

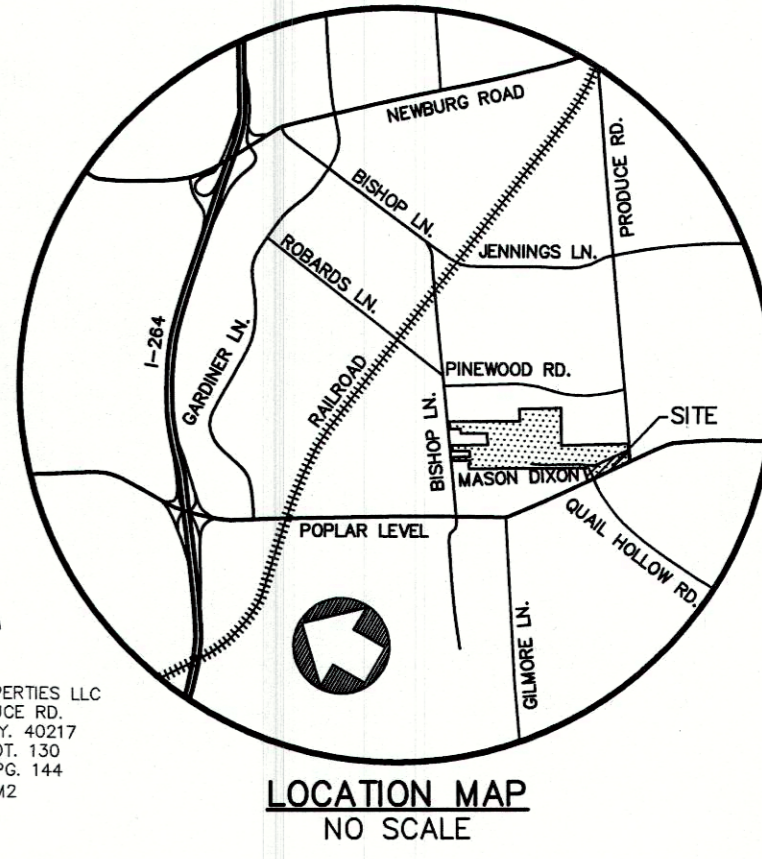
PRELIMINARY APPROVAL

Condition of Approval:

Tom Kelly 4-26-17 Date

Development Review

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 16 Zone 1091

APPROVAL DATE

EXPIRATION DATE

SIGNATURE OF PLANNING COMMISSION

PLANNING COMMISSION

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]*

DATE: *04/26/17*

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND

---XX---	EXISTING CONTOUR
---OHU---	EXISTING OVERHEAD UTILITY
---UG---	EXISTING UNDERGROUND UTILITY
---UPO---	EXISTING UTILITY POLE
---	EXISTING GUY WIRE
---	EXISTING FENCE
---	EXISTING SANITARY SYSTEM
---	EXISTING STORM SEWER
---	EXISTING BASIN
---	EXISTING DITCH
---	EXISTING LOT LINE
---	BOUNDARY Z LINE
---	ZONING LINE
---	FORM DISTRICT LINE

SITE DATA:

EXISTING FORM DISTRICT	R4 & M2
EXISTING ZONING	M2
PROPOSED ZONING	VACANT/WAREHOUSE
EXISTING LAND USE	VACANT/WAREHOUSE
PROPOSED LAND USE	VACANT/WAREHOUSE
TOTAL GROSS LAND AREA	42,98± AC.
TOTAL NET LAND AREA	42,71± AC.
TOTAL GROSS AREA TO BE REZONED	3,61± AC.

IMPERVIOUS SURFACE

SITE AREA	1,860,563 S.F.
EXISTING IMPERVIOUS AREA	889,975 S.F. (48%)
PROPOSED IMPERVIOUS AREA	889,975 S.F. (48%)
INCREASE	0± S.F. (0%)

- 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 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.
 - THE DEVELOPMENT LIES IN THE CAMP TAYLOR FIRE DISTRICT.
 - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL REMAIN.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - CONSTRUCTION APPROVAL INTO ANY PORTION OF A 25' WETLAND BUFFER OR WETLANDS MAY NOT BE GRANTED UNTIL ARMY CORPS OF ENGINEERS HAS GIVEN APPROVAL AND ISSUED PERMITS ALLOWING THE WETLAND TO BE MODIFIED OR A DETERMINATION HAD BEEN MADE BY THE ARMY CORPS OF ENGINEERS THAT IT IS A NON-JURISDICTIONAL WETLAND.
 - NO CHANGE OF USE OR BUILDING CONSTRUCTION PROPOSED WITH THIS ZONING APPLICATION.

- PUBLIC WORKS NOTES:**
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - THE DEVELOPER SHALL DEDICATE TO PUBLIC USE THE AREA SHOWN AS RESERVED RIGHT-OF-WAY WITHIN 60 DAYS OF REQUEST BY METRO PUBLIC WORKS DIRECTOR.
 - UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, IF THE USES ALLOW IT, 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.

- MSD NOTES:**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. 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 (2111C078E).

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.

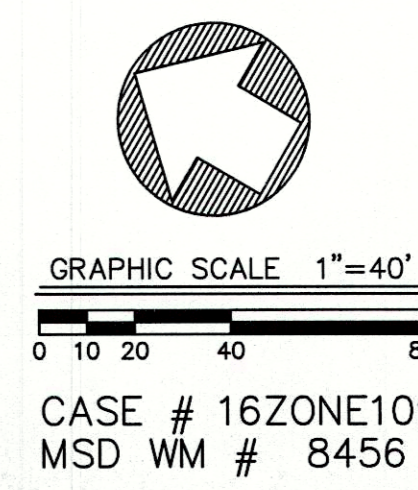
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

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.

RECEIVED

APR 21 2017

PLANNING & DESIGN SERVICES



Mindel, Scott & Associates, Inc.
Planning · Engineering · Surveying · Landscape Architecture
Utility Consulting · Property Management

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MSA

OWNER/DEVELOPER
MASON DIXON PROPERTIES, LLC.
10801 ELECTRON DRIVE SUITE 102
LOUISVILLE, KY. 40299

GENERAL DISTRICT DEVELOPMENT PLAN
MASON DIXON BUSINESS PARK
4520 MASON DIXON LN. & 4655 POPLAR LEVEL RD.
LOUISVILLE, KY. 40213
TAX BLOCK 615 LOTS 20 & 78
D.B. 10613 PG. 497

Revisions	
04/20/17	REMOVE PRODUCE LN. WALK PER PC

Vertical Scale: N/A

Horizontal Scale: 1"=40'

Date: 2/23/17

Job Number: 3347

Sheet

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