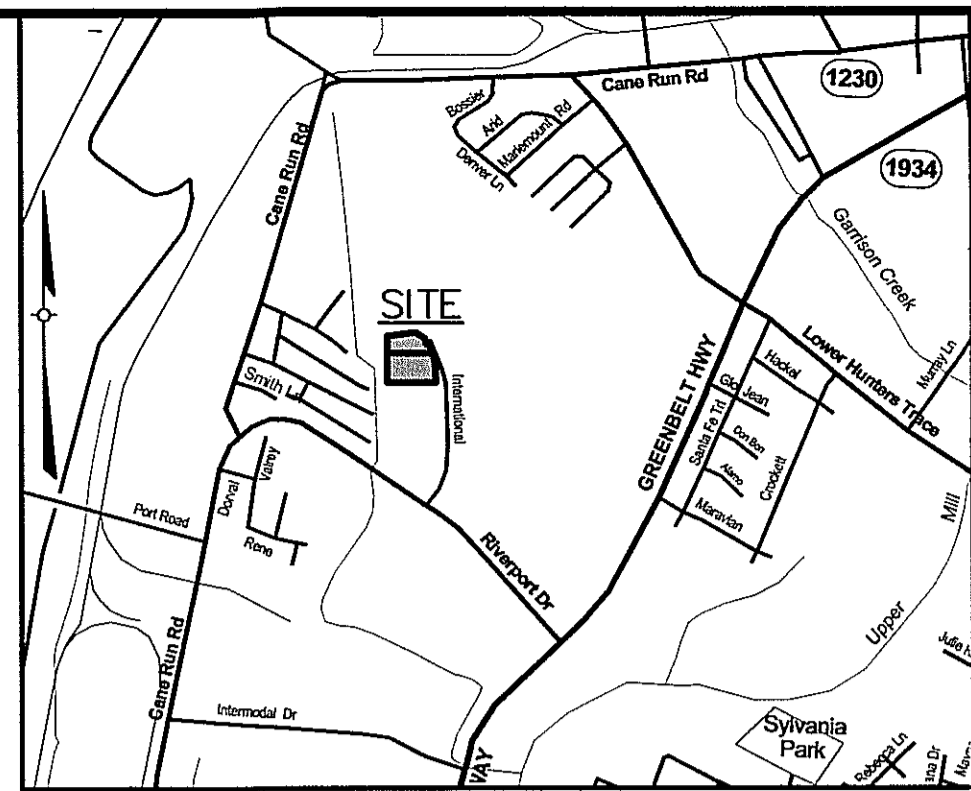


WAIVERS REQUESTED
 WAIVERS ARE REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE 6 FOOT BERM REQUIRED ADJACENT TO THE REAR PROPERTY LINES OF TRACTS 1 AND 2 (SECTION 5.5.4.B.1) AND THE MORE THAN 50% OVERLAP OF THE 50' LANDSCAPE BUFFER AREA WITH THE 75' SEWER & DRAINAGE EASEMENT FOR TRACTS 1 AND 2 (SECTION 10.2.4.B).



LOCATION MAP
NOT TO SCALE

SITE DATA

EXISTING ZONING = M-3
 FORM DISTRICT = SUBURBAN WORKPLACE

TRACT 1 DATA

TRACT 1 AREA = 1.56± Ac.
 EXISTING USE = OFFICE/WAREHOUSE (TO REMAIN)
 TRACT 1 EXISTING BUILDING AREA = 4,979 SF
 TRACT 1 PROPOSED BUILDING ADDITION = 5,467 SF
 TRACT 1 TOTAL BUILDING AREA = 10,446 SF
 F.A.R. (TRACT 1) = 0.15 (4.0 MAX. ALLOWED)
 EXISTING BUILDING HEIGHT = 25'
 PROPOSED BUILDING HEIGHT = 25'
 PARKING REQUIRED (TRACT 1)
 OFFICE = 1000/350 SF MIN. / 1000/200 SF MAX. = 3 MAX.
 WAREHOUSE = 1/1.5 EMPLOYEE MIN. (2 EMPLOYEES) = 1
 1/1 EMPLOYEE MAX. (2 EMPLOYEES) = 2
 TOTAL PARKING REQUIRED = 4
 TOTAL PARKING PROVIDED = 5
 (2 ACCESSIBLE SPACES)
 BIKE PARKING REQUIRED/PROVIDED = 2 LONG TERM (PROVIDED INDOORS)
 EXISTING VEHICULAR USE AREA = 18,154 S.F.
 EXISTING VEHICULAR USE AREA TO BE REMOVED = 5,542 S.F.
 EXISTING VEHICULAR USE AREA TO REMAIN = 12,612 S.F.
 PROPOSED VEHICULAR USE AREA = 8,953 S.F.
 TOTAL VEHICULAR USE AREA = 21,565 S.F. (19% INCREASE)
 SURFACE PARKING VUA = 954 S.F.
 INTERIOR LANDSCAPE AREA REQUIRED = 0% PER LDC SECTION 10.2.12

TRACT 2 DATA

TRACT 2 AREA = 2.91± Ac.
 EXISTING USE = OFFICE/WAREHOUSE (TO REMAIN)
 TRACT 2 BUILDING AREA (OFFICE/WAREHOUSE) = 29,934 SF
 F.A.R. (TRACT 2) = 0.24 (4.0 MAX. ALLOWED)
 EXISTING BUILDING HEIGHT = 30 (50' MAX. ALLOWED)
 PARKING REQUIRED (TRACT 2) (OFFICE/WAREHOUSE)
 OFFICE = 2,800 SF/350 S.F. MIN. = 8 SP
 2,800 SF/200 S.F. MAX. = 14 SP
 WAREHOUSE = 1/1.5 EMPLOYEE MIN. (50 EMPLOYEES) = 34 SP
 1/1 EMPLOYEE MAX. (50 EMPLOYEES) = 50 SP
 TOTAL PARKING REQUIRED = 42 SP
 TOTAL PARKING PROVIDED = 60
 (2 ACCESSIBLE SPACES)
 EXISTING VEHICULAR USE AREA = 45,148 S.F.
 PROPOSED VEHICULAR USE AREA = 6,798 S.F.
 TOTAL VEHICULAR USE AREA = 51,946 S.F. (15% INCREASE)
 SURFACE PARKING VEHICULAR USE AREA = 11,808 S.F.
 INTERIOR LANDSCAPE AREA REQUIRED (7.5% PER SURFACE PARKING) = 885 S.F.
 INTERIOR LANDSCAPE AREA PROVIDED = 1,892 S.F.

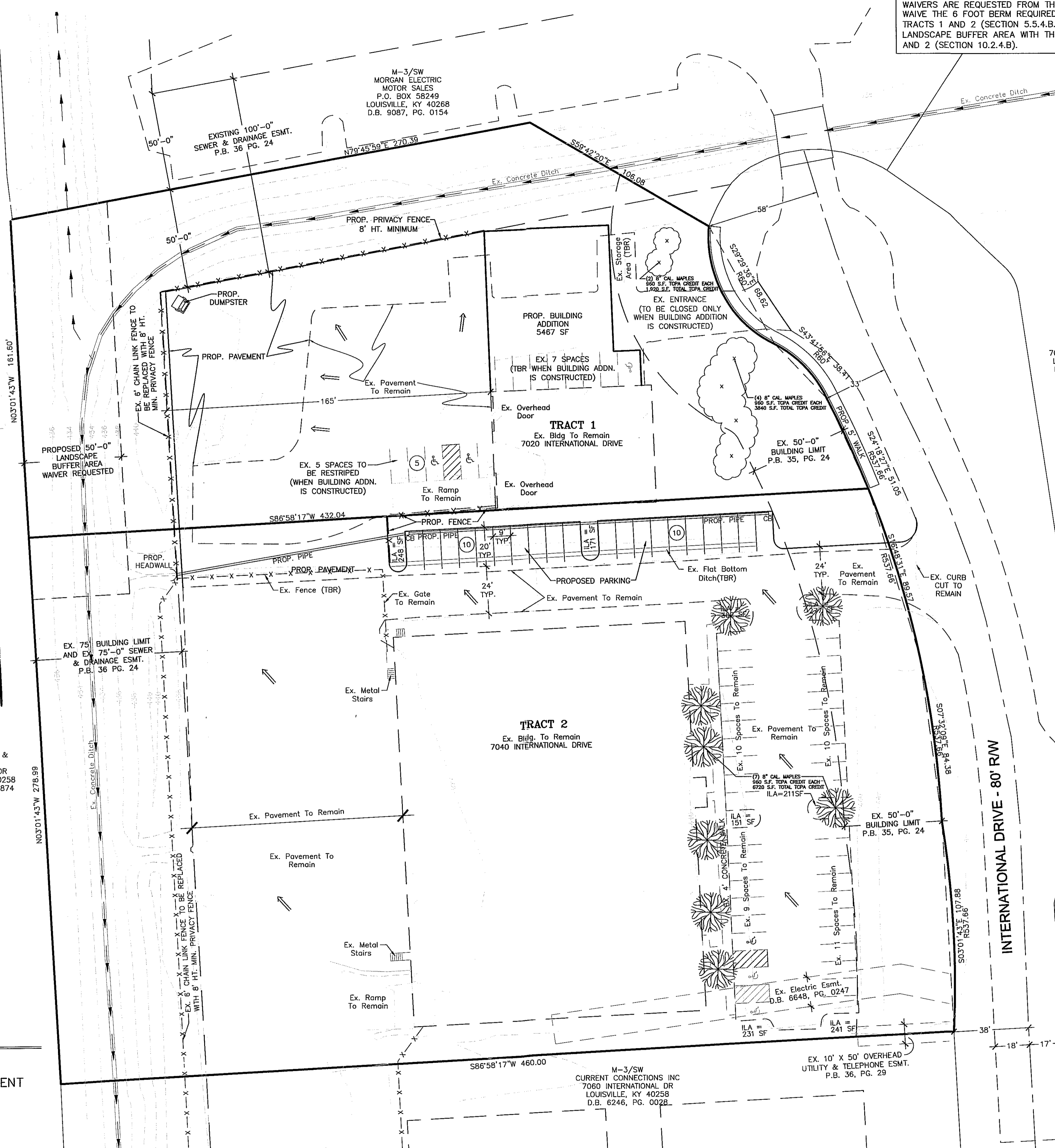
GENERAL NOTES:

- PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
- CONSTRUCTION FENCING SHALL BE ERRECTED 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 DRIFLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE BOUNDARY SHOWN HEREON IS PER DEEDS & RECORD PLAT AND DOES NOT CONSTITUTE A SURVEY.
- TOPOGRAPHY SHOWN HEREON IS PER LOGIC & DOES NOT CONSTITUTE A SURVEY.
- A CROSS ACCESS EASEMENT BETWEEN TRACTS 1 AND 2 WILL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- NO NEW FREESTANDING BUSINESS IDENTIFICATION SIGNS ARE PROPOSED.
- PHASE 1: ADDING PROPOSED PAVEMENT ON TRACTS 1 AND 2.
 PHASE 2: CONSTRUCTING BUILDING ADDITION ON TRACT 1.

MSD NOTES:

- SANITARY SEWER SERVICE IS EXISTING.
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0070 E DATED DECEMBER 5, 2006.
- 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.
- IF THE SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- EROSION & SILT CONTROL SHOWN IS CONCEPTUAL ONLY, AND FINAL DESIGN WILL BE DETERMINED ON CONSTRUCTION PLANS. PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE A EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.

CASE: 14DEVPLAN1157
 RELATED CASE: 9-16-86
 COUNCIL DISTRICT - 1
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
 WM# 2785



TRACT 1 TREE CANOPY CALCULATIONS

TOTAL SITE AREA (0%-40% COVERAGE) = 67,927 S.F.
 EXISTING TREE CANOPY TO BE PRESERVED = 9% (5,760 S.F.)
 TOTAL TREE CANOPY AREA REQUIRED = 17% (11,548 S.F.)

TRACT 2 TREE CANOPY CALCULATIONS

TOTAL SITE AREA (0%-40% COVERAGE) = 126,759 S.F.
 EXISTING TREE CANOPY TO BE PRESERVED = 5% (6,720 S.F.)
 TOTAL TREE CANOPY AREA REQUIRED = 8% (10,141 S.F.)

TRACT 1 OWNER:
 SC MANAGEMENT LLC
 P.O. BOX 58852
 LOUISVILLE, KY 40268

SITE ADDRESS:
 7020 INTERNATIONAL DR
 TAX BLOCK 2306, LOT 066A

TRACT 2 OWNER:
 SONDEX HOLDING A/S
 LOUISVILLE, KY 40258

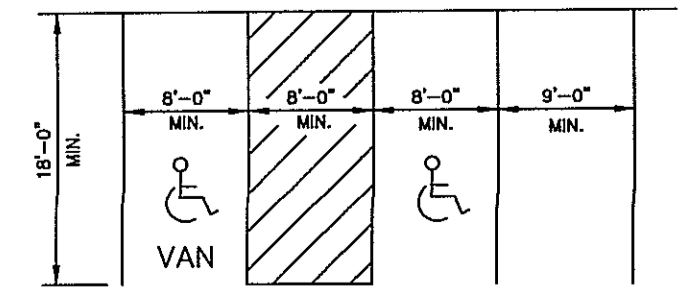
SITE ADDRESS:
 7040 INTERNATIONAL DR
 TAX BLOCK 2306, LOT 065A

PRELIMINARY APPROVAL
 Condition of Approval: _____
 Date: 12/10/14
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

R-6/SW
 GLORIA J BOYD &
 THOMAS FEY
 5307 GALAXIE DR
 LOUISVILLE, KY 40258
 D.B. 9517, PG. 0874

LEGEND

PROPOSED PAVEMENT



GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
 FILE NAME: 1415L_RDDP2.dwg
 DATE: 11/24/2014
 SCALE: AS SHOWN
 CHECKED BY: AER
 DRAWN BY: JH/SBS

REVISIONS

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND ACQUISITION • LANDSCAPE ARCHITECTURE
 607 WARREN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
 TEL: 502.251.4400 FAX: 502.251.4401
 WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
SONDEX HOLDINGS A/S
 DEVELOPER
 INTERNATIONAL DRIVE
 7040 INTERNATIONAL DRIVE
 LOUISVILLE, KY 40258

NOV 24 2014
 SHEET 1 OF 1
 JOB NO. 14158

14DEVPLAN1157