LOT #1 DATA:

EXISTING ZONING	M-2
PROPOSED LAND USE	WAREHOUSE
TOTAL LAND AREA	6.79± AC.
BUILDING AREA:	
OFFICE	10,000±SF
WAREHOUSE (50 EMPLOYEES, MAIN+2ND SHIFT)	100,000±SF
TOTAL	110,000±SF
FLOOR AREA RATIO (MAX. ALLOWED 3.0)	0.37
BUILDING HEIGHT (MAX.)	45'
PARKING REQUIRED:	
OFFICE (MIN. 1/350 SF – MAX. 1/200 SF)	29–50 SPACES
WAREHOUSE (MIN. 1/1.5 EMP. – MAX. 1/1)	33–50 SPACES
TOTAL	62–100 SPACES
PARKING PROVIDED (INC 4 HDCP & 5 CARPOOL)	89 SPACES
BICYCLE PARKING – LONG TERM (PROVIDED WITHIN BUILDING)	2 SPACES
VEHICLE USE AREA:	
LOADING/TRACTOR PARKING & ACCESS	84,567±SF
EMPLOYEE/VISITER PARKING	33,635±SF
TOTAL	118,202±SF
ILA REQUIRED (7.5% VUA; NIC LOADING)	2,523±SF
ILA PROPOSED	2,760±SF
EXISTING IMPERVIOUS AREA	249,429±SF
PROPOSED IMPERVIOUS AREA	243,604±SF

LOT #2 DATA (REZONE TO M-2):

EXISTING ZONING	R-4, C-1, M-2
EXISTING FORM DISTRICT	SWFD/TNFD
PROPOSED ZONING	M-2
PROPOSED FORM DISTRICT	SWFD
PROPOSED LAND USE	WAREHOUSE
TOTAL LAND AREA	11.17± AC.
BUILDING AREA:	
OFFICE	10,000±SF
WAREHOUSE (70 EMPLOYEES, MAIN+2ND SHIFT)	150,542±SF
TOTAL	160,542±SF
FLOOR AREA RATIO (MAX. ALLOWED 3.0)	0.33
BUILDING HEIGHT (MAX.)	45'
PARKING REQUIRED:	
OFFICE (MIN. 1/350 SF – MAX. 1/200 SF)	29–50 SPACES
WAREHOUSE (MIN. 1/1.5 EMP. – MAX. 1/1)	47–70 SPACES
TOTAL	96–120 SPACES
PARKING PROVIDED (INC 4 HDCP & 5 CARPOOL)	100 SPACES
BICYCLE PARKING – LONG TERM (PROVIDED WITHIN BUILDING)	2 SPACES
VEHICLE USE AREA:	
LOADING/TRACTOR PARKING & ACCESS	79,800±SF
EMPLOYEE/VISITER PARKING	32,344±SF
TOTAL	112,144±SF
ILA REQUIRED (7.5% VUA; NIC LOADING)	2,426±SF
ILA PROPOSED	4,850±SF
EXISTING IMPERVIOUS AREA	140,758±SF
PROPOSED IMPERVIOUS AREA	313,625±SF

LOT #3 DATA:

EXISTING ZONING	M-2
PROPOSED LAND USE	WAREHOUSE
TOTAL LAND AREA	6.58± AC.
BUILDING AREA:	
OFFICE	5,000±SF
WAREHOUSE (40 EMPLOYEES, MAIN+2ND SHIFT)	103,000±SF
TOTAL	108,000±SF
FLOOR AREA RATIO (MAX. ALLOWED 3.0)	0.37
PARKING REQUIRED:	
OFFICE (MIN. 1/350 SF – MAX. 1/200 SF)	14–25 SPACES
WAREHOUSE (MIN. 1/1.5 EMP. – MAX. 1/1)	27–40 SPACES
TOTAL	41–65 SPACES
PARKING PROVIDED (INC 3 HDCP & 3 CARPOOL)	56 SPACES
BICYCLE PARKING – LONG TERM (PROVIDED WITHIN BUILDING)	2 SPACES
VEHICLE USE AREA:	
LOADING/TRACTOR PARKING & ACCESS	39,775±SF
EMPLOYEE/VISITER PARKING	17,954±SF
TOTAL	57,729±SF
ILA REQUIRED (7.5% VUA; NIC LOADING)	1,347±SF
ILA PROPOSED	1,629±SF
EXISTING IMPERVIOUS AREA	225,572±SF
PROPOSED IMPERVIOUS AREA	194,943±SF

LOT #4 DATA:

EXISTING ZONING	M-2
PROPOSED LAND USE	WAREHOUSE
TOTAL LAND AREA	5.08± AC.
BUILDING AREA:	
OFFICE	4,000±SF
WAREHOUSE (30 EMPLOYEES, MAIN+2ND SHIFT)	26,225±SF
TOTAL	30,225±SF
FLOOR AREA RATIO (MAX. ALLOWED 3.0)	0.14
PARKING REQUIRED:	
OFFICE (MIN. 1/350 SF – MAX. 1/200 SF)	11–20 SPACES
WAREHOUSE (MIN. 1/1.5 EMP. – MAX. 1/1)	15–30 SPACES
TOTAL	26–50 SPACES
PARKING PROVIDED (INC 2 HDCP & 1 CARPOOL)	46 SPACES
BICYCLE PARKING – LONG TERM (PROVIDED WITHIN BUILDING)	1 SPACES
VEHICLE USE AREA:	
LOADING/TRACTOR PARKING & ACCESS	18,836±SF
EMPLOYEE/VISITER PARKING	15,578±SF
TOTAL	34,414±SF
ILA REQUIRED (7.5% VUA; NIC LOADING)	1,163±SF
ILA PROPOSED	1,258±SF
EXISTING IMPERVIOUS AREA	0±SF
PROPOSED IMPERVIOUS AREA	64,639±SF

VARIANCE REQUEST

1. A VARIANCE OF A REQUIRED FRONT YARD SETBACK OF 15' (MIN.) TO A 25' (MAX.) PER LDC 5.7.1 AND 5.2.2. IS REQUESTED TO ALLOW THE PROPOSED BUILDING FOR LOT #2 TO BE OFFSET THE FRONT PROPERTY LINE BY OVER 620'.

PROJECT DATA

FORM DISTRICT	SUBURBAN WORKPLACE & TRADITIONAL NEIGHBORHOOD
EXISTING ZONING	C-1, R-4 & M-2
EXISTING LAND USE	VACANT DRIVE-IN THEATRE
PROPOSED LAND USE	BUSINESS PARK
GROSS LAND AREA	29.7± AC.
NET LAND AREA (R/W DEDICATION)	29.6± AC.

TREE CANOPY DATA:

GROSS SITE AREA	1,293,732± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	344,031± S.F.(27%)
TREE CANOPY PROPOSED:	
EXISTING TREE CANOPY TO BE PRESERVED	93,496± S.F.(7%)
TREE CANOPY TO BE PLANTED	139,476± S.F.(11%)
TOTAL TREE CANOPY REQUIRED/PROVIDED*	232,972± S.F.(18%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOGIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

DETENTION CALCULATIONS

2.9/12 (0.83–0.46) (28.54 ACRES) X 1.5 = 3.83 AC.FT.

WAIVER REQUEST

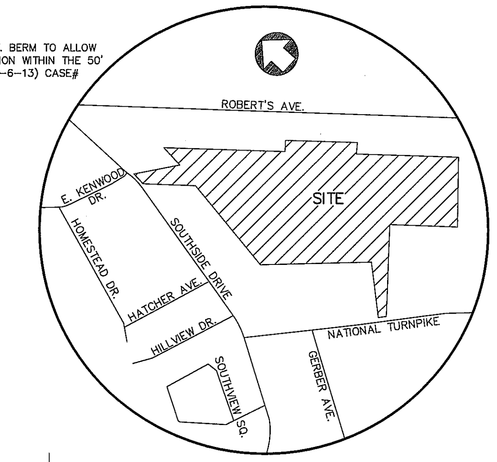
1. A WAIVER OF 5.5.4.B.1. IS REQUESTED TO OMIT THE 6' BERM TO ALLOW THE PRESERVATION OF THE EXISTING TREE MASS/VEGETATION WITHIN THE 50' LANDSCAPE BUFFER AREA FOR LOT #2.

WAIVER GRANTED (2–6–2013)

1. A WAIVER OF 5.5.4.B.1. WAS GRANTED TO OMIT THE 6' HT. BERM TO ALLOW THE PRESERVATION OF THE EXISTING TREE MASS/VEGETATION WITHIN THE 50' LANDSCAPE BUFFER FOR LOT #1, PER APPROVED PLAN (2–6–13) CASE# 03–18400–12.

LOCATION MAP

NO SCALE



GENERAL NOTES:

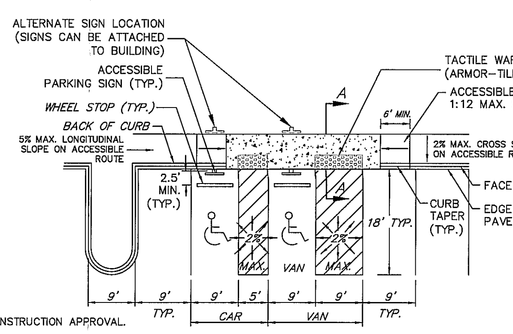
1. DOMESTIC WATER SUPPLY:
   SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
   A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
   CONSTRUCTION FENCING SHALL BE ERECTED 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.
4. THE DEVELOPMENT LIES IN THE FAIRDALE FIRE DISTRICT.
5. ALL LUMINARES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE *LUMINARE* TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (ie. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
6. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
7. ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
8. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
9. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
10. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
11. ALL EXISTING STRUCTURES AND DRIVEWAYS NOT OTHERWISE PROPOSED TO BE IMPROVED ON SITE TO BE REMOVED.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
13. EXISTING BUSINESS SIGN SHALL BE RELOCATED WITHIN SIGHT OF, AND ALONG SOUTHSIDE DRIVE TO MAINTAIN THE HISTORIC RELATIONSHIP TO THE ROADWAY, PER KENTUCKY HERITAGE COUNCIL MEMORANDUM OF AGREEMENT. CONTACT METRO HISTORIC PRESERVATION DEPARTMENT @ 502–574–2868 FOR DETAILS FOR SIGN RELOCATION.

MSD NOTES:

1. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE DERECK GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT. BUILDINGS ON LOTS 1–4 WILL CONNECT TO THE SEWER LINE WITH A MINIMUM 6" PROPERTY SERVICE CONNECTION (PSC).
2. DRAINAGE / STORM WATER DETENTION:
   DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST–DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE–DEVELOPED PEAK FLOWS (OR TO THE CAPACITY OF THE RECEIVING SYSTEM, WHICHEVER IS MORE RESTRICTIVE) FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS. 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.
3. 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.
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0091E).
5. DRAINAGE PLANS SHALL BE SUBMITTED TO CSX FOR THEIR REVIEW. MSD SHALL BE COPIED ON THE TRANSMITTAL OF PLANS TO CSX PRIOR TO ISSUING CONSTRUCTION APPROVAL.
6. AN MSD DRAINAGE BOND WILL BE REQUIRED.
7. A US ARMY CORPS OF ENGINEERS WETLANDS EVALUATION HAS BEEN COMPLETED FOR THE ENTIRE PROJECT.
8. PRIOR TO CONSTRUCTION APPROVAL OF LOT 2, THROUGH DRAINAGE SYSTEMS MUST BE PLACED IN A DEDICATED MSD EASEMENT PRIOR TO CONSTRUCTION APPROVAL.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
2. RIGHT–OF–WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
6. 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.
7. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
8. A BLANKET CROSSOVER/ACCESS EASEMENT BETWEEN LOTS 1–4 IS PROPOSED AND SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
9. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
10. CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
11. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
12. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
13. A TRAFFIC STUDY MAY BE REQUIRED BY KTC.



TYPICAL ACCESSIBLE PARKING SPACES

NO SCALE

STORMWATER POLLUTION PREVENTION PLAN NOTE: (LOUISVILLE METRO)

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 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.

WETLAND NOTE

WETLAND AREAS SHOWN ON THESE PLANS ARE TAKEN FROM A WETLAND DELINEATION PREPARED BY REDWING ECOLOGICAL SERVICES (PROJECT 12–122), DATED 1–23–13.

THE OWNER HAS NOW OBTAINED THE NECESSARY PERMIT FROM THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE) TO REMOVE THE EXISTING WETLANDS SHOWN ON THE PLAN, PER NATION WIDE PERMIT #39 (NWP #39) issued MARCH 19, 2012 IN CONFORMITY WITH SECTION 401 OF THE CLEAN WATER ACT OF 1977 AND KRS 224.16–050

PRELIMINARY APPROVAL
Condition of Approval:
Development Review — Date 11/20/13
LOUISVILLE & JEFFERSON COUNTY METROPLOITAN SEWER DISTRICT

LEGEND

- EXISTING CONTOUR
- EXISTING SANITARY
- EXISTING TREE LINE
- EXISTING CREEK
- EXISTING FENCE
- EXISTING FIRE HYDRANT
- PROPOSED STORM (CONCEPT)
- PROPOSED SANITARY (CONCEPT)
- PROPOSED FLOW ARROW
- R/Y PROPOSED REQUIRED YARD
- LBA PROPOSED LANDSCAPE BUFFER AREA
- TCPA TREE CANOPY PRESERVATION AREA
- ILA ILA/INTERIOR LANDSCAPE AREA
- PROPOSED TREE LINE
- C|C|C PROPOSED CARPOOL SPACES W/ SIGNAGE

BY: Jimmy Emmert
DATE: 11-20-13
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

RECEIVED
NOV 18 2013
PLANNING & DESIGN SERVICES

GRAPHIC SCALE 1"=60'
0 15 30 60 120

CASE # 18400
MSD WM # 10701

Mindel, Scott & Associates, Inc.
Planning · Engineering · Surveying · Landscape Architecture
Utility Consulting · Property Management
2211 Sir Barton Boulevard, Louisville, KY 40299
Phone (502) 491-1480 Fax (502) 491-1496 www.msaky.com

DEVELOPER
SUMMIT CONSTRUCTION
4852 CRITTENDEN DRIVE
LOUISVILLE, KY. 40209

OWNER
KENWOOD BUSINESS CENTER, LLC
7001 SOUTHSIDE DRIVE
LOUISVILLE, KY 40214

REVISED CAT 3 DEVELOPMENT AND REZONING PLAN
KENWOOD BUSINESS CENTER
7001 SOUTHSIDE DR, 451 KENWOOD BUSINESS DR. & 5539 NATIONAL TURNPIKE LOU. KY 40214
TAX BLOCK: 1036 LOTS: 68, 69, 70 DB. 10052, PG 414; DB. 10068, PG. 875

Revisions

Vertical Scale: N/A
Horizontal Scale: 1"=60'
Date: 9/19/13
Job Number: 3060–CAT3

Sheet 1 of 1

13DEVPLAN1110