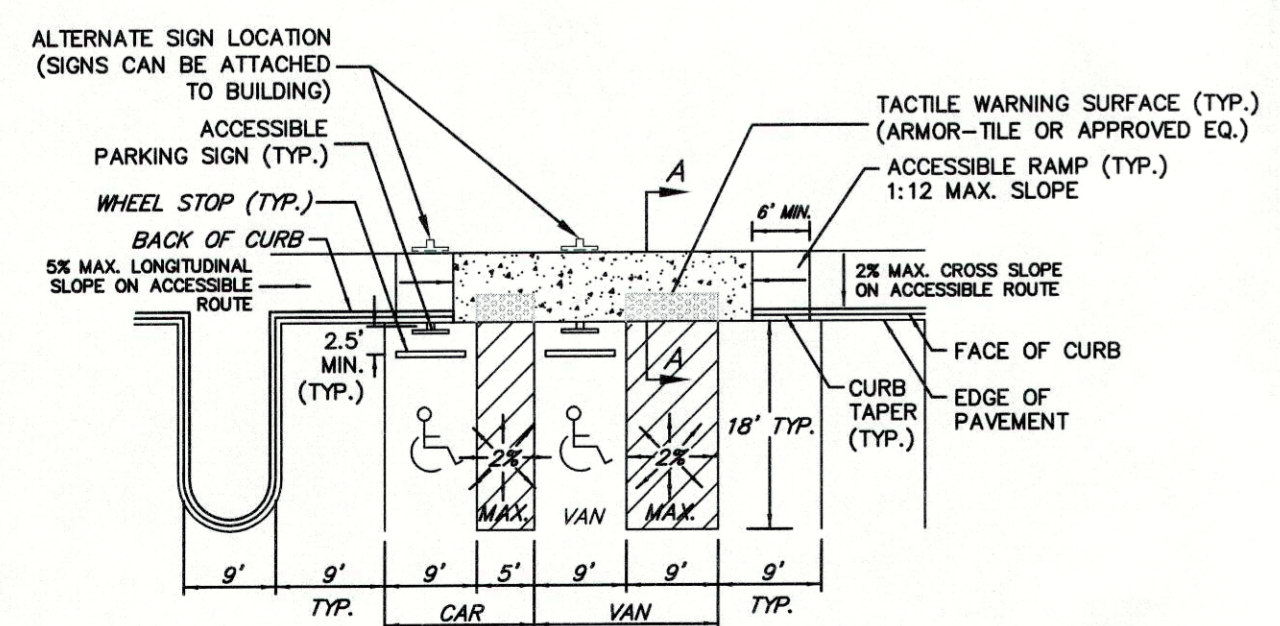


PRELIMINARY APPROVAL
 Condition of Approval:
 Develop as shown
 Date: 11-15-17
 LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: *Tommy Mackey*
 DATE: 11-15-17
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

METRO
LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 17ZONE1052
 APPROVAL DATE: Dec. 21, 2017
 EXPIRATION DATE:
 SIGNATURE OF PLANNING COMMISSION
David L. Partey
 PLANNING COMMISSION



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 SEEDDED 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 SEEDDED, 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.

MSD NOTES:
 1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY EXISTING PROPERTY SEWER CONNECTION. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN DISTRICT.
 2. 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.
 3. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0027E).
PUBLIC WORKS AND KTC NOTES:
 1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 2. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 3. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 4. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
 5. AN ENCROACHMENT PERMIT SHALL BE REQUIRED FOR ANY WORK WITHIN THE RIGHT-OF-WAY.
 6. EXISTING ALLEY TO BE IMPROVED TO PROVIDE 22' IN TOTAL WIDTH ALONG THE RE-DEVELOPED PORTION OF THE SITE WHERE PARKING WILL BE PROVIDED.
 7. EXISTING ACCESS DRIVE OFF PAYNE STREET TO BE REMOVED AT A MINIMUM WITHIN RIGHT-OF-WAY AND CURB TO BE RESTORED AND VERGE SEEDDED. SIDEWALK REPAIR MAY BE REQUIRED AND SHALL BE BROUGHT UP TO A.D.A. STANDARDS.

LEGEND

---	EXISTING CONTOUR
---	EXISTING FENCE
---	EXISTING GUARDRAIL
---	EXISTING RAILROAD TRACKS
---	EXISTING WATER LINE W/ SIZE
---	EXISTING GAS W/ SIZE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING ELECTRIC BOX
---	EXISTING LIGHT POLE
---	EXISTING UTILITY POLE
---	EXISTING UNDERGROUND FIBER OPTIC
---	EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
---	EXISTING SANITARY MANHOLE W/PIPE
---	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
---	PROPOSED SLOPED & FLARED HEADWALL W/PIPE
---	PROPOSED SANITARY MANHOLE W/PIPE
---	PROPOSED DRAINAGE ARROW

SITE DATA:

EXISTING ZONING	TRADITIONAL NEIGHBORHOOD R5A
EXISTING LAND USE	TRANSITIONAL HOUSING/VACANT
PROPOSED LAND USE	OFFICE
TOTAL LAND AREA	0.62± AC.
BUILDING AREA	10,001 ±S.F.
OFFICE	30±
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.37
PARKING REQUIRED	18-50 SPACES
OFFICE	
MINIMUM (1 SPACE/500 S.F.)	20 SPACES
MAXIMUM (1 SPACE/200 S.F.)	50 SPACES
TOTAL 10% REDUCTION (9.1.3.F.1)	18-50
PARKING PROVIDED	
CAR PARKING	20 SPACES
ON-STREET	9
OFF-STREET	11
(INCLUDES 2 ACCESSIBLE SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	4 SPACES
SHORT TERM	2 SPACES
LONG TERM (INSIDE BUILDING)	2 SPACES

TREE CANOPY DATA:

GROSS SITE AREA	26,860± S.F.
TREE CANOPY CATEGORY	CLASS A
EXISTING TREE CANOPY	0± S.F. (0%)
TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TREE CANOPY REQUIRED	0± S.F. (0%)
TREE CANOPY TO BE PLANTED	0± S.F. (0%)

LANDSCAPE DATA:

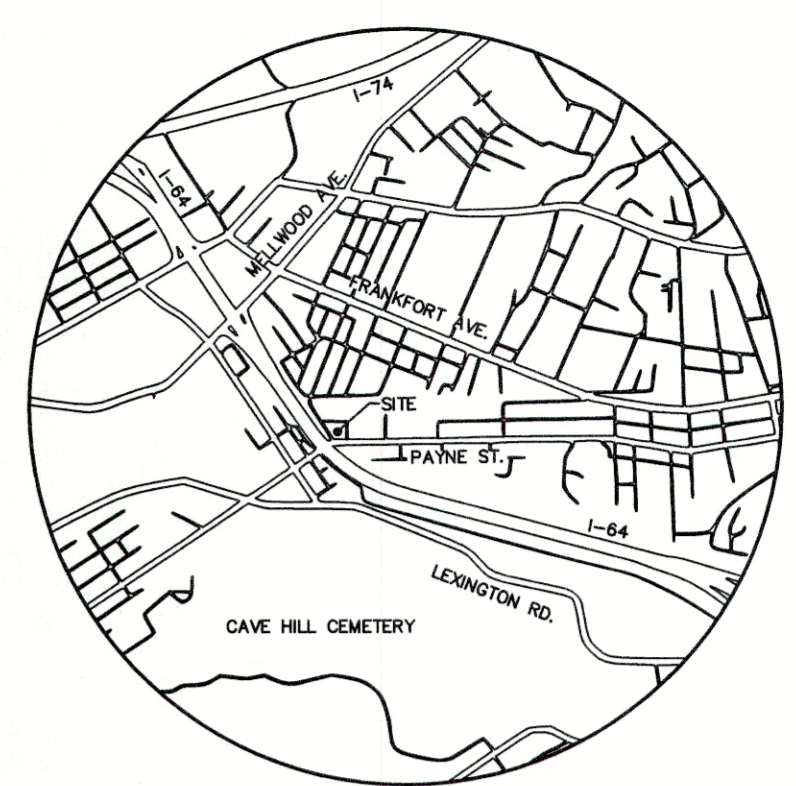
V.U.A.	6,133± S.F.
I.L.A. REQUIRED	0 S.F.
I.L.A. PROVIDED	0 S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS	16,441± S.F.
PROPOSED/NET IMPERVIOUS	16,859± S.F.
SITE DISTURBANCE	8,779± AC.

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 ERRECTED 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. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 5. THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT.
 6. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 7. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
 8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

CASE #17ZONE1052
 MSD WM #11701
 GRAPHIC SCALE 1"=20'
 0 5 10 20 40



MINDEL SCOTT
 ENGINEERING & SURVEYING > PLANNING > LANDSCAPE ARCHITECTURE
 5151 Jefferson Blvd. Louisville, KY 40219
 502-485-1508 > MindelScott.com

DEVELOPER
 CHIP SUMMERS
 PO BOX 3185
 LOUISVILLE, KY 40201

OWNER
 LOWES INVESTMENT PROPERTIES
 18717 WEATHERFORD CIRCLE
 LOUISVILLE, KY 40245

DETAILED DISTRICT DEVELOPMENT PLAN
1701 PAYNE STREET
 1701 & 1705 PAYNE STREET
 LOUISVILLE, KENTUCKY 40206
 T.B. 70A, LOTS 37 & 36
 D.B. 10102 PG. 167 & D.B. 6456 PG. 278

RECEIVED
 NOV 13 2017
 PLANNING & DESIGN SERVICES

Vertical Scale:	N/A
Horizontal Scale:	1"=20'
Date:	10/30/17
Job Number:	3468
Sheet	1
of	1