
 AUG 30 2022  
 PLANNING &  
 DESIGN SERVICES

CASE# 21-DDP-0084  
 RELATED CASE# 09-054-05,  
 10723, B-20-91,  
 B-21-91,B-208-86  
**REVISED**  
**DEVELOPMENT PLAN**  
 211 N ENGLISH STATION RD  
 LOUISVILLE, KY 40223  
 OWNER/DEVELOPER:  
 211 N ENGLISH STATION LLC  
 11601 MAIN STREET  
 LOUISVILLE, KY 40243  
 D.B. 12095 Pg. 57  
 TAX BLOCK: 0023 LOT: 0637

**Milestone**  
 design group  
 108 Daventry Lane, Suite 300 Louisville, KY 40223  
 502.327.7073 www.milestonedesign.org

**PROPOSED OFFICE/WAREHOUSE**  
**211 N. ENGLISH STATION ROAD**

DATE: 8/9/2021  
 DRAWN BY: C.C.Z.  
 CHECKED BY: J.M.M.  
 SCALE: 1"=40' (HORZ)  
 SCALE: N/A (VERT)

**REVISIONS**

AGENCY CMNTS 3/4/22
AGENCY CMNTS 5/5/22
AGENCY CMNTS 6/6/22
AGENCY CMNTS 7/28/22



**REVISED DEVELOPMENT PLAN**

**JOB NUMBER 20059**

1  
 OF  
 1

21-DDP-0084