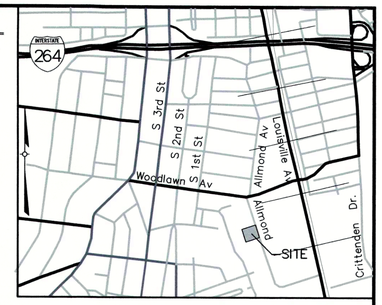
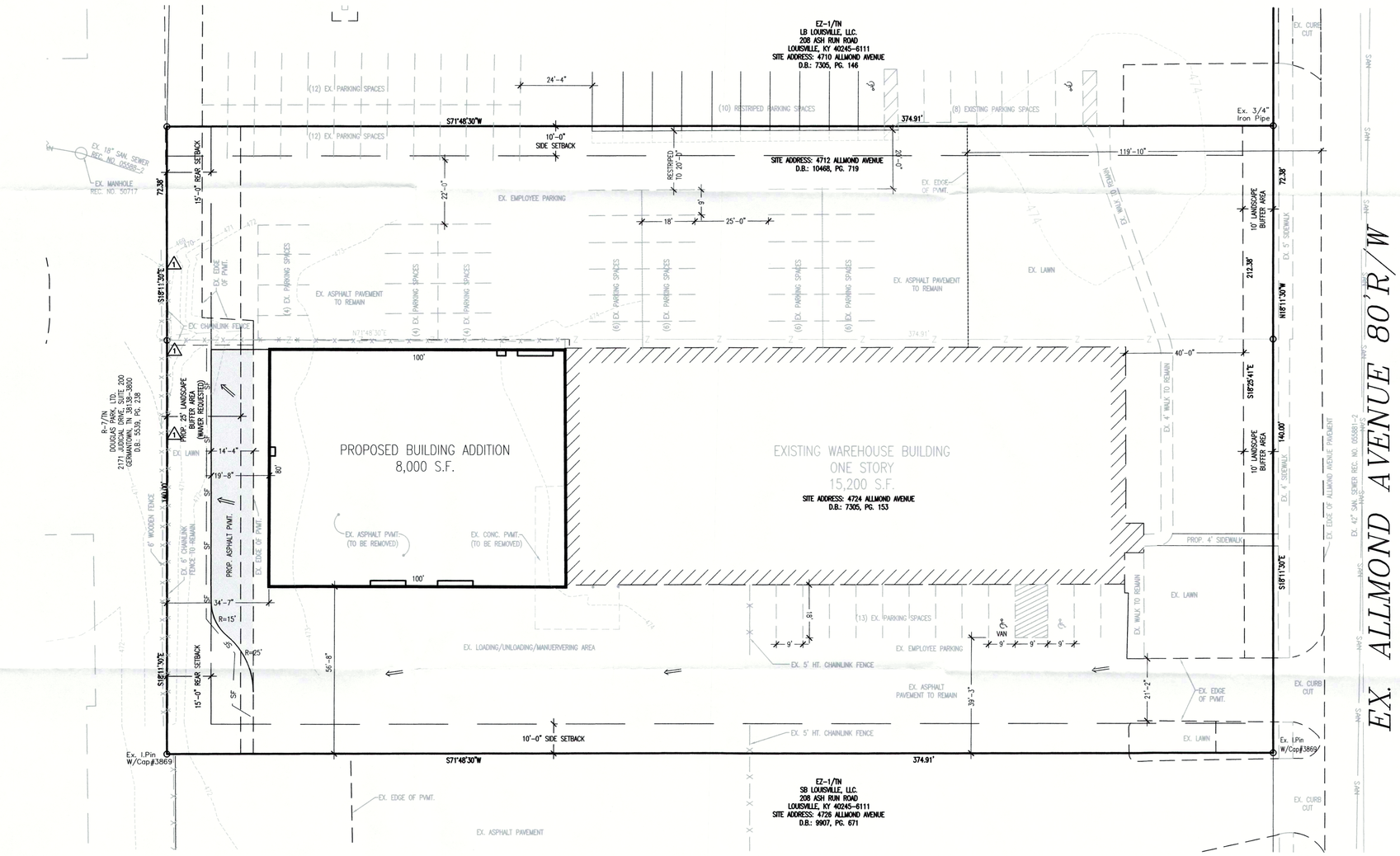
WAIVERS REQUESTED:

1. A waiver is requested from the Land Development Code, Chapter 10, Part 2, Section 4 to allow the asphalt pavement to encroach into the required northern property line 25' Landscape Buffer Area.
2. A waiver is requested from Land Development Code Chapter 10, Part 2, Section 12 to waive the Interior Landscape Island requirement.



LOCATION MAP
NOT TO SCALE



PROJECT DATA

SITE AREA	
4712 ALLMOND AVENUE	= 0.6 ACRES
4724 ALLMOND AVENUE	= 1.2 ACRES
TOTAL SITE AREA	= 1.8 ACRES (78,408 S.F.)
EXISTING ZONING	= EZ-1
FORM DISTRICT	= TRADITIONAL NEIGHBORHOOD
EXISTING USE TO REMAIN	= OFFICE/WAREHOUSE/RETAIL
BUILDING AREA	
EXISTING WAREHOUSE AREA	= 15,200 S.F.
PROPOSED WAREHOUSE ADDITION	= 8,000 S.F. (53% INCREASE IN BUILDING AREA)
TOTAL BUILDING AREA	= 23,200 S.F.
BUILDING HEIGHT	= TO MATCH EXISTING NOT TO EXCEED 45' MAX.
FAR	= 0.29 (5.0 MAXIMUM)

PARKING REQUIRED	MIN.	MAX.
WAREHOUSE		
MIN. (90 EMPLOYEES/1.5)	= 60 SPACES	
MAX. (90 EMPLOYEES X 1)	=	90 SPACES
OFFICE		
MIN. (8,000S.F./500S.F.)	= 16 SPACES	
MAX. (8,000S.F./200S.F.)	=	40 SPACES
RETAIL		
MIN. (430S.F./300S.F.)	= 2 SPACES	
MAX. (430S.F./200S.F.)	=	2 SPACES
TOTAL PARKING REQUIRED	= 78 SPACES	132 SPACES
TOTAL PARKING PROVIDED	= 91 SPACES (4 ACCESSIBLE SPACES INCLUDED)	
BICYCLE PARKING REQUIRED	= 2 LONG TERM SPACES (PROVIDED INSIDE BLDG.) = NO SHORT TERM REQUIRED PER TABLE 9.2.1	
EMPLOYEE PARKING	= 27,745 S.F.	
LOADING/MANUEVERING AREA	= 11,437 S.F.	
TOTAL VEHICULAR USE AREA	= 39,182 S.F.	
INTERIOR LANDSCAPE AREA REQUIRED	= 1,387 S.F. (5% OF 27,745 S.F.)	
INTERIOR LANDSCAPE AREA PROVIDED	= WAIVER REQUESTED	

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. 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.
3. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
4. A Cross Access and Shared Parking agreement will be recorded between 4710, 4712, 4724, & 4726 Allmond Avenue prior to a Certificate of Occupancy being issued.
5. A Plat of Consolidation will be recorded prior to a certificate of occupancy being issued.
6. The site's dumpster is located on 4726 Allmond Avenue.

MSD NOTES:

1. Sanitary sewer service is existing.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0074E 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. Site will be subject to MSD Regional Facilities Fee.
5. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
6. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for 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.

TREE CANOPY CALCULATIONS

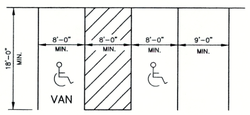
TOTAL SITE AREA	= 76,408 S.F. (1.8 ACRES)
EXISTING TREE CANOPY AREA	= 0 S.F.
TOTAL PRESERVED TREE CANOPY AREA	= 0 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 10% (7,641 S.F.)
TOTAL TREE CANOPY PROPOSED	= 7,680 S.F. (10%)

IMPERVIOUS AREA CALCULATIONS

TOTAL SITE AREA	= 78,408 S.F. (1.8 ACRES)
EXISTING IMPERVIOUS AREA	= 62,787 S.F. (80% OF TOTAL SITE)
EXISTING PERVIOUS AREA	= 15,621 (20% OF TOTAL SITE)
PROPOSED IMPERVIOUS AREA	= 64,201 S.F. (2% INCREASE)
TOTAL IMPERVIOUS AREA INCREASE	= 1,414 S.F. (2%)
TOTAL PERVIOUS AREA	= 14,207 S.F. (18% OF TOTAL SITE)

LEGEND

- 473 = EXISTING MINOR CONTOURS
- 470 = EXISTING MAJOR CONTOURS
- = EXISTING FENCE
- = Z OUT BOUNDARY LINE
- = EXISTING SANITARY SEWER
- = EXISTING SANITARY SEWER MANHOLE



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

MSD STANDARD EROSION CONTROLS	
⚠	STONE BAG INLET PROTECTION
———	SILT FENCE

OWNER:
SB LOUISVILLE, LLC.
208 ASH RUN ROAD
LOUISVILLE, KY 40245

SITE ADDRESS:
4712 & 4724 ALLMOND AVENUE
LOUISVILLE, KY 40209
TAX BLOCK 59C, LOT 23
D.B. 10468, PG. 719
TAX BLOCK 59C, LOT 2
D.B. 7305, PG. 153

COUNCIL DISTRICT – 12
FIRE PROTECTION DISTRICT – CITY OF LOUISVILLE

RECEIVED
NOV 23 2015
PLANNING & DESIGN SERVICES

CASE: 15DEVPLAN1177
WM#11304

REVISIONS

NO.	DATE	DESCRIPTION	BY

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 15158_RDDP.dwg
DATE: 11-23-15
SCALE: AS SHOWN
DRAWN BY: SBS
CHECKED BY: AER

L D&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WASHBURN AVENUE, SUITE 91 • LOUISVILLE, KENTUCKY 40222
PHONE: (502) 893-0274 FAX: (502) 893-0276
WEB SITE: WWW.LDD-INC.COM

CATEGORY 3 PLAN

DIESEL INJECTIONS
4724 + 4712 ALLMOND AVE.
DEVELOPER
INTEGRAL STRUCTURES
13720 AIKEN ROAD
LOUISVILLE, KY 40245
502.361.1181

JOB NO. 15158

SHEET 1 OF 1

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