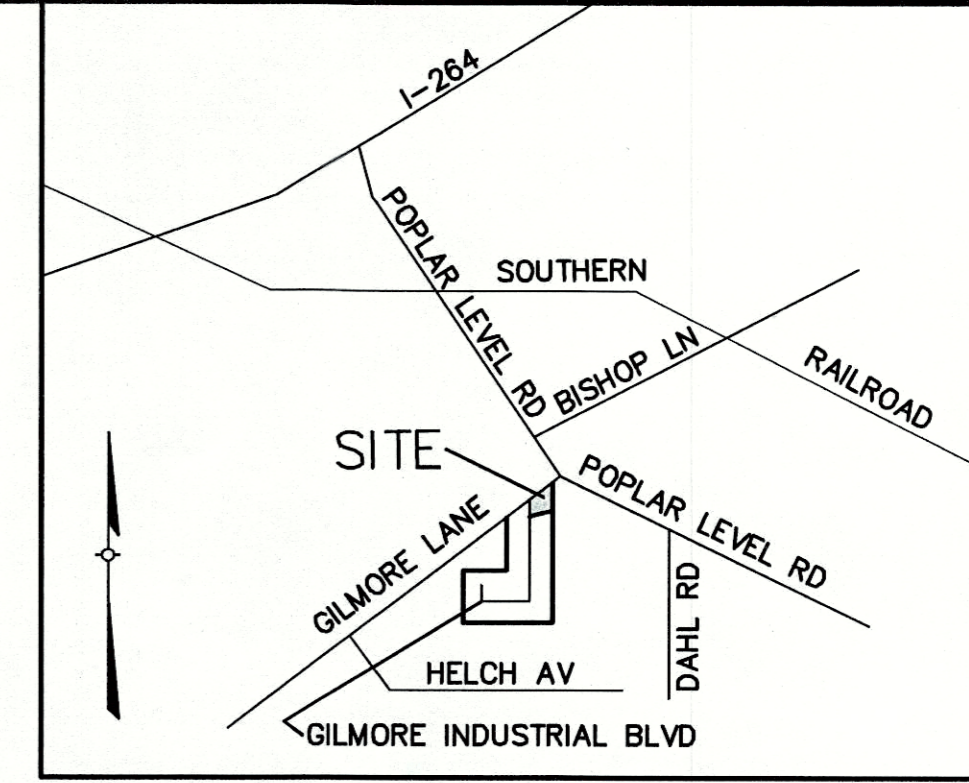


**WAIVER REQUEST**

A LANDSCAPE WAIVER IS REQUESTED FROM SECTION 10.2.10 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW THE GILMORE LANE 15 FT LANDSCAPE BUFFER AREA TO OVERLAP THE EX. 25 FT SEWER AND DRAINAGE EASEMENT BY MORE THAN 50%. THE REQUIRED TREES AND SCREENING WILL BE PROVIDED.

**GENERAL NOTES**

1. Parking areas and drive lanes to be a hard and durable surface.
2. A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0076 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. Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
5. 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.
6. All dumpsters and service structures are to be screened per Chapter 10.
7. No increase in drainage run off to state roadways.
8. There shall be no commercial signs in the Right of Way.
9. There shall be no landscaping in the Right of Way without an encroachment permit.
10. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
11. An encroachment permit and bond will be required for all work done in the Right of Way.
12. Prior to a building permit being issued the existing 15 ft. Landscape Easement along the northeast property line will be released and the existing 30 ft Gilmore Lane Building Limit will be shifted or released and the two lots will be consolidated.



**PRELIMINARY APPROVAL**  
 Condition of Approval: \_\_\_\_\_  
 \_\_\_\_\_ 9/11/10 Date  
 Development Review  
 LOUISVILLE & JEFFERSON COUNTY  
 METROPOLITAN SEWER DISTRICT

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:  
 Show and label the damaged section of sidewalk on the Gilmore frontage at the west corner of the existing building to be replaced.  
 BY: *Just T*  
 DATE: 07/28/10  
 LOUISVILLE/ JEFFERSON COUNTY  
 METRO PUBLIC WORKS

**PROJECT DATA**

TOTAL SITE AREA	= 2.4± Ac.
EXISTING ZONING	= M-2
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= OFFICE/WAREHOUSE
PROPOSED USE	= OFFICE/WAREHOUSE
EXISTING BUILDING AREA	= 15,200 SF
PROPOSED BUILDING ADDITION	= 6,000 SF (39% INCREASE)
TOTAL BUILDING AREA	= 21,200 SF
F.A.R.	= 0.20 (3.0 MAX.)
BUILDING HEIGHT	= 25'
PARKING	MIN. MAX.
OFFICE 3,000/350 MIN.	= 17 SP
OFFICE 5,000/200 MAX.	= 30 SP
WAREHOUSE 40 EMP./1.5 MIN.	= 27 SP
WAREHOUSE 40 EMP./1 MAX.	= 40 SP
PARKING REQUIRED	= 44 SP 70 SP
PARKING PROVIDED	= 59 SP. (INCLUDES 3 HC)
TOTAL VEHICULAR USE AREA	
EXISTING	= 29,165 SF
PROPOSED	= 13,533 SF (46% INCREASE)
TOTAL	= 42,698 SF
INTERIOR LANDSCAPE AREA	
REQUIRED	= NA
Interior Landscape Areas are not required for Vehicular Use Areas that are enclosed and secured from access by a fence and zoned M-2 by Section 10.2.12 of the LDC.	

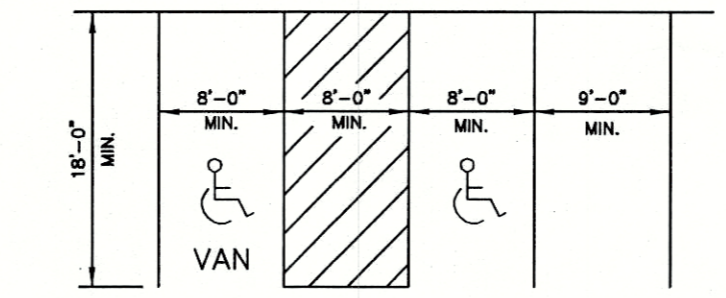
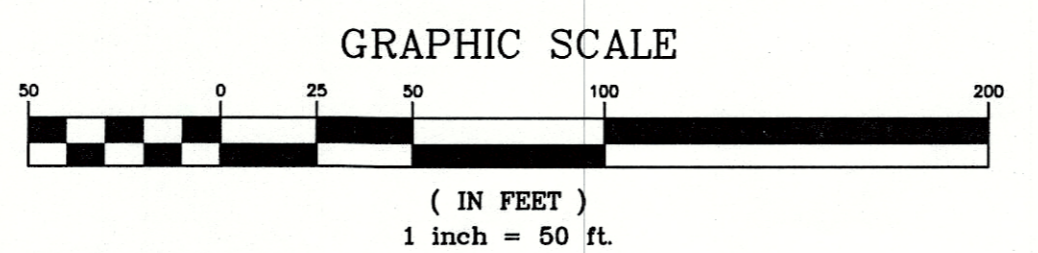
**TREE CANOPY CALCULATIONS**

ONE HALF OF THE TREE CANOPY IS REQUIRED PER SECTION 10.1.2.B.2 FOR INCREASES LESS THAN 50% TO THE VUA OR BLDG.  
 VUA INCREASE=46%, BLDG INCREASE=39%, COMBINED=44%

TOTAL SITE AREA	= 104,544 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 16% (16,727 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 14% (14,400 S.F.)
TOTAL NEW TREE CANOPY REQ'D (1/2)	= 2% ( 2,090 S.F.)
TOTAL TREE CANOPY TO BE PROVIDED	= 16% (16,490 S.F.)

LOUISVILLE METRO  
**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 14517  
 APPROVAL DATE 8/15/10  
 EXPIRATION DATE 5/25/12  
 SIGNATURE OF PLANNING COMMISSION  
*Jo R...*  
 PLANNING COMMISSION

**NOTICE**  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.



TYPICAL PARKING SPACE LAYOUT NO SCALE

COUNCIL DISTRICT - 2  
FIRE PROTECTION DISTRICT - CAMP TAYLOR

SITE ADDRESS:  
3300 GILMORE INDUSTRIAL BLVD.  
TAX BLOCK 2163, LOT 001A  
D.E. 6421, PG. 0904

SITE ADDRESS:  
1352 GILMORE LANE  
TAX BLOCK 2163, LOT 001B  
D.B. , PG.

RECEIVED  
JUL 27 2010  
PLANNING & DESIGN SERVICES

RELATED CASES:  
9-116-86  
B-94-94  
B-161-94  
MSD WM # 10281

NO.	DATE	DESCRIPTION	BY

REVISIONS

PROJECT DATA

FILE NAME: 10056-RDDP	SCALE: AS SHOWN
DATE: 7-2-10	DRAWN BY: AR
CHECKED BY: JH	

**LD&D**  
**LAND DESIGN & DEVELOPMENT, INC.**  
 505 WASHINGTON AVE. SUITE 400  
 LOUISVILLE, KY 40202  
 TEL: 502-414-9278 FAX: 502-414-9274  
 WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**READY ELECTRIC**  
 OWNER  
**WILLIAM D & BETTY L ZIEGLER**  
 P.O. BOX 32307  
 LOUISVILLE, KY 40232-2307

JOB NO. **10056**  
 SHEET **1** OF **1**

ENGINEER'S SEAL SURVEYOR'S SEAL