

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. 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 COMPACTATION OF SOIL 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 JEFFERSONTOWN 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 (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.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 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.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY XXXXXX ON XXXXX AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.

MSD NOTES:

- WASTEWATER:** SANITARY SEWER WILL CONNECT TO THE JEFFERSONTOWN WASTEWATER TREATMENT PLANT BY EXISTING BUILDING CONNECTION, SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION:** DETENTION TO BE PROVIDED IN EXISTING BASIN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110064-E).

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY 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 SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- 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.
- 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.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
- 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 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.
- NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.

STORMWATER POLLUTION PREVENTION PLAN NOTE:

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES 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.

BENCHMARKS

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOJIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.

SOURCE BENCHMARK STA020-2015 NAVD 1988 ELEV. 672.21

FROM THE INTERSECTION OF WATERSON TRAIL AND PLANTSIDE DRIVE, TRAVEL WEST ALONG PLANTSIDE DRIVE FOR 0.30 MILES JUST PASSED THE RAILROAD TRACKS TO THE STATION LOCATED ON THE LEFT.

BM #112 NAVD 1988 ELEV. 664.36

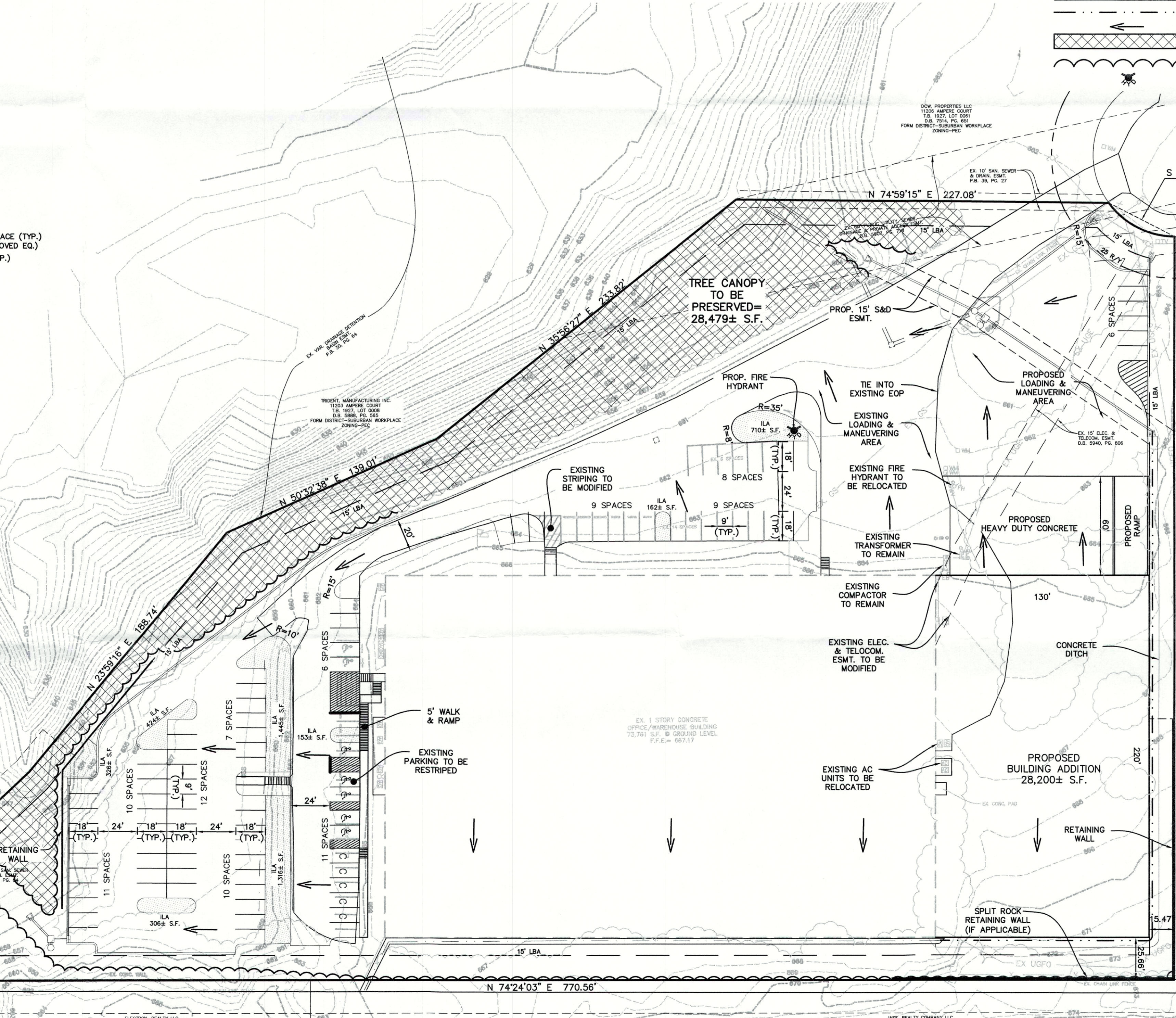
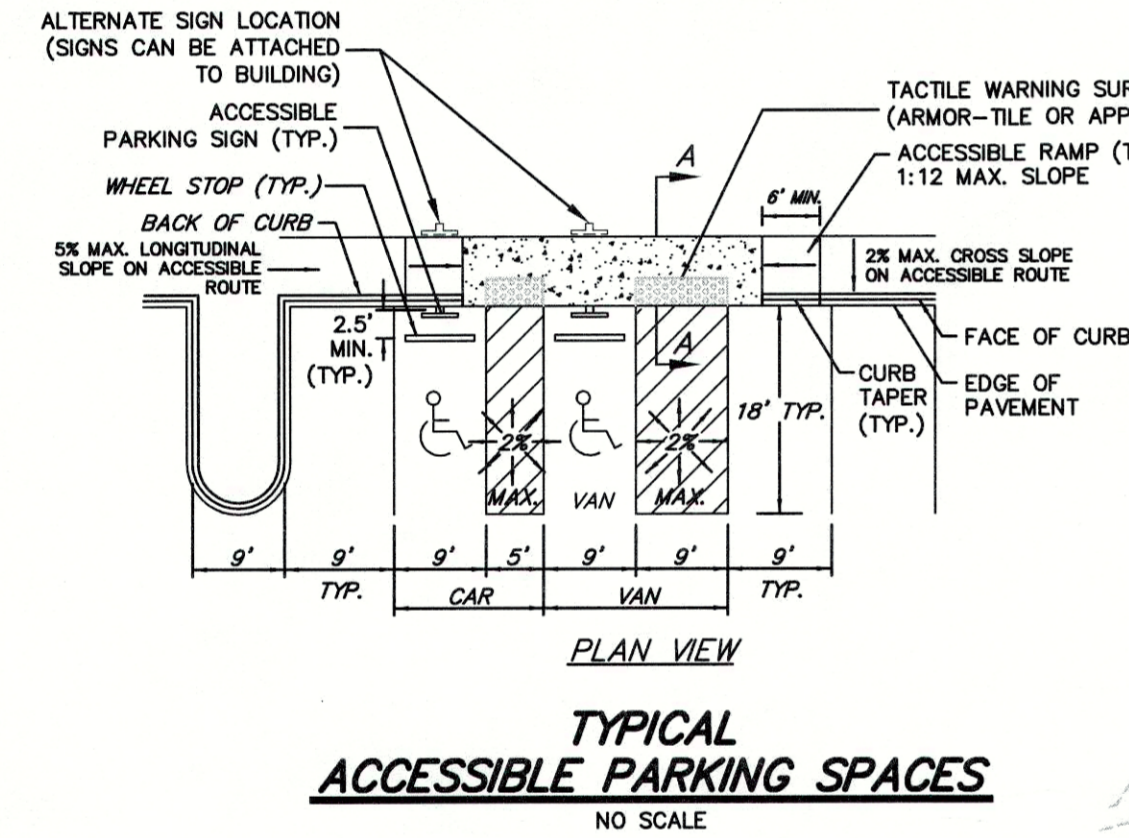
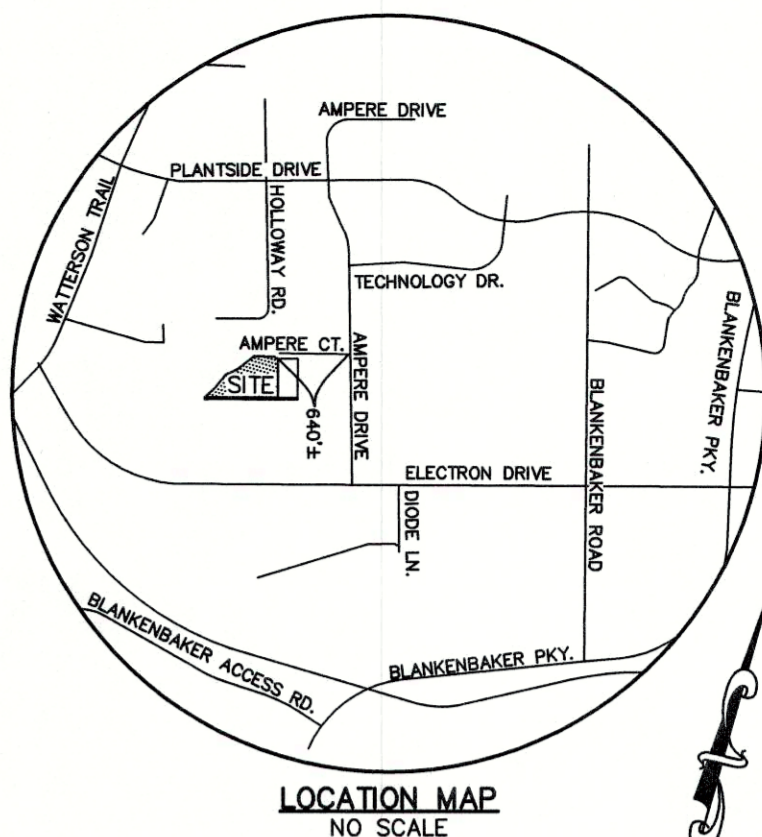
BEING A SQUARE CUT ON THE CONCRETE STAIRS LOCATED ON THE WEST SIDE OF THE BUILDING AT 11201 AMPERE COURT APPROXIMATELY 61.00' FROM THE NORTHWEST CORNER OF THE BUILDING AND 2.50' FROM THE EDGE OF PAVEMENT.

BM #113 NAVD 1988 ELEV. 662.83

BEING A SPIKE IN A UTILITY POLE LOCATED ON THE SOUTH SIDE OF THE DRIVEWAY INTO 11201 AMPERE COURT APPROXIMATELY 7.00' SOUTH OF THE DRIVEWAY AND 23.00' SWATHWEST FROM AMPERE COURT.

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING STREET SIGN
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS W/ SIZE
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UTILITY POLE
- EXISTING DOWN GUY
- EXISTING TRANSFORMER
- EXISTING AC UNIT
- EXISTING FLOOD LIGHT
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING TELEVISION PEDESTAL
- EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
- EXISTING HEADWALL W/ PIPE
- EXISTING TOP OF BANK
- EXISTING TOE OF SLOPE/DITCH
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED DOUBLE CATCH BASIN W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED DRAINAGE ARROW
- TREE CANOPY TO BE PRESERVED
- REVISED TREE LINE
- PROPOSED FIRE HYDRANT



AMPERE COURT 60' R/W
P.B. 39, PG. 27

SITE DATA:

EXISTING FORM DISTRICT	SWFD
EXISTING ZONING	PEC
EXISTING LAND USE	WAREHOUSE/DISTRIBUTION
PROPOSED LAND USE	WAREHOUSE/DISTRIBUTION
TOTAL LAND AREA	6,182 AC.
BUILDING AREA	
EXISTING OFFICE	6,500 ± S.F.
EXISTING WAREHOUSE	67,261 ± S.F.
PROPOSED WAREHOUSE	28,200 ± S.F.
TOTAL	101,961 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.38
LOT COVERAGE BY BUILDING	38%
PARKING REQUIRED	
OFFICE	MINIMUM (1 SPACE/350 S.F.) 19 SPACES
	MAXIMUM (1 SPACE/200 S.F.) 33 SPACES
80 WAREHOUSE EMPLOYEES	MINIMUM (1 SPACE/1.5 EMPLOYEES) 54 SPACES
	MAXIMUM (1 SPACE/1 EMPLOYEE) 80 SPACES
PARKING PROVIDED	99 SPACES
CAR PARKING	(INCLUDES 5 ACCESSIBLE & 5 CARPOOL SPACES)
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
LONG TERM	

LANDSCAPE DATA:

V.U.A.	
LOADING/MANEUVRING & STORAGE	31,647± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	53,738± S.F.
TOTAL V.U.A.	85,385± S.F.
I.L.A. REQUIRED* (7.5% X V.U.A)	4,030 S.F.
I.L.A. PROVIDED	4,842± S.F.
*N.I.C. LOADING/MANEUVRING & STORAGE AREAS	

TREE CANOPY DATA:

GROSS SITE AREA	269,361± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	82,688± S.F. (31%)
EXISTING TREE CANOPY TO BE PRESERVED	28,479± S.F. (11%)
TOTAL TREE CANOPY REQUIRED	28,938± S.F. (10%)
TOTAL TREE CANOPY TO BE PROVIDED	28,479± S.F. (11%)

*TREE CANOPY DEPICTED ON PLAN PER AERIAL PHOTO. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

DETENTION CALCULATIONS

2.9/12 (0.85-0.23) (4.32) = 0.65 AC-FT

IMPERVIOUS AREA

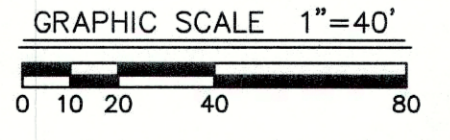
EXISTING IMPERVIOUS AREA	119,294± S.F.
TOTAL PROPOSED IMPERVIOUS AREA	188,242± S.F.
	58% ± INCREASE

VUA AREA

EXISTING VUA AREA	
EMPLOYEE PARKING & DRIVE	29,644± S.F.
LOADING & MANEUVERING	11,806± S.F.
TOTAL EXISTING	40,824± S.F.
PROPOSED VUA AREA	
EMPLOYEE PARKING & DRIVE	24,539± S.F.
LOADING & MANEUVERING	20,467± S.F.
TOTAL PROPOSED	45,106± S.F.
EXISTING & PROPOSED VUA AREA	85,930± S.F.
EXISTING VUA TO BE REMOVED	545± S.F.
TOTAL VUA	85,385± S.F.

WAIVER REQUESTS

- A WAIVER IS REQUESTED OF CHAPTER 10.2.4.B OF THE LDC TO ALLOW A RETAINING WALL IN A LBA THAT IS LESS THAN 25' WIDE.
- A WAIVER IS REQUESTED OF CHAPTER 10.2.4.B OF THE LDC TO ALLOW A PAVED DITCH IN THE LBA.
- A WAIVER IS REQUESTED OF CHAPTER 10.2.4.B OF THE LDC TO ALLOW AN EXISTING & PROPOSED S&D EASEMENT TO ENCOACH INTO THE LBA BY MORE THAN 50%.



RECEIVED
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PLANNING & DESIGN SERVICES
CASE # 18-0007
RELATED CASE # 18WAIVER1012
MSD WM # XXXX

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SIMPSONVILLE KY 40067

CATEGORY 2B PLAN
APEL INTERNATIONAL BUILDING ADDITION
11201 AMPERE COURT
TAX BLOCK 1977, LOT 0053
DEED BOOK 8493, PAGE 406

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 3/19/18
Job Number: 3359
Sheet
1
of 1

18 WAIVER 1012