

- LEGEND:**
- ▲ MAG NAIL FOUND
  - SITE BENCHMARK
  - CLEANOUT
  - DOWNSPOUT
  - CATCH BASIN
  - GUARD POST
  - ELECTRIC BOX
  - UTILITY POLE
  - LIGHT POLE
  - FIRE HYDRANT
  - SOIL BORING
  - OVERHEAD UTILITIES
  - UNDERGROUND ELECTRIC
  - UNDERGROUND GAS
  - UNDERGROUND TELEPHONE
  - GUARD RAIL
  - STORM SEWER
  - ASPHALT
  - CONCRETE
  - GRAVEL
  - LIMITS OF DISTURBANCE
  - DRAINAGE FLOW

**PRELIMINARY APPROVAL  
DEVELOPMENT PLAN**  
CONDITIONS:  
BY: \_\_\_\_\_  
DATE: 02/19/22  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

3,164 S.F. OF TREE CANOPY TO REMAIN

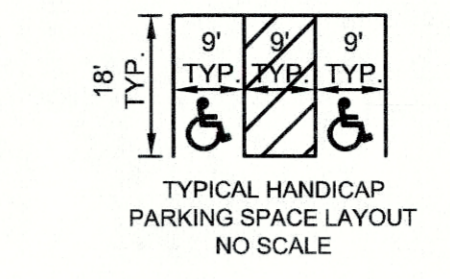
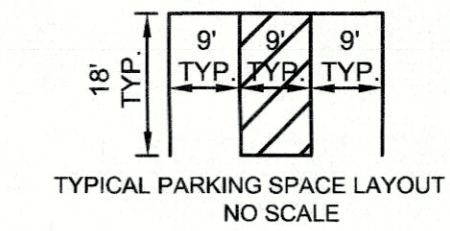
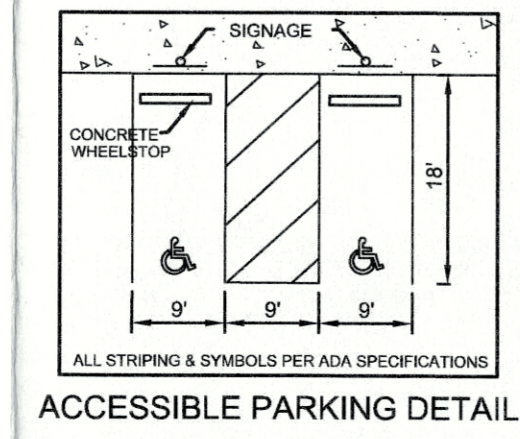
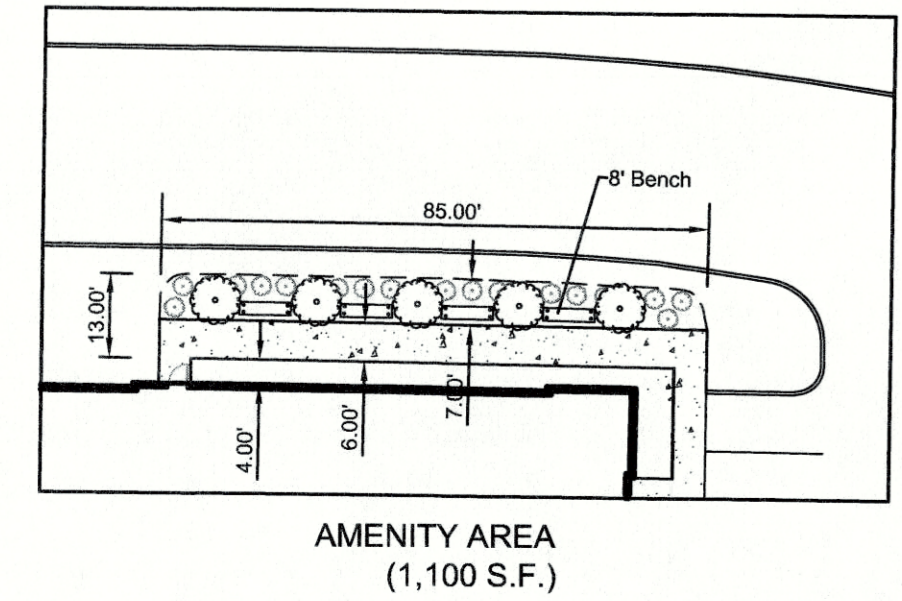
2,002 S.F. OF TREE CANOPY TO REMAIN

57,581 S.F. OF TREE CANOPY TO REMAIN

Proposed Building  
243,613 +/- S.F.  
FEE=452.00'  
SWFD M-3

16.145 ACRES

6,676 S.F. OF TREE CANOPY TO REMAIN



**PDS NOTES**

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
2. EXISTING LOUISVILLE LOOP RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET THE MPW STANDARDS DUE TO ANY DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.

**MSD NOTES**

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
2. SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXISTING CONNECTION AND SUBJECT TO APPLICABLE FEES.
3. IF THE SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
4. ALL DRAINAGE, EPSC, AND WATER QUALITY PRACTICES SHOWN ON THIS PLAN ARE FOR CONCEPTUAL PURPOSES ONLY. FINAL DESIGN OF THESE ELEMENTS WILL BE DETERMINED PRIOR TO CONSTRUCTION PLAN APPROVAL AND SHALL COMPLY WITH ALL MS4 AND MSD DESIGN MANUAL REQUIREMENTS.
5. 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 MGMT. PRACTICES.
6. SITE SERVICED BY DEREK R. GUTHRIE.
7. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
8. ON SITE DETENTION WILL BE PROVIDED IN A PRIVATE DETENTION BASIN TO ALLOW IT TO REMAIN TREED. LANGUAGE FOR THE PRIVATE EASEMENT SHALL BE APPROVED BY MSD PRIOR TO CONSTRUCTION PLAN APPROVAL TO ENSURE THE BASIN AREA WILL REMAIN AND CONTINUE TO FUNCTION AS DESIGNED. POST-DEVELOPMENT PEAK FLOWS WILL BE LIMITED TO THE PRE-DEVELOPMENT PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MOST RESTRICTIVE. IF THE ANALYSIS SHOWS AN INCREASE IN PONDING ELEVATION WILL OCCUR ALONG THE RAILROAD ROW, RAILROAD APPROVAL WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
9. IF THE FINAL SITE DESIGN HAS THROUGH DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
10. A TELE-INSPECTION, FLUSH AND CLEANING WILL BE REQUIRED PRIOR TO MSD BOND RELEASE AND ACCEPTING THROUGH DRAINAGE PIPE EASEMENT. DEFICIENCIES ON EXISTING PIPE CONNECTED TO, IF PRESENT, MAY BE REQUIRED TO BRING IT TO MSD SPECIFICATIONS.

**KYTC NOTES**

1. NO RUNOFF INCREASE INTO THE STATE RIGHT OF WAY
2. AN ENCROACHMENT PERMIT & BOND WILL BE REQUIRED FOR ALL WORK PERFORMED IN THE RIGHT OF WAY.
3. ASSUMING WAREHOUSE LAND USE (CODE 150) FOR PROPOSED SQUARE FOOTAGE. TRIP GENERATION IS AS FOLLOWS:

	ENTERING TRIPS	EXITING TRIPS	TOTAL TRIPS
AM Peak	42	13	55
PM Peak	15	42	57

**PROJECT DATA**

TOTAL SITE AREA = 16.14 ACRES (703,054.4 S.F.)  
 DISTURBED AREA = 11.96 ACRES (521,057.4 S.F.)  
 EXISTING ZONING = M-3  
 FORM DISTRICT = SUBURBAN WORKPLACE  
 EXISTING USE = UNDEVELOPED  
 PROPOSED USE = INDUSTRIAL  
 BUILDING HEIGHT = 48' (50' MAX.)

**BUILDING INFORMATION**

OFFICE SPACE (10%) = 9,745 S.F.  
 WAREHOUSE SPACE = 233,868 S.F.  
 TOTAL FLOOR AREA = 243,613 S.F.

**BUILDING SETBACKS:**

FRONT: 25 FT  
 REAR: 15 FT  
 SIDE: 10 FT

**ADDITIONAL PARKING REQUIRED**

MINIMUM PARKING REQUIRED = 25 SPACES  
 1 SPACE PER 10,000 S.F. OF GROSS FLOOR AREA  
 MAXIMUM PARKING ALLOWED = 487 SPACES  
 1 SPACE PER 500 S.F. OF GROSS FLOOR AREA

**PARKING PROVIDED**

EXISTING PARKING = 0 SPACES  
 PROPOSED PARKING = 142 SPACES  
 PROPOSED HANDICAP PARKING = 6 SPACES  
 TOTAL PARKING PROVIDED = 148 SPACES

**EXISTING IMPERVIOUS**

PROPOSED IMPERVIOUS = 12,625 S.F. (0.290 ACRES)  
 TOTAL IMPERVIOUS INCREASE = 516,000 S.F. (11.85 ACRES)  
 = 503,375 S.F. (11.56 ACRES)

**BICYCLE PARKING REQUIRED:**

BICYCLE PARKING PROVIDED: = 4 (2, OR 1 PER 50 EMPLOYEES)

**LANDSCAPE**

PROPOSED VEHICULAR USE AREA = 217,775 S.F.  
 INTERIOR LANDSCAPE AREA REQUIRED (7.5%) = 16,333 S.F.  
 INTERIOR LANDSCAPE AREA PROVIDED (9.83%) = 21,413 S.F.  
 \*DENOTES ILA LABELED BUT NO INCLUDED IN TOTAL

**INTERIOR TREES REQUIRED**

INTERIOR TREES TO BE PROVIDED = 68

**TREE CANOPY CALCULATION:**

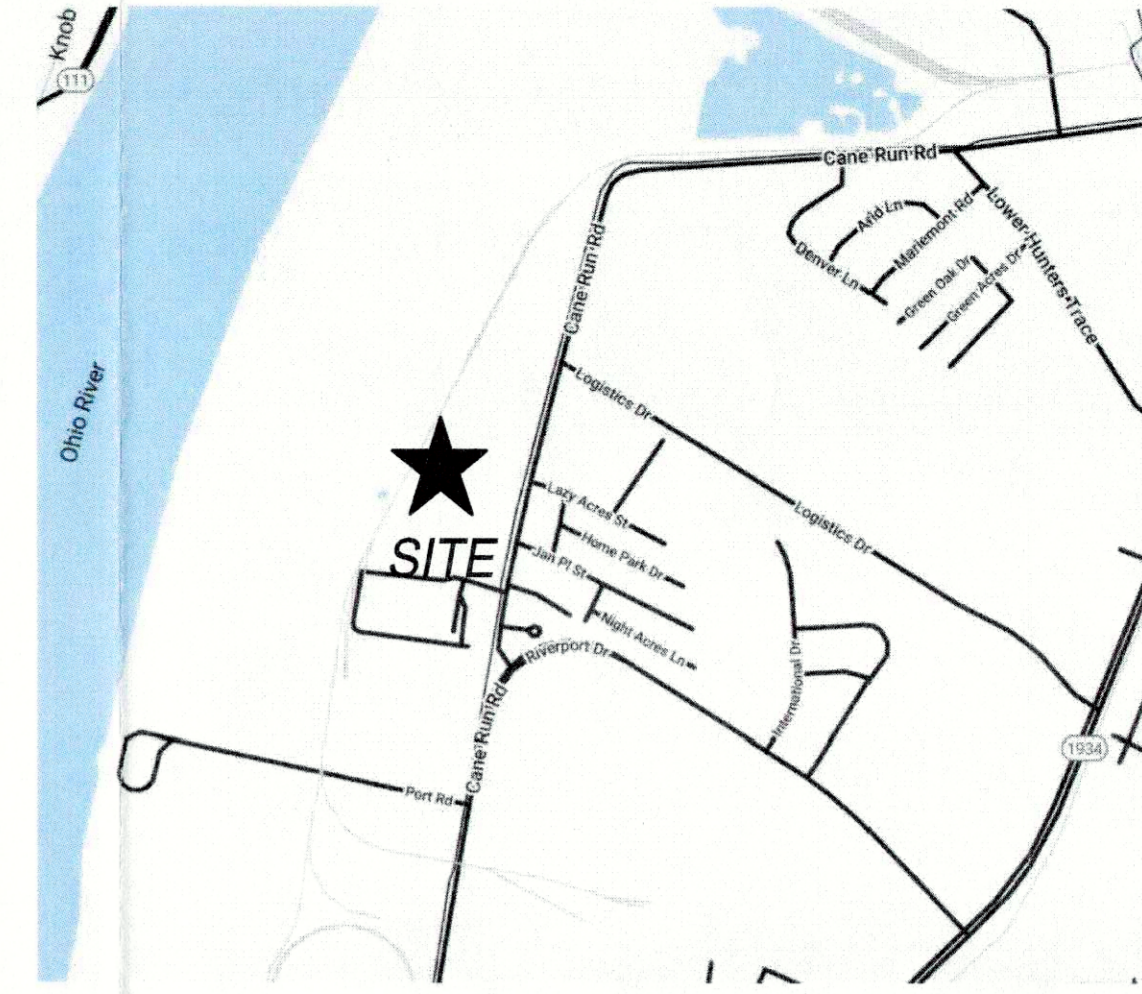
TOTAL SITE AREA = 703,277 S.F.  
 EXISTING TREE CANOPY AREA = 660,135 S.F. (93.87%)  
 TOTAL TREE CANOPY REQUIRED = 210,983 S.F. (30%)  
 EXISTING TREE CANOPY TO BE PRESERVED = 132,136 S.F. (20%)  
 PROPOSED TREE CANOPY TO BE PLANTED: = 78,847 S.F. (11%)  
 TOTAL TREE CANOPY PROVIDED = 210,983 S.F. (30%)

**FLOODPLAIN NOTE**

THE SUBJECT PROPERTY IS LOCATED IN ZONE X, WHICH IS AN AREA DETERMINED TO BE INSIDE THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FEMA) PANEL NO. 21111C0070F DATED FEBRUARY 26 2021.

**NOTE:**

UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND UTILITIES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE KENTUCKY UTILITY PROTECTION SERVICE AT 811 OR 1-800-332-5544 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



APPROVED:  
LOUISVILLE METRO PLANNING  
COMMISSION  
DATE: 2/23/22  
BY: [Signature]

PRELIMINARY APPROVAL  
Condition of Approval: \_\_\_\_\_  
[Signature]  
Development Review Date: 1-21-22  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

RECEIVED  
2022 FEB 11 10:22  
SERVICES

**811**  
Know what's below.  
Call before you dig.  
WM# 12226 / 21 1111

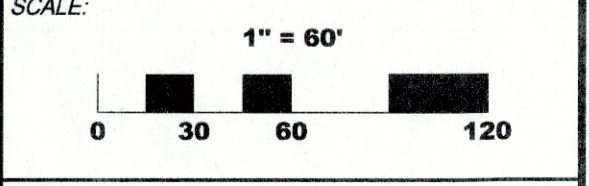
**THE KLEINGERS GROUP**  
CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE  
www.kleingers.com  
1100 Erway Circle  
Louisville, KY 40299  
502.365.9550

**OWNER**  
BRENNAN INVESTMENT GROUP  
9450 W BRYN MAWR AVE. #750  
ROSEMONT, IL 60018  
**DEVELOPER**  
BRENNAN INVESTMENT GROUP  
9450 W BRYN MAWR AVE. #750  
ROSEMONT, IL 60018

NO.	DATE	DESCRIPTION
1	10/18/2021	PER AGENCY REVIEW COMMENTS
2	11/18/2021	PER AGENCY REVIEW COMMENTS
3	12/10/2021	PER AGENCY REVIEW COMMENTS
4	12/28/2021	PER AGENCY REVIEW COMMENTS
5	01/05/2022	PER AGENCY REVIEW COMMENTS
6	01/09/2022	PER AGENCY REVIEW COMMENTS
7	01/11/2022	PER MSD REVIEW COMMENTS
8	01/14/2022	PER MSD REVIEW COMMENTS

**5710 CANE RUN LLC**  
5710 CANE RUN ROAD  
LOUISVILLE, KY 40258  
TAX BLOCK: 1023 LOT: 0671

PROJECT NO: 210090.000  
DATE: 10/20/2021



SHEET NAME:  
**DEVELOPMENT PLAN**

SHEET NO.