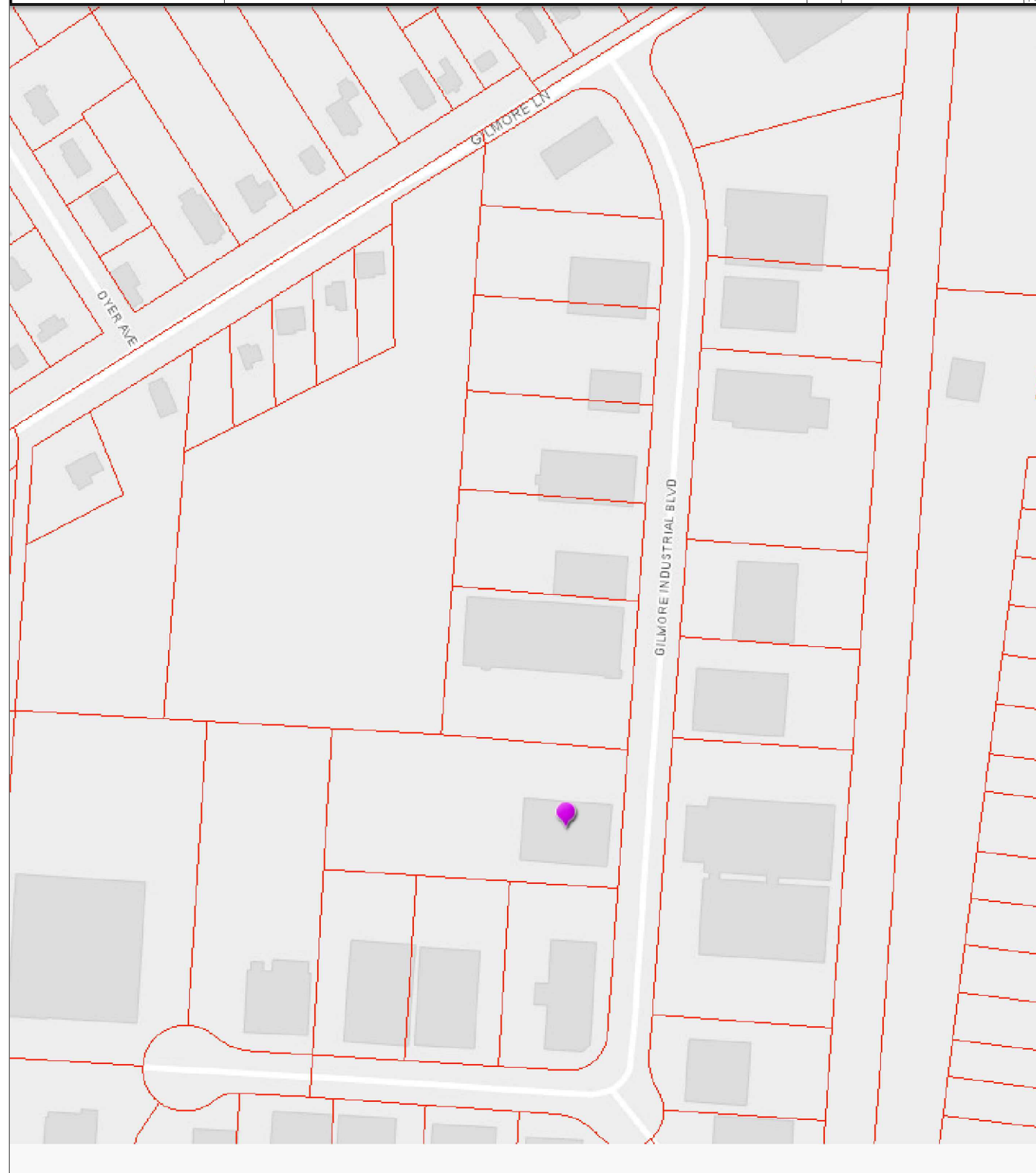


VICINITY MAP



SITE DATA

LAND USE: 3315 GILMORE INDUSTRIAL BOULEVARD 40213
SITE ADDRESS: T.B. 2163; T.L. 017A
TAX BLOCK & LOT: M-2
EXISTING ZONING DISTRICT: SUBURBAN WORKPLACE
EXISTING FORM DISTRICT: OFFICE
EXISTING USE: METAL FABRICATION (NEW BUILDING)
PROPOSED USE: 2.427 ACRES
EXISTING PARCEL AREA: 12511X382
DEED BOOK & PAGE:

BUILDING DATA/OPEN SPACE
PROPOSED BUILDING HEIGHT: 30'
EXISTING BUILDING FOOTPRINT: 14,000 S.F.
EXISTING GROSS FLOOR AREA: 18,000 S.F.
PROPOSED FOOTPRINT: 6,000 S.F.
PROPOSED TOTAL GROSS FLOOR AREA: 24,000 S.F.
FLOOR TO AREA RATIO: 0.23

PARKING CALCULATIONS
EXISTING STORAGE WAREHOUSE: 9 SPACES
MINIMUM PARKING REQUIRED (1 SPACE/2,000 S.F.): 36 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/500 S.F.): 48 SPACES
PROPOSED MANUFACTURING: 6 SPACES
MINIMUM PARKING REQUIRED (1 SPACE/2,000 S.F.): 12 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/1,000 S.F.): 15 SPACES
TOTAL MINIMUM REQUIRED: 48 SPACES
TOTAL MAXIMUM PERMITTED: 23 SPACES
PARKING PROVIDED: 2 VEH
ACCESSIBLE PARKING PROVIDED: 3 SPACES
BIKE PARKING REQUIRED:

TREE CANOPY CALCULATIONS
SITE AREA: 104,082 S.F.
TREE CANOPY CATEGORY: 51%
EXISTING TREE COVERAGE: 31,588 S.F.
PRESERVED TREE CANOPY: 30% (31,588 S.F.)
NEW TREE CANOPY REQUIRED: 0% (0 S.F.)

ILAVUA CALCULATIONS
VEHICULAR USE AREA: 29,591 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (7.5%): 2,219 S.F.
INTERIOR LANDSCAPE AREA PROVIDED: 2,467 S.F.
ILA TREES (1/4000 + 25% S.F.) REQUIRED/PROVIDED: 9 TREES

EPSC DATA (IN DISTURBED AREA)
EXISTING IMPERVIOUS AREA: 33,515 S.F.
PROPOSED IMPERVIOUS AREA: 16,896 S.F.
DECREASE IN IMPERVIOUS: 49.8% (10,307 S.F.)
SENSITIVE FEATURES: FLOODPLAIN
SOIL TYPE: UahC
HYDROLOGIC SOIL GROUP: ASSUMED C

WAIVER REQUESTS

4.4.B: TO WAIVE SCREENING REQUIREMENT FOR OUTDOOR STORAGE
10.2.4.B.3: TO PERMIT 100% OVERLAP WITH VUA LBA AND UTILITY EASEMENT

AGENCY NOTES

- MSD
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES.
 - SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEES AND ALL APPLICABLE CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FARM WQTC.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - INCREASED RUN OFF VOLUME FROM THE 100-YEAR STORM SHALL BE PROVIDED ONSITE AT A RATION OF 1.5:1 BELOW THE FEMA FLOODPLAIN IN LIEU OF ONSITE DETENTION. DOWNSIDE CAPACITY TO BE VERIFIED TO THE INTERMITTENT BLUE LINE STREAM.
 - ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE AT 1.5:1 BELOW THE FEMA FLOODPLAIN.
 - KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - LOWEST FINISHED FLOOD AND MACHINERY TO BE DETERMINED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUM EQUALS TO OR GREAT THAN ONE ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 27,000 S.F.

- APCD
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

- HEALTH DEPARTMENT
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

- PDS
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
 - ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC.
 - STREET TREES ARE REQUIRED.

- MPW
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

LEGEND

EXISTING
--- EXISTING TOPO
--- EASEMENT
--- 8"SS --- SANITARY SEWER
--- S --- STORM DRAINAGE
--- DITCH
LOCAL REGULATORY FLOODPLAIN
FEMA FLOODPLAIN

PROPOSED
S --- STORM SEWER
--- STORM STRUCTURE
--- DRAINAGE ARROW
X --- FENCE

REV #	DATE	DESCRIPTION
1	02/13/2023	Agency Revisions
2	03/13/2023	Layout Update
3	03/21/2023	Landed Update

Job No: 23311.000
Date: January 23, 2023
Scale: 1" = 30'
Drawn By: AWB
Checked By: AWB

Drawing Title:
Louisville Exchanger
and Vessel
Revised
Detailed District
Development
Plan