

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE:**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

**FLOOD NOTE:**

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #211100024F, EFFECTIVE 2/26/21. BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN WITH THE EXCEPTION OF 1% ANNUAL CHANCE AREA ALONG THE ROAD RIGHT-OF-WAYS.

**SOIL DESCRIPTION:**

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND (Ua) AND URBAN LAND-UDORMENTS COMPLEX (Uuoc).

**APPLICABLE MSD STANDARD DRAWINGS:**

STABILIZED CONSTRUCTION ENTRANCE TGDG ER-01-03  
SILT FENCE SF EF-09-02

**DRAINAGE CALCULATIONS:**

SITE DISTURBANCE AREA = 1,999 S.F. / 0.05 AC.  
TOTAL SITE AREA = 182,782.75 S.F. / 4.20 AC.  
TOTAL EXISTING IMPERVIOUS AREA = 182,782.75 S.F.  
TOTAL PROPOSED IMPERVIOUS AREA = 0.00 S.F.  
TOTAL PROPOSED PEROVIOUS AREA = 0.00 S.F.  
EXISTING RUN-OFF COEFFICIENT = 0.95 (C)  
DEVELOPED RUN-OFF COEFFICIENT = 0.95 (C)

RUNOFF VOLUME CALCS:  
X = CRA/12 FOR 1 HOUR 100 YR. STORM  
= (0.95-0.95) (2.8) (4.20 ACRES) / 12  
= 0.0000 AC.-FT.

STORM WATER RUN-OFF WILL DRAIN THROUGH EXISTING ON-SITE STORM SYSTEM THEN OUT-LET RIGHT-OF-WAY STORM SEWERS.

**PROJECT DATA:**

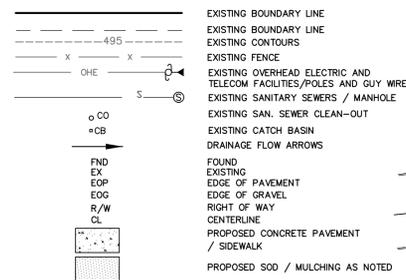
PROPERTY SIZE 182,782.75 S.F. / 4.20 AC.  
EXISTING USE STORAGE WAREHOUSE  
EXISTING ZONING E21  
EXISTING FORM DISTRICT TRADITIONAL WORKPLACE FORM DISTRICT  
PROPOSED USE SPECULATIVE STORAGE WAREHOUSE PARTIAL RE-BUILD FROM FIRE  
PROPOSED ZONING UNCHANGED  
PROPOSED FORM DISTRICT UNCHANGED  
EXISTING BUILDING SIZE 55,027 S.F. ±  
PROPOSED RE-BUILDING SIZE 10,049 S.F. ±  
TOTAL BUILDING SIZE 65,076 S.F. ±  
FLOOR AREA RATIO (F.A.R.) 0.36 F.A.R. (5.0 MAX.)  
MIN. LOT SIZE NONE (PROVIDED 4.20 AC.)  
MIN. LOT WIDTH NONE (PROVIDED 338.00')  
MIN. LOT DEPTH NONE (PROVIDED 969.60')  
MIN. FRONT YARD / STREET SIDE YARD SETBACK NONE (PROVIDED 11.7')  
MAX. FRONT YARD NONE (PROVIDED 11.7')  
MIN. SIDE YARD NONE (PROVIDED 5.9' EXISTING, 17.7' PROPOSED)  
MIN. REAR YARD NONE (PROVIDED 7.2' EXISTING)  
MAX. BUILDING HEIGHT 45' (PROVIDED 23', 1 STORY)

**PARKING**

MIN. PARKING SPACES 7  
MAX. PARKING SPACES 130  
PARKING SPACES PROVIDED 12  
BICYCLE PARKING REQUIRED 3  
VEHICLE PARKING PROVIDED 3  
INTERIOR LANDSCAPE AREA REG. (0%) 5,717 S.F.  
INTERIOR LANDSCAPE ARE PROVIDED 0 S.F.



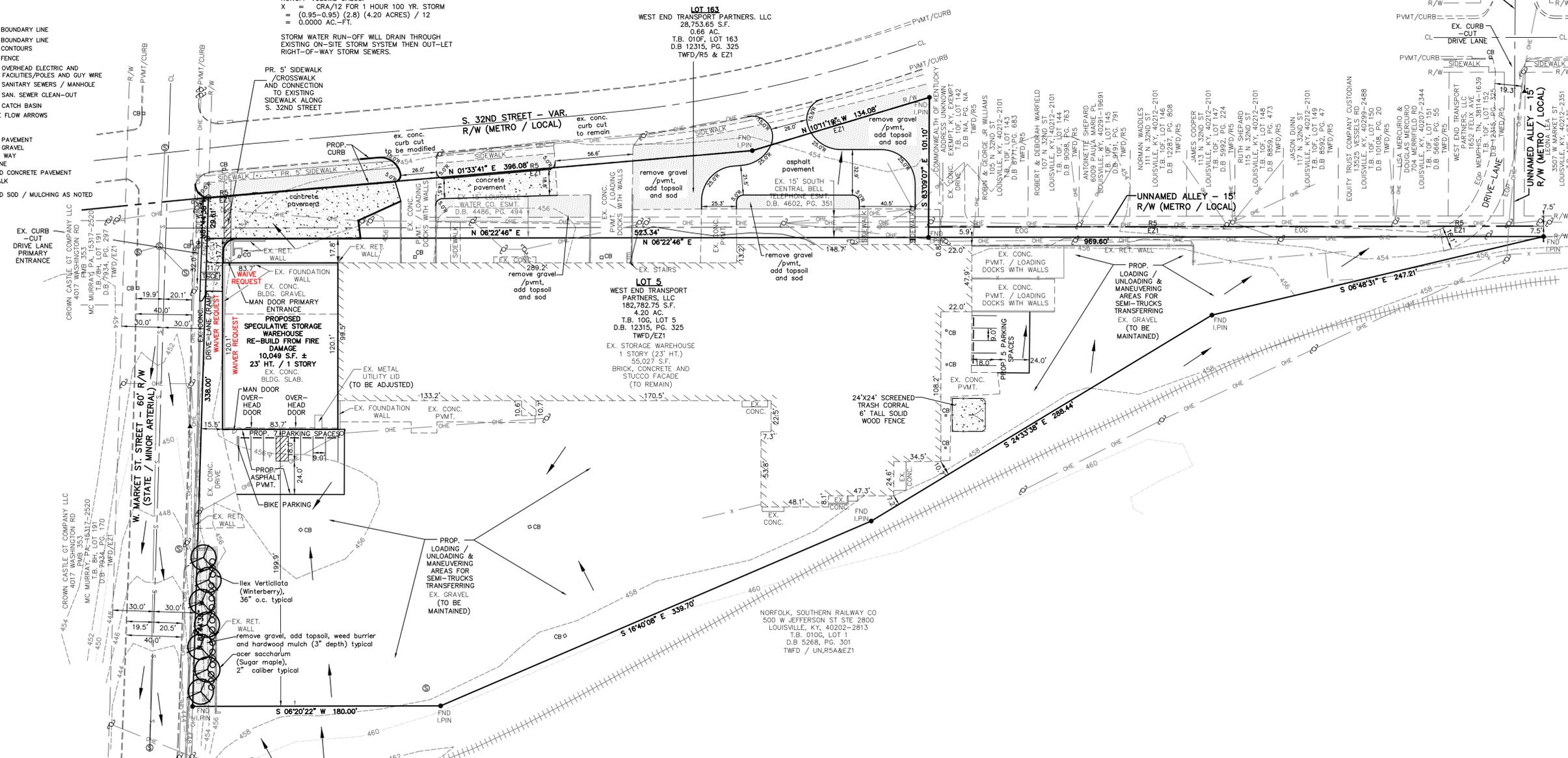
**LEGEND:**



**LAND DEVELOPMENT CODE WAIVER:**

CHAPTER 5 PART 6 BUILDING DESIGN STANDARDS, 5.6.1.A NON-RESIDENTIAL AND MIXED USE BUILDING DESIGN STANDARDS FOR BUILDING FACADE TREATMENT FOR BUILDINGS WITHIN TRADITIONAL FORM DISTRICT (EXCLUDES FFD), TO ALLOW FOR THE EXTERIOR FACADE FACING W. MARKET STREET AND S. 32ND STREET NOT MEET THE ANIMATING FEATURE REQUIREMENTS.

CHAPTER 5 PART 9 TRANSIT AND CONNECTION STANDARDS, 5.9.2.A.1.C.4 GENERAL APPLICABLE STANDARDS, TO ALLOW FOR STANDARD FRONT OF PRINCIPAL BUILDINGS.



**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 ERCTED 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."
- THE DEVELOPMENT LIES IN THE LOUISVILLE #1 FIRE DISTRICT.
- ALL LUMINARES SHALL BE AMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. 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.
- A LANDSCAPE PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT IF THE THRESHOLDS ARE MET.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
- TREE CANOPY IS NOT REQUIRED BECAUSE EXPANSION IS LESS THAN 20%.

**MSD NOTES:**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER BY EXISTING PROPERTY SERVICE CONNECTION SUBJECT TO FEES FOR CAPACITY AND CONNECTION AND THE PROJECT LIES IN THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY AN EXISTING LATERAL EXTENSION AGREEMENT. SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER: DETENTION IS NOT PROVIDED AND THERE IS NO INCREASE IN RUN-OFF. STORM WATER RUN-OFF WILL DRAIN THROUGH EXISTING ON-SITE STORM SYSTEM THEN OUT-LET RIGHT-OF-WAY STORM SEWERS. 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.
- EROSION & 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO INSURANCE OF BUILDING PERMIT.

**TRANSPORTATION PLANNING NOTES:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND LOUISVILLE METRO WORKS R/W WITHOUT AN ENCROACHMENT PERMIT.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY LOUISVILLE METRO PUBLIC WORKS.
- VERSE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS STANDARDS.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS, IF REQUIRED.
- 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, IF REQUIRED.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- 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 SPECIFICATIONS. THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- ALL EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT ADA AND METRO STANDARDS.

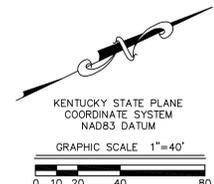
**BEFORE YOU DIG:**

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811, WWW.KENTUCKY811.COM) FORTY-EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES. WHEN CONTACTING THE KENTUCKY 811, CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED M.S.D. SEWER AND DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS, AND SPECIAL PROVISIONS.



Know what's below. Call before you dig.

ALL UTILITY RELOCATIONS & ADJUSTMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.



COUNCIL DISTRICT: 5  
MUNICIPALITY: LOUISVILLE  
CASE # 22-CAT2-0044  
PREVIOUS CASE # NONE,  
MSD WM # \_\_\_\_\_

C. R. P. & ASSOCIATES, INC.  
7321 New LaGrange Road, Suite 111  
Louisville, KY 40222  
(502)423-8747

OWNER/DEVELOPER  
WEST END TRANSPORT PARTNERS, LLC  
1652 FELIX AVE.  
MEMPHIS, TN 38114-1639

PROJECT  
WEST END TRANSPORT PARTNERS PARTIAL RE-BUILD  
101 N. 32ND STREET  
LOUISVILLE, KY 40212  
D.B. 12315, PG. 325  
T.B. 106, LOT 5

CATEGORY 2B  
DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION
6	2.28.23	PER AGENCY COMMENTS
5	2.1.23	PER AGENCY COMMENTS
4	1.5.23	PER AGENCY COMMENTS
3	12.18.22	ADDED WAIVER REQ.
2	12.12.22	PER MSD COMMENT
1	9.22.22	PER AGENCY COMMENTS

DATE  
8.31.22  
SHEET NO.  
1 OF 1