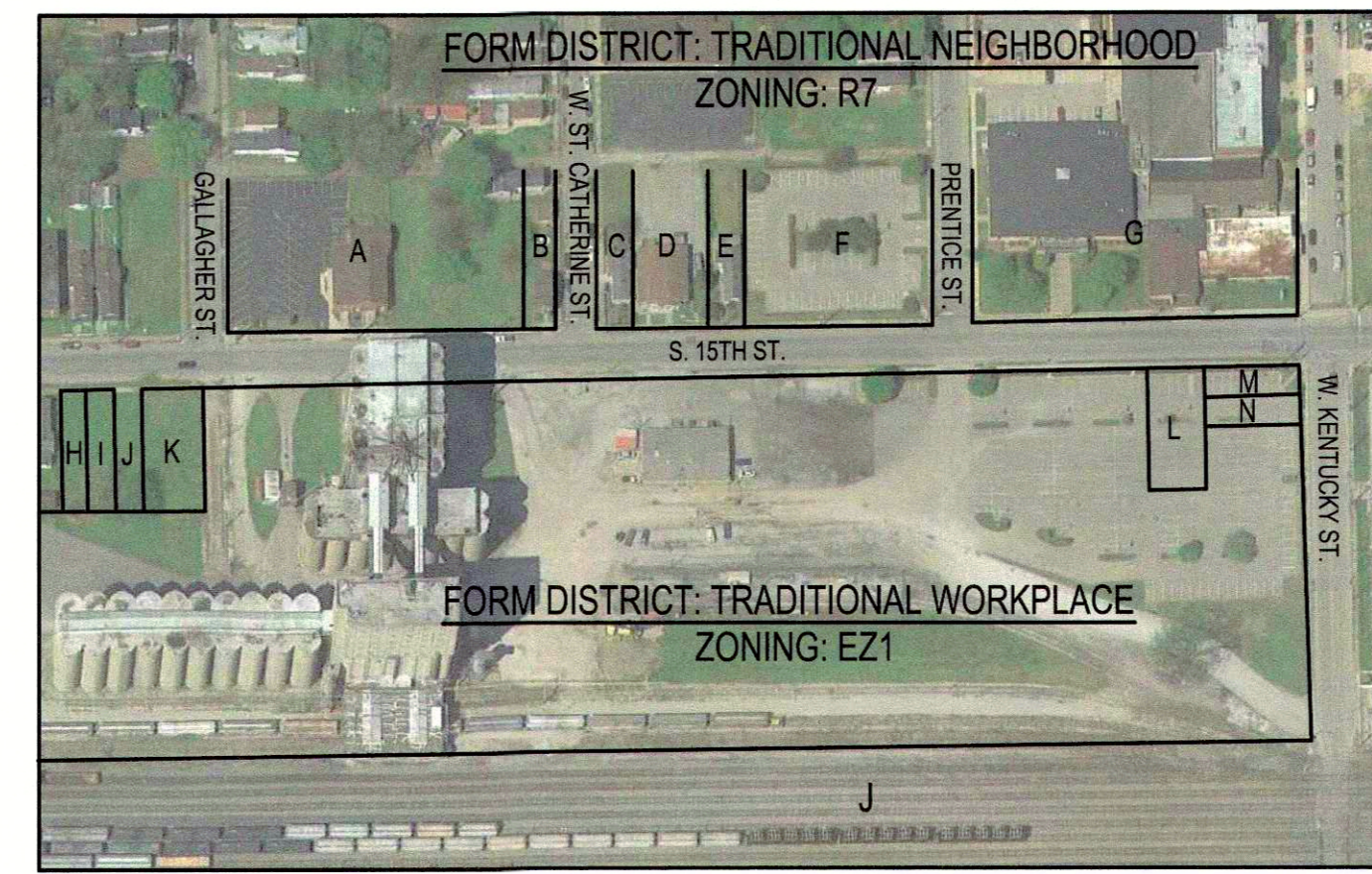


**PRELIMINARY APPROVAL**  
 Condition of Approval: \_\_\_\_\_  
*Tang Kelly 5-30-18*  
 Development Review Date  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**ADJACENT PROPERTY INFORMATION**

- (SEE VICINITY MAP TO RIGHT)
- PROPERTY A**  
OWNER: CHURCH, OF GOD OR SANCTIFIED 1  
PARCEL ID: 037G01250000  
ZONING: R7
- PROPERTY B**  
OWNER: SPENCER, NATHANIEL R A  
PARCEL ID: 037G01580000  
ZONING: R7
- PROPERTY C**  
OWNER: ST. STEPHEN BAPTIST CHURCH  
PARCEL ID: 037E00400000  
ZONING: R7
- PROPERTY D**  
OWNER: GREATER, FREEBORN MISSIONARY BA  
PARCEL ID: 037E00410000  
ZONING: R7
- PROPERTY E**  
OWNER: COOPER, ISAHIAH SR & E M  
PARCEL ID: 037E00440000  
ZONING: R7
- PROPERTY F**  
OWNER: ST. STEPHEN BAPTIST CHURCH  
PARCEL ID: 037E00500000  
ZONING: R7
- PROPERTY G**  
OWNER: ST. STEPHEN BAPTIST CHURCH  
PARCEL ID: 037E01110000  
ZONING: R7
- PROPERTY H**  
OWNER: CONSOLIDATED GRAIN AND BARGE CO.  
PARCEL ID: 037H00080000  
DEED INFO: DB 9432, PG 858, TRACT 3  
ZONING: E21
- PROPERTY I**  
OWNER: CONSOLIDATED GRAIN AND BARGE CO.  
PARCEL ID: 037H00070000  
DEED INFO: DB 9432 PG 858, TRACT 2  
ZONING: E21
- PROPERTY J**  
OWNER: ALLEN, BURKS DONNA R  
PARCEL ID: 037H00060000  
ZONING: E21
- PROPERTY K**  
OWNER: CONSOLIDATED GRAIN AND BARGE CO.  
PARCEL ID: 037H00500000  
DEED INFO: DB 9432, PG 858, TRACT 1  
ZONING: E21
- PROPERTY L**  
OWNER: ST. STEPHEN BAPTIST CHURCH, INC.  
PARCEL ID: 037H00030000  
DEED INFO: DB 6215, PG 34  
ZONING: E21
- PROPERTY M**  
OWNER: ST. STEPHEN BAPTIST CHURCH, INC.  
PARCEL ID: 037H00010000  
DEED INFO: DB 6222, PG 197  
ZONING: E21
- PROPERTY N**  
OWNER: ST. STEPHEN BAPTIST CHURCH, INC.  
PARCEL ID: 037H00020000  
DEED INFO: DB 6781, PG 31  
ZONING: E21



VICINITY MAP  
N.T.S.

**GENERAL**

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 21,086 S.F.
- SITE SHALL SHEET FLOW TO THE RIGHT OF WAY ONLY, NO DIRECT CONNECTION TO THE STORM SYSTEM LOCATED IN THE RIGHT OF WAY.

**PLAN KEYNOTES**

- PROPOSED PRE-ENGINEERED METAL BUILDING BY OTHERS.
- PROPOSED MCC ROOM BY OTHERS.
- PROPOSED DUST CONTROL EQUIPMENT BY KICE.
- PROPOSED STORAGE BIN BY OTHERS.
- PROPOSED CONVEYOR BY OTHERS.
- PROPOSED ASPHALT PAVEMENT.
- EXISTING PARKING TO REMAIN.
- PROPOSED ASPHALT WALK FROM R/W TO EXISTING BUILDING.
- EXISTING AREA OF PUBLIC SIDEWALK TO BE REPLACED.
- PROPOSED CONCRETE WHEEL STOPS.



**MSD NOTE**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.

**SITE INFORMATION**

OWNER: CONSOLIDATED GRAIN AND BARGE CO.  
P.O. BOX 249  
MANDEVILLE, LA 70470-0249

ENGINEER: GPD GROUP  
520 SOUTH MAIN STREET, SUITE 2531  
AKRON, OH 44311

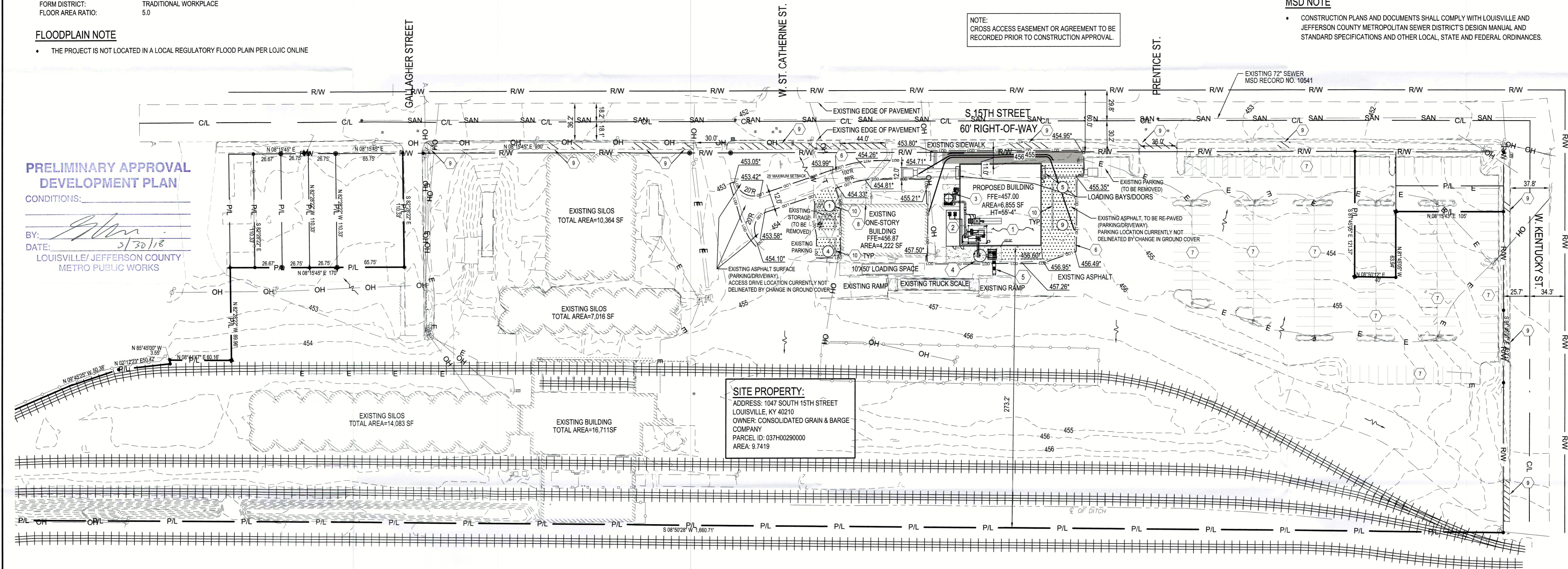
PROPERTY AREA: 9.74 ACRES  
TAX BLOCK AND LOT #: 037H-0029-0000  
DEED INFO: DB 6661, PG 262  
PROPERTY ZONING: E21  
ADJACENT PROPERTY ZONING: R7  
EXISTING USE: M3  
PROPOSED USE: M3  
FORM DISTRICT: TRADITIONAL WORKPLACE  
FLOOR AREA RATIO: 5.0

**FLOODPLAIN NOTE**

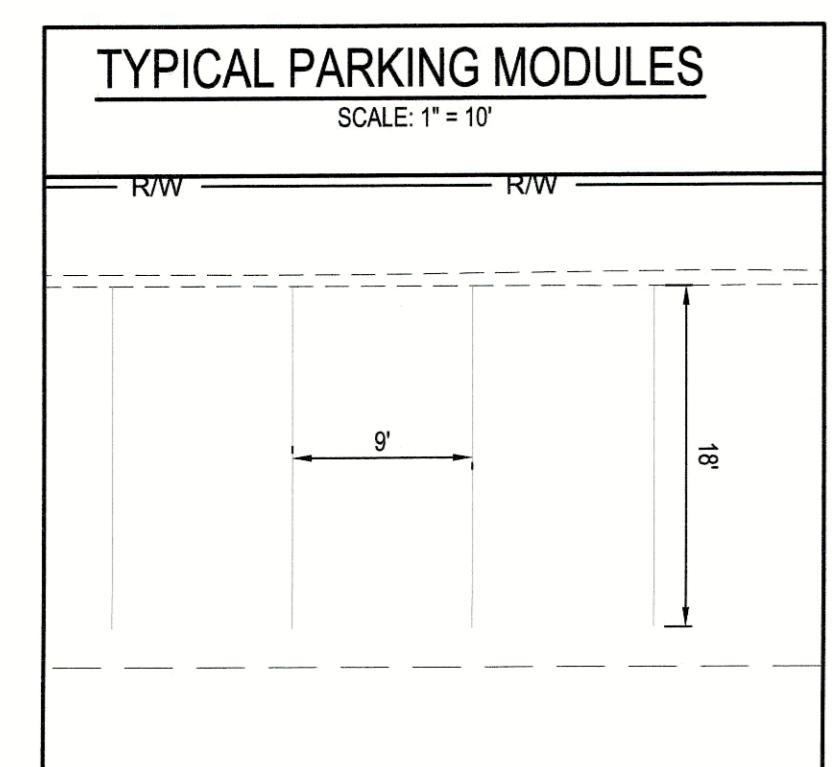
- THE PROJECT IS NOT LOCATED IN A LOCAL REGULATORY FLOOD PLAN PER LOJIC ONLINE

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 DATE: 5/30/18  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



**SITE PROPERTY:**  
 ADDRESS: 1047 SOUTH 15TH STREET  
 LOUISVILLE, KY 40210  
 OWNER: CONSOLIDATED GRAIN & BARGE COMPANY  
 PARCEL ID: 037H00290000  
 AREA: 9.7419



**LIMITS OF DISTURBANCE DATA**

EXISTING:	% OF SITE AREA	AREA PROVIDED
BUILDING	0.0%	0.000 AC.
PAVEMENT/GRAVEL	100%	0.484 AC.
TOTAL	100%	0.484 AC.
<b>PROPOSED:</b>		
BUILDINGS	33.7%	0.163 AC.
PAVEMENT/IMPERVIOUS	58.5%	0.283 AC.
LANDSCAPING	7.8%	0.038 AC.
TOTAL	100%	0.484 AC.
NET DECREASE OF IMPERVIOUS COVER, 0.038 ACRES		

**GENERAL LEGEND**

— C/L —	EXISTING ROAD CENTERLINE	— — — —	EXISTING EDGE OF PAVEMENT	[Pattern]	PROPOSED ASPHALT PAVEMENT VEHICULAR USE AREA 10,856 SF
— P/L —	EXISTING PROPERTY LINE	— — — —	EXISTING BUILDING SETBACK	[Pattern]	PROPOSED CONCRETE
— W —	EXISTING UNDERGROUND WATER LINE	— — — —	EXISTING WATER METER	[Pattern]	EXISTING CONCRETE
— T —	EXISTING UNDERGROUND TELECOMMUNICATIONS	— — — —	EXISTING FIRE HYDRANT	[Pattern]	EXISTING WALK TO BE REPLACED
— E —	EXISTING UNDERGROUND ELECTRIC	— — — —	EXISTING UTILITY POLE	[Pattern]	CONSTRUCTION KEYNOTE
— OH —	EXISTING OVERHEAD POWER LINES	— — — —	EXISTING MANHOLE	[Pattern]	SURFACE DRAINAGE DIRECTIONAL ARROWS
[Pattern]	EXISTING RAILROAD TRACKS	— — — —	EXISTING SIGN	[Pattern]	PROPOSED LIMITS OF DISTURBANCE (0.48 ACRES)
— — — —	EXISTING FENCE	— — — —	EXISTING SIGN	[Pattern]	
— — — —	EXISTING DITCH CENTERLINE	— — — —	EXISTING SIGN	[Pattern]	
— — — —	EXISTING CURB	— — — —	EXISTING SIGN	[Pattern]	

**BUILDING SETBACKS**

	REQUIRED	PROVIDED
EAST: RR TRACKS	20'	273.2'
SOUTH	0'	N/A
WEST: S 15TH	25' MAX	11'
NORTH: W KENTUCKY	0'	N/A

**TREE CANOPY CALCULATIONS**

EXISTING - 0%  
 PROPOSED - 0%

**BUILDING DATA**

GROSS BUILDING FLOOR AREA:	6,836 SF
GROSS BUILDING FOOTPRINT AREA:	6,855 SF
BUILDING HEIGHT:	55'-4"

**PARKING COUNT**

	REQUIRED MIN.	REQUIRED MAX.	PROVIDED
EXISTING SPACES (10 EMPLOYEES, 4,222 SF): MINIMUM PER TABLE 9.1.2C, INDUSTRIAL AND MANUFACTURING			
1 SPACE FOR EACH 1.5 EMPLOYEES BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT	7	10	9
MAXIMUM PER TABLE 9.1.2C, INDUSTRIAL AND MANUFACTURING			
1 SPACE FOR EACH EMPLOYEE BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT	9	10	9
PROPOSED PARKING (10 EMPLOYEES, 11,077 SF TOTAL): (INCLUDES 2 VAN ACCESSIBLE ADA SPACES)			9
CALCULATIONS: 10 ÷ 1.5 = 6.67 10 ÷ 1 = 10			

**BUILDING FOOTPRINT INCREASE FOR SITE:**

EXISTING TOTAL:	52,396 SF
PROPOSED TOTAL:	59,251 SF
BUILDING FOOTPRINT INCREASE:	6,855 SF
PERCENTAGE INCREASE:	13%

REV.	DATE	DESCRIPTION

**CONSOLIDATED GRAIN & BARGE**  
 1047 SOUTH 15TH STREET  
 LOUISVILLE, KY 40210

**LAND DEVELOPMENT PLAN**

ISSUED FOR:

REVIEW	4/20/2018
PERMIT	-
BID	-
CONSTRUCTION	-

PROJECT MANAGER: MN      DESIGNER: TB

JOB NO. 2017130.18

C-111

WM#11761