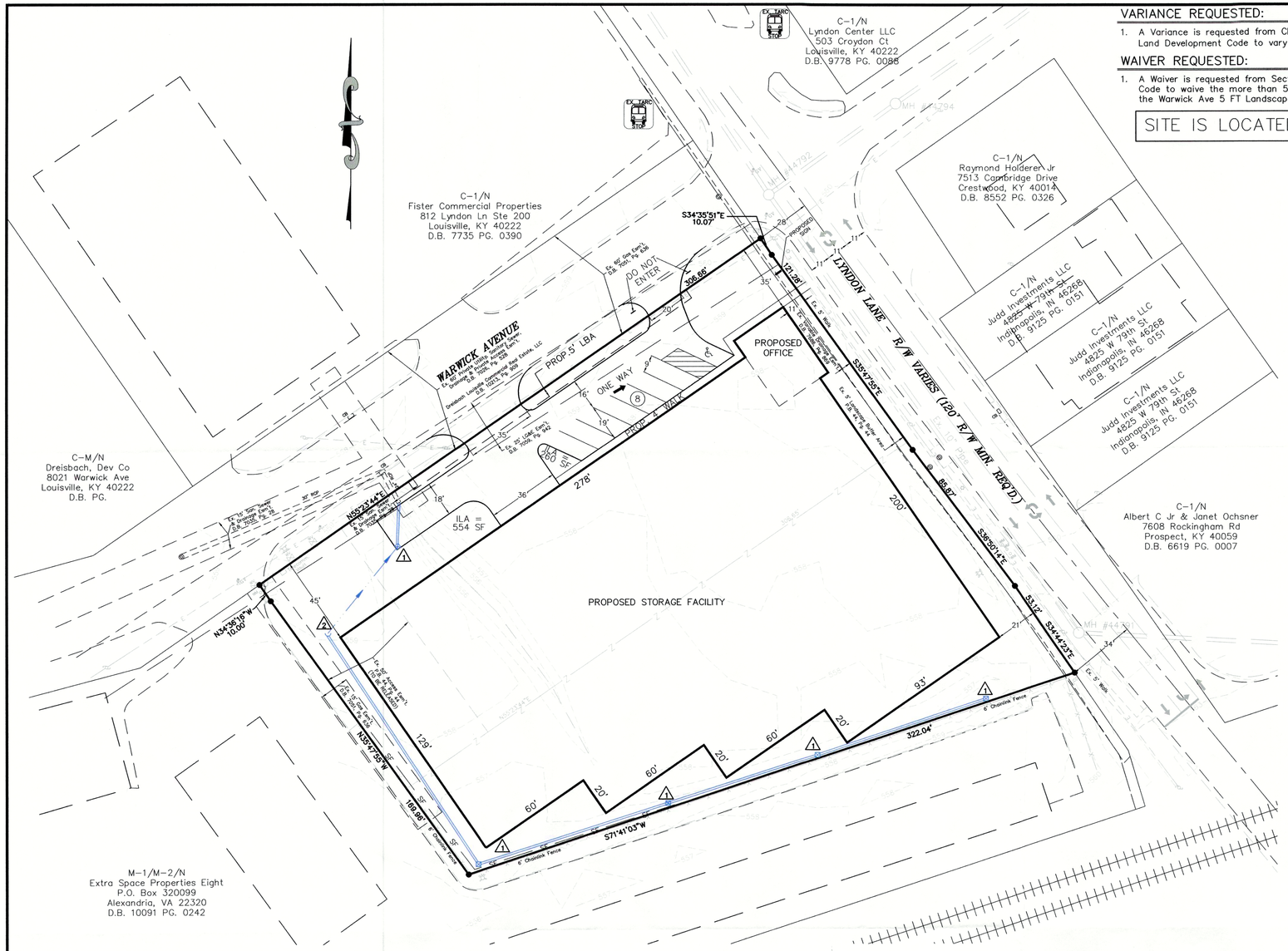


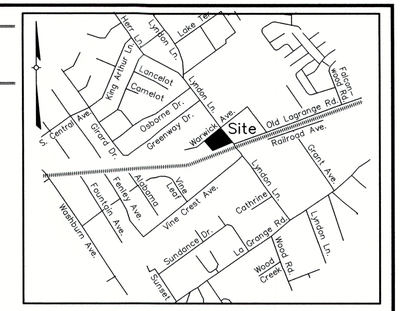
VARIANCE REQUESTED:

1. A Variance is requested from Chapter 5 Part 3.5 Table 5.3.2 of the Louisville Metro Land Development Code to vary the 35' Maximum building height requirement.

WAIVER REQUESTED:

1. A Waiver is requested from Section 10.2.4.B of the Louisville Metro Land Development Code to waive the more than 50% overlap of the existing 25 FT LG&E Easement and the Warwick Ave 5 FT Landscape Buffer Area.

SITE IS LOCATED IN THE CITY OF LYNDON



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 1.6± Ac.	
EXISTING ZONING	= R-1	
PROPOSED ZONING	= M-1	
FORM DISTRICT	= NEIGHBORHOOD	
EXISTING USE	= UNDEVELOPED	
PROPOSED USE	= STORAGE FACILITY	
PROPOSED STORAGE FACILITY AREA	= 133,000 SF	
PROPOSED OFFICE AREA	= 1,000 SF	
TOTAL PROPOSED BUILDING AREA	= 134,000 SF	
BUILDING FOOTPRINT	= 44,667 SF	
F.A.R.	= 1.93 (2.0 MAX. ALLOWED)	
BUILDING HEIGHT	= 3 STORY - 45' (35' MAX. ALLOWED)	
PARKING REQUIRED	MIN.	MAX.
OFFICE		
1000/350 S.F. MIN.	= 3 SP	
1000/200 S.F. MAX.	=	5 SP
STORAGE FACILITY		
1 SP/1.5 EMPLOYEES (4 EMPLOYEES)	= 3 SP	
1 SP/1 EMPLOYEE (4 EMPLOYEES)	=	4 SP
TOTAL PARKING REQUIRED	= 6 SP	9 SP
TOTAL PARKING PROVIDED	= 8 SPACES (1 HC SP INCLUDED)	
TOTAL VEHICULAR USE AREA	= 6,050 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= 454 SF	
INTERIOR LANDSCAPE AREA PROVIDED	= 814 SF	

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. No increase in drainage run off to state roadways.
3. There shall be no commercial signs in the Right of Way.
4. There shall be no landscaping in the Right of Way without an encroachment permit.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. KTC permit will be required prior to construction plan approval.
9. City of Lyndon approval required.
10. A vehicular connection and access easement shall be provided, should the abutting property be redeveloped with a compatible use.

MSD NOTES:

1. Sanitary sewer service will be provided by connection and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0030 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (⟹) 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.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval. On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
5. A Downstream Facilities Capacity Request was submitted to MSD on July 25, 2016.
6. The final design of this project must meet all MS4 water quality regulations established by MSD.
7. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
8. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
9. All building down spouts to be connected to header pipe and routed to drainage channel in front of building.
10. Storm and detention provided by existing detention basin to rear of 8000 Warwick Ave.
11. Capacity of the existing basin to be verified prior to MSD construction plan approval.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

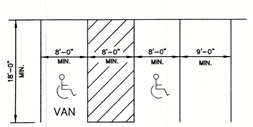
1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. Any modifications to the approval EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
3. 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.
4. 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.
5. 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.
6. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
7. Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilizaton measures shall be required as soon as practicable, but no later than 14 calender days after the activity has ceased.
8. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
9. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

LEGEND

- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE
- = EXISTING SIGN
- GV = EXISTING GAS VALVE
- = EXISTING UTILITY POLE
- = EXISTING LIGHT POLE
- WV = EXISTING WATER VALVE
- WM = EXISTING WATER METER
- = EXISTING FIRE HYDRANT
- CB = EXISTING CATCH BASIN
- CO = EXISTING CLEAN OUT
- = EXISTING STORM DRAINAGE MANHOLE
- OHE = EXISTING OVERHEAD ELECTRIC LINE

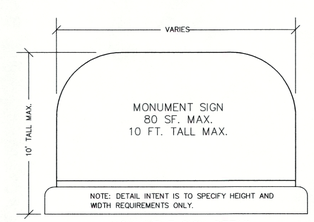
MSD STANDARD EROSION CONTROLS

1	STONE BAG CHECK DAM IN CONCRETE FLUMES
2	WINGED HEADWALL INLET PROTECTION
SF	SILT FENCE



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE



MONUMENT SIGN DETAIL
NOT TO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	69,120 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	20% (13,824 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	20% (14,400 S.F.)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COUNCIL DISTRICT - 7
FIRE PROTECTION DISTRICT - LYNDON

OWNER:
DREISBACH DEVELOPMENT COMPANY
8049 WARWICK AVENUE
LOUISVILLE, KY 40222

SITE ADDRESS:
8050 WARWICK AVE
LOUISVILLE, KY 40222
TAX BLOCK 3085, LOT 0003
P.B. 44, PG. 44

SITE ADDRESS:
8054 WARWICK AVE
LOUISVILLE, KY 40222
TAX BLOCK 3085, LOT 0004
P.B. 44, PG. 44

RECEIVED
AUG 01 2016
PLANNING & DESIGN SERVICES
CASE: 16ZONE1035
MSD WM #11426

NO.	DATE	DESCRIPTION	BY

REVISIONS

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 16050-DDDP
DATE: 7-29-16
SCALE: AS SHOWN
CHECKED BY: AER
DRAWN BY: JH

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
527 WATERFORD AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40202
FAX: 502-589-7755 PHONE: 502.244.5914
WEB SITE: WWW.LDD-INC.COM

DETAILED DISTRICT DEVELOPMENT PLAN

WARWICK STORAGE
8050 + 5054 WARWICK AVENUE

OWNER
DREISBACH DEVELOPMENT COMPANY
8049 WARWICK AVENUE
LOUISVILLE, KY 40222

JOB NO. 16050

SHEET 1 OF 1

16 ZONE 1035

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