

**JEFFERSON COURT
WAREHOUSE**

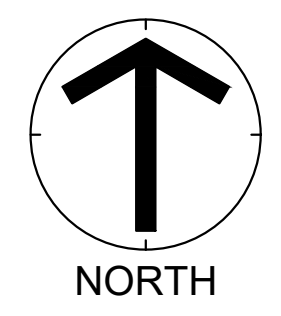
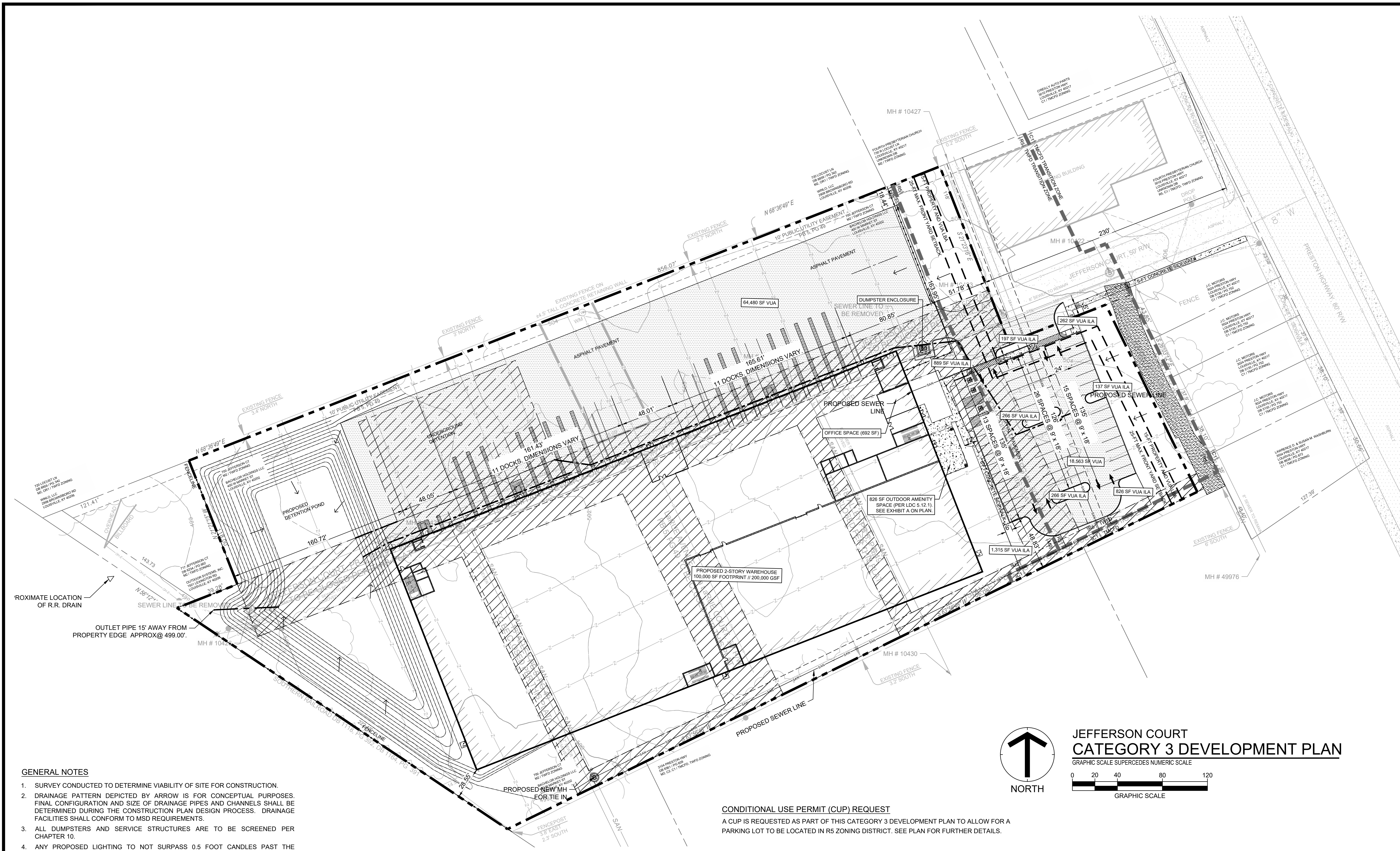
700 BLK JEFFERSON CT
LOUISVILLE, KY 40202

OWNER:
BACHELOR PROPERTIES
10463 HARRIER ST
PLANTATION, FL 33324-2163
CONTACT: ERIC BACHELOR
954-662-7000

ARCHITECT: LANDSCAPE ARCHITECT, CIVIL ENGINEER
LUCKETT & FARLEY
737 SOUTH THIRD STREET
LOUISVILLE, KY 40202-2100
502-585-4161

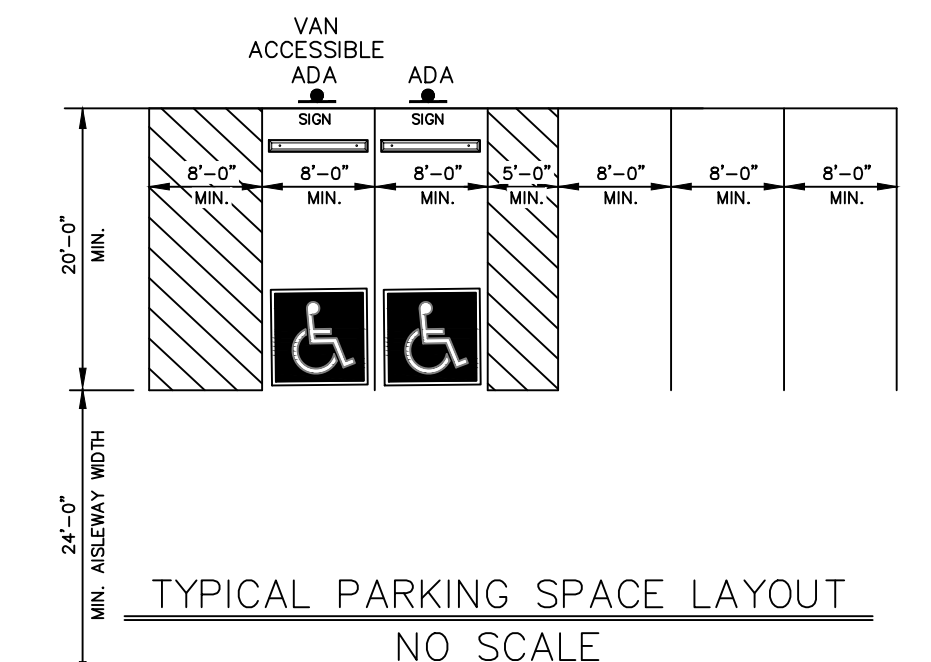


VICINITY MAP
NOT TO SCALE



**JEFFERSON COURT
CATEGORY 3 DEVELOPMENT PLAN**

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 20 40 80 120
GRAPHIC SCALE



TREE CANOPY REQUIREMENTS

LDC 10.1.2B	50% OR GREATER (FULLY REQUIRED)	100% (NEW DEVELOPMENT)
TOTAL REQUIRED TREE CANOPY		30% (65,618 SF)
TOTAL TREE CANOPY TO BE PRESERVED		28,853 SF
TOTAL TREE CANOPY TO BE PROVIDED		63,360 SF
32 TYPE A TREES (1,200 SF)		38,400 SF
28 TYPE B TREES (720 SF)		20,160 SF
20 TYPE C TREES (240 SF)		4,800 SF

NOTE: TREE TYPE QUANTITIES ARE CONCEPTUAL. FINAL TREE QUANTITIES TO BE DETERMINED WITH CONSTRUCTION BID PACKAGE.

TOTAL TREE CANOPY 92,213 SF

LANDSCAPE REQUIREMENTS

PROPERTY PERIMETER LANDSCAPE BUFFER AREA (LBA) (LDC 10.2.4)		
ADJACENT PROPERTY ZONING		C1
REQUIRED LBA	15-FT LBA WITH (2) TREES + 3-FT SCREEN PER 100-FT	
VEHICLE USE AREA (VUA) LBA (LDC 10.2.10)		10-FT LBA REQUIRED
VUA GREATER THAN 30,000 SF		83,043 SF
PROVIDED VUA		15-FT
VUA INTERIOR LANDSCAPE AREAS (ILA) (LDC 10.2.12)		18,563 SF
PROPOSED LOADING VUA (PARKING LOT)		64,480 SF
OVER 30,000 SF OF VUA		5% (4,152 SF)
PROVIDED VUA ILA		4,156 SF

CONDITIONAL USE PERMIT (CUP) REQUEST

A CUP IS REQUESTED AS PART OF THIS CATEGORY 3 DEVELOPMENT PLAN TO ALLOW FOR A PARKING LOT TO BE LOCATED IN R5 ZONING DISTRICT. SEE PLAN FOR FURTHER DETAILS.

WAIVERS / VARIANCES REQUESTED

- A WAIVER IS REQUESTED FOR LDC 5.5.1A AND 5.9.2C TO ALLOW FOR A PARKING LOT TO BE LOCATED IN FRONT OF THE PROPOSED BUILDING.
- A BUILDING HEIGHT VARIANCE IS REQUESTED FOR LDC 5.2.5B TO ALLOW THE PROPOSED BUILDING TO BE 97-FT TALL. THIS WILL BE A 53-FT VARIANCE OF THE 35-FT ALLOWED IN THE TRADITIONAL WORKPLACE FORM DISTRICT STANDARDS OF THE LDC.
- A WAIVER IS REQUESTED TO EXCEED THE 25-FT MAXIMUM FRONT YARD SETBACK REQUIRED FROM JEFFERSON COURT IN LDC 5.2.5.C.4.
- A WAIVER IS REQUESTED FOR THE R5 AND M2 ADJACENCIES.
- A WAIVER IS REQUESTED TO LDC 10.2.10 TO WAIVE THE 10-FT VUA/LBA REQUIREMENT AGAINST JEFFERSON COURT.

SITE DATA

EXISTING FORM DISTRICT	TRADITIONAL WORKPLACE (TO REMAIN)
EXISTING ZONING	M2 / R5 / C1
OVERALL SITE AREA	± 6.55 ACRES (285,395 SF)
EXISTING USE	PREVIOUS SUBDIVISION
PROPOSED USE	WAREHOUSE
PROPOSED BUILDING FOOTPRINT	100,000 SF
PROPOSED IMPERVIOUS AREA	27,643 SF (0.635 AC)
PROPOSED IMPERVIOUS AREA	189,555 SF (4.35 AC)
REQUIRED DETENTION VOLUME	2.70 AC*FT
(6.212') (0.9 - 0.2) (4.98 AC) = 1.80 (AC*FT) * 1.5 = 2.70 AC*FT	
PROPOSED DETENTION VOLUME	3.00 AC*FT

DIMENSIONAL INFO

MAX. FRONT / STREET SIDE SETBACK	25 FT
MIN. SIDE SETBACK	0 FT
MIN. REAR SETBACK	0 FT
MAXIMUM BUILDING HEIGHT	45 FT, OR 3 STORIES
PROPOSED BUILDING HEIGHT	98-FT, OR 2 STORIES
MAXIMUM F.A.R. ALLOWED	3.0 (PER LDC 2.5.2)
PROPOSED F.A.R.	200,000 SF / 301,918 SF = 0.6

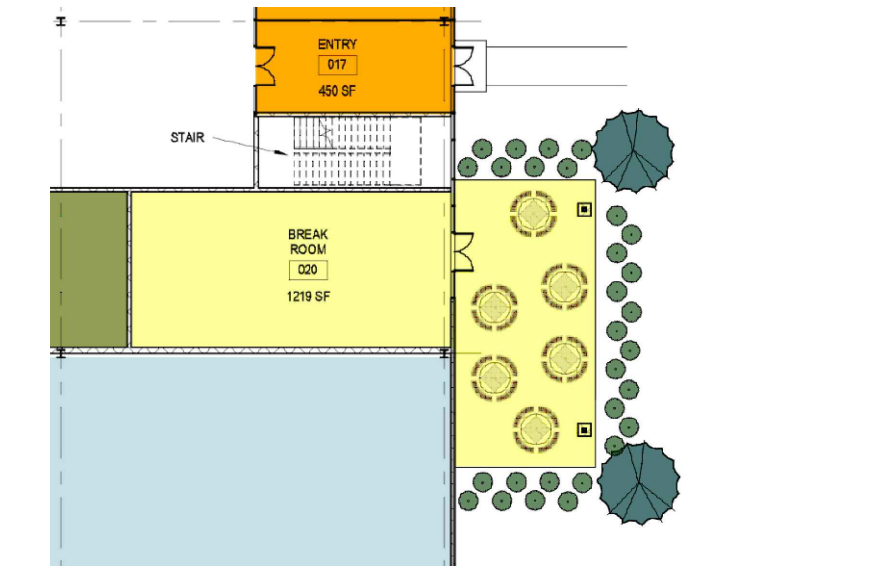


EXHIBIT A: DIAGRAM OF OUTDOOR AMENITY SPACE

MSD STORMWATER CALCULATIONS

EXISTING IMPERVIOUS AREA	27,643 SF (0.635 AC)
PROPOSED IMPERVIOUS AREA	189,555 SF (4.35 AC)
REQUIRED DETENTION VOLUME	2.70 AC*FT
(6.212') (0.9 - 0.2) (4.98 AC) = 1.80 (AC*FT) * 1.5 = 2.70 AC*FT	
PROPOSED DETENTION VOLUME	3.00 AC*FT

MSD GENERAL NOTES

- AN ESPC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100 YEAR STORM EVENTS OR TO THE CAPACITY OF THE EXISTING DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- MSD DRAINAGE BOND IS REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 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 MANAGEMENT PRACTICES.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.

PARKING REQUIREMENTS

TOTAL MINIMUM PARKING REQUIRED	
INDUSTRIAL AND MANUFACTURING (1 SPACE PER 10,000 SF)	10 SPACES
TOTAL MAXIMUM PARKING REQUIRED	
INDUSTRIAL AND MANUFACTURING (1 SPACE PER 600 SF)	400 SPACES
PARKING PROVIDED	55 SPACES

BICYCLE PARKING REQUIREMENTS

PER LDC 9.2.5, (3) BICYCLE SPACES ARE REQUIRED AND WILL BE LOCATED WITHIN THE BUILDING. NO SHORT-TERM PARKING IS REQUIRED.

- GENERAL NOTES**
- SURVEY CONDUCTED TO DETERMINE VIABILITY OF SITE FOR CONSTRUCTION.
 - DRAINAGE PATTERN DEPICTED BY ARROW IS FOR CONCEPTUAL PURPOSES. 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.
 - ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
 - ANY PROPOSED LIGHTING TO NOT SURPASS 0.5 FOOT CANDLES PAST THE PROPERTY LINE, PER CODE.
 - SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED, OR TURNED OFF.
 - THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION COMPLETED ON THIS PROPERTY.
 - THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY PROPERTY SERVICE CONNECTION. WASTE WATER TREATMENT PROVIDED BY MORRIS FORMAL TREATMENT PLANT.
 - COMPATIBLE UTILITIES, IF NEEDED, SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
 - AN ESPC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ALL DISTURBED AREAS NOT INDICATED TO RECEIVE A SPECIFIC SURFACE TREATMENT WILL BE SEEDED.
 - NO NEW SANITARY CONNECTIONS ARE PROPOSED WITH THIS DEVELOPMENT.
 - ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.
 - 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 MANAGEMENT PRACTICES.
 - SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL. PRE-DEVELOPED DRAINAGE AREA AND FLOW RATE TO BE EVALUATED AND DOWNSTREAM CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - CONSTRUCTION PLAN SUBMITTAL AND APPROVAL IS REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION.
 - CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES, OR PUBLIC RIGHT-OF-WAY. TO PROTECT LANDSCAPED AREAS, AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE. (9.1.12.C)

HATCH AND SYMBOLS LEGEND

[Hatch]	PROPOSED ASPHALT PAVEMENT
[Hatch]	PROPOSED CONCRETE PAVEMENT
[Hatch]	STREET CLOSURE IDENTIFICATION
[Hatch]	EXISTING ASPHALT PAVEMENT
[Hatch]	EXISTING CONCRETE PAVEMENT

UTILITIES NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-286-5123) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION SO EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES). WHEN CONTRACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

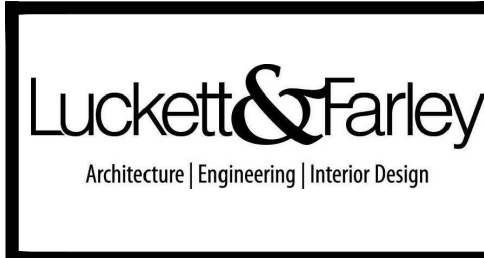
SAN	EXISTING SANITARY SEWER LINE	SAN	PROPOSED SANITARY SEWER LINE
DW	EXISTING WATER LINE	---	PROPOSED PROPERTY LINE
G	EXISTING NATURAL GAS LINE	---	PROPOSED SETBACK LINE
OH-E	EXISTING OVERHEAD ELECTRIC LINE	---	PROPOSED EASEMENT LINE
---	EXISTING FENCE LINE	---	FORM DISTRICT AND ZONING DISTRICT DIVISION LINE
---	EXISTING CONTOUR	---	PROPOSED FENCE LINE
---	EXISTING PROPERTY LINE	---	PROPOSED DRAINAGE FLOW
---	EXISTING EASEMENT. SEE PLANS FOR FURTHER IDENTIFICATIONS		
---	EXISTING PROPERTY LINE TO BE REMOVED		
---	EXISTING SERVICE POLE		
---	EXISTING WATER VALVE		
---	EXISTING FIRE HYDRANT		
---	EXISTING SEWER MANHOLE		
---	EXISTING TREE CANOPY TO REMAIN, WITH PROTECTION		

REVISIONS

1	SUBMITTED TO CLIENT	11/14/2022
2	SUBMITTED TO CLIENT	03/08/2023

PROJECT ORIENTATION

PROJECT NORTH



OWNER / DEVELOPER
BACHELOR HOLDINGS LLC
400 W MARKET ST
LOUISVILLE, KY 40202

OWNER SOURCE OF TITLE

SITE ADDRESS
700 BLK JEFFERSON CT
LOUISVILLE, KY 40217

DATE
01/27/2023

DRAWN BY
TJP

CHECKED BY
MDG

CATEGORY
CATEGORY 3
DEVELOPMENT PLAN
22-CAT3-0018

SHEET NUMBER
DP-101

WM#12456