

- LEGEND**
- EXISTING CONTOUR
 - EXISTING TREE MASS
 - EXISTING OVERHEAD UTILITY
 - EXISTING UNDERGROUND UTILITY
 - EXISTING FENCE
 - EXISTING SANITARY SYSTEM
 - PROPOSED FLOW ARROW
 - PROPOSED PROPERTY SERVICE CONNECTION
 - PROPOSED STORM BASIN ADDITION
 - EXISTING BASIN
 - EXISTING LOT LINE
 - INTERIOR LANDSCAPE AREAS (ILA)
 - CARPOOL PARKING SPACE
 - FORM DISTRICT BOUNDARY
 - ZONING LINE
 - FLOODPLAIN
 - PROPOSED STORM SYSTEM (CONCEPT)
 - PROPOSED SANITARY SYSTEM (CONCEPT)
 - PROPOSED SILT FENCE
 - PROPOSED CARPOOL SPACE
 - EX. WETLANDS

PROJECT DATA:

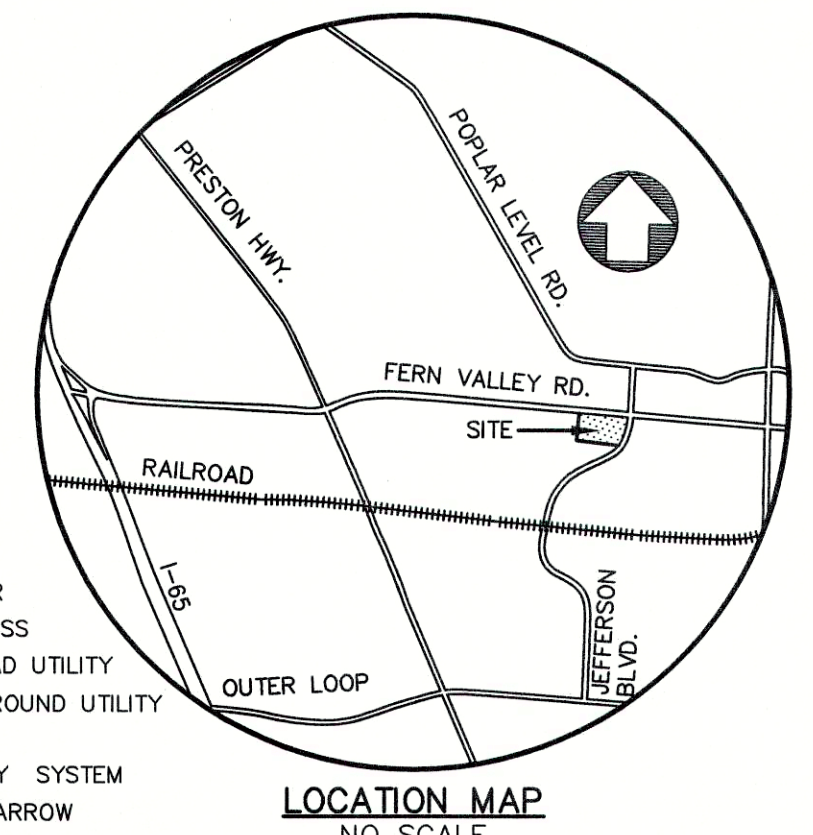
FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	EZ1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	DISTRIBUTION CENTER
TOTAL LAND AREA	17.10 AC.
TOTAL BUILDING AREA	332,500 ± S.F. (15,000 ± S.F. OFFICE)
BUILDING HEIGHT (50' ALLOWED)	42' ±
FLOOR AREA RATIO (5.0 MAX ALLOWED)	0.45
AMENITY AREA REQUIRED/PROPOSED	1,500 ± S.F. (10% OFFICE AREA)
SEATING REQUIRED/PROPOSED	8
PARKING REQUIRED	
OFFICE (15,000 S.F.)	43 (MIN) - 75 (MAX) SPACES
DISTRIBUTION CENTER (325 EMP.)	217 (MIN) - 325 (MAX) SPACES
TOTAL	260 (MIN) - 400 (MAX) SPACES
PARKING PROVIDED (INCLUDES 8 HDOP, 5 CARPOOL)	331 SPACES
LOADING DOCKS PROVIDED	54 SPACES
TRAILER PARKING	30 SPACES
BICYCLE PARKING	
LONG TERM (PROVIDED IN BUILDING)	2 BIKE SPACES

- GENERAL NOTES:**
- 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.
 - 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.
 - PROTECTION OF TREES: PROTECTION OF TREES SHALL BE PRESERVED 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.
 - THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE 5' WIDE MINIMUM.
 - A LANDSCAPE & TREE CANOPY PLAN PER CH. 10 OF THE LDC SHALL BE PROVIDED/PROPOSED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CH. 96 OF THE LOUISVILLE JEFFERSON COUNTY GOVERNMENT ORDINANCES.
 - SITE HAS POTENTIAL FOR HYDRIC SOILS AND SHALL BE EVALUATED PRIOR TO SITE DISTURBING ACTIVITIES.

- MSD NOTES:**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. 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.
 - EROSION & SEDIMENTATION: A SOIL & SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MS4 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.
 - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0094E & 21111C0077E).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - INCREASED RUNOFF VOLUME SHALL BE COMPENSATED AT 1.5:1 IN THE EXISTING BASIN. VOLUME OF EXISTING BASIN MAY BE REQUIRED AS A RESULT TO THIS PROJECT.
 - FLOODPLAIN COMPENSATION TO BE PROVIDED IN THE EXISTING DETENTION BASIN AT A RATIO OF 1.5 TO 1 FOR ALL FILL UP TO THE LOCAL REGULATORY FLOODPLAIN ELEVATION. VOLUME TO BE VERIFIED PRIOR TO CONSTRUCTION PLAN APPROVAL. MODIFICATIONS TO THE EXISTING BASIN MAY BE REQUIRED AS A RESULT OF THIS PROJECT.
 - KY DIVISIONS OF WATER AND CORPS OF ENGINEERS APPROVAL REQUIRED PRIOR TO FULL CONSTRUCTION APPROVAL.
 - ALL PROPOSED PARKING AREAS BELOW FLOODPLAIN ELEVATIONS TO HAVE SIGNS PER FLOODPLAIN ORDINANCE.
 - LOWEST FINISHED FLOOR TO BE AT OR 1' ABOVE LOCAL REGULATORY FLOODPLAIN ELEVATION.

WAIVER REQUEST

A WAIVER OF 5.12.2.A.1 OF THE LDC IS REQUESTED TO REDUCE THE SIZE OF THE AMENITY AREA AND ALLOWING IT TO BE CALCULATED BASED ON 10% OF THE OFFICE AREA.



LANDSCAPE DATA:

V.U.A	139,313 ± S.F.
I.L.A. REQUIRED (7.5% X VUA)	10,448 S.F.
I.L.A. PROVIDED	12,349 ± S.F. (0%)
TRUCK MANEUVERING (LOADING) AREA	122,326 ± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	745,294 ± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	0 ± S.F. (0%)
EXISTING TREE CANOPY TO BE PRESERVED	0 ± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	149,059 ± S.F. (20%)
TREE CANOPY TO BE PLANTED	149,059 ± S.F. (20%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION OBTAINED BY MSD DIGITAL LOGIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOGIC FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

DETENTION CALCULATIONS

2.9/12 (0.75-0.22) (17.10) = 2.19 AC.FT.
PROP. IMPERVIOUS AREA: 471,813 ± AC.

- PUBLIC WORKS NOTES**
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - AN ENCROACHMENT PERMIT & BOND WILL BE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - NO LANDSCAPING OR COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT OF WAY.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS. THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
 - NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
 - ACCESS EASEMENT MUST CONFORM TO ORDINANCE 187, SERIES 2003 AS AMENDED.
 - GROSS ACCESS AGREEMENT OR EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - THE FERN VALLEY ROAD ENTRANCE & MEDIAN IMPROVEMENTS SHALL BE MODIFIED AT CONSTRUCTION BASED ON TRAFFIC STUDY & KTC DESIGN REQUIREMENTS.

E.P.S.C. NOTES:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC 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 SEEDD AND STABILIZED.

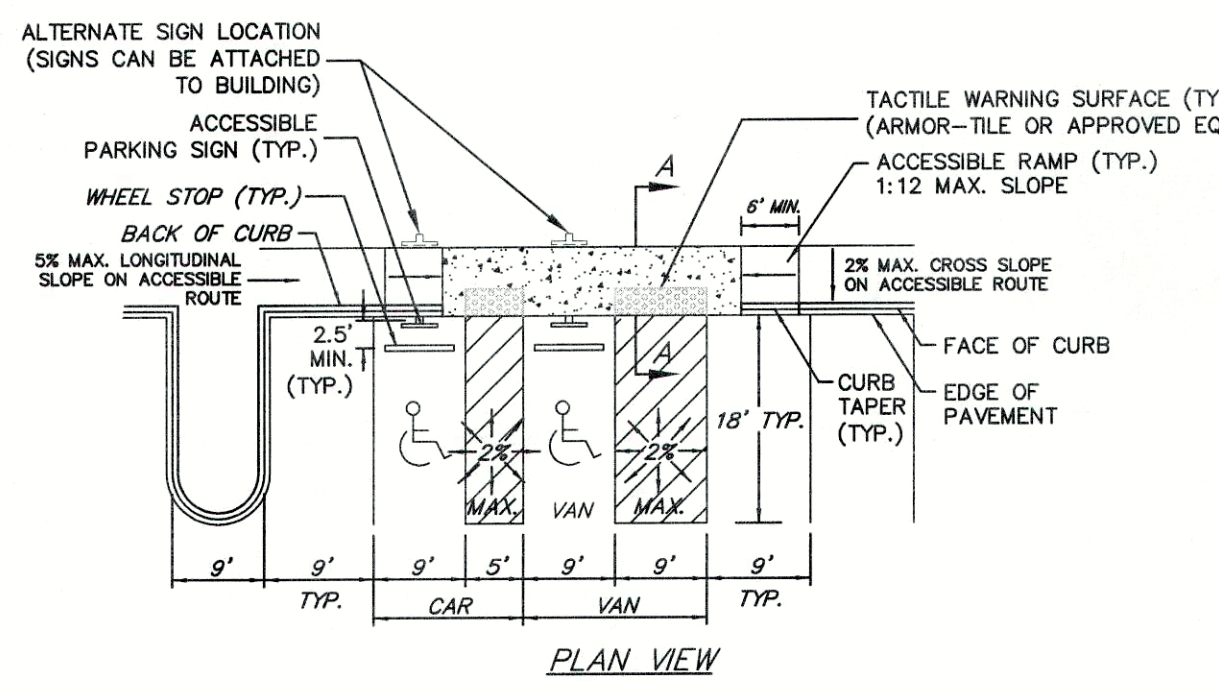
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDD, 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.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE 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.



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LOUISVILLE, KY. 40209

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CATEGORY 3 DEVELOPMENT PLAN
FERN VALLEY COMMERCE CENTER
4500 FERN VALLEY RD.
LOUISVILLE, KENTUCKY 40219
TAX BLOCK: 634 LOTS: 224
D.B. 9938 PG. 18

Revisions	1/11/16 PER AGENCY COMMENTS	
	2/25/16 PER AGENCY COMMENTS	
	2/25/16 PER AGENCY COMMENTS	
	2/25/16 PER AGENCY COMMENTS	

Vertical Scale: N/A
Horizontal Scale: 1"=60'
Date: 12/14/15
Job Number: 3298
Sheet
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CASE # 15DEVPLAN1203
MSD WM # 11332

