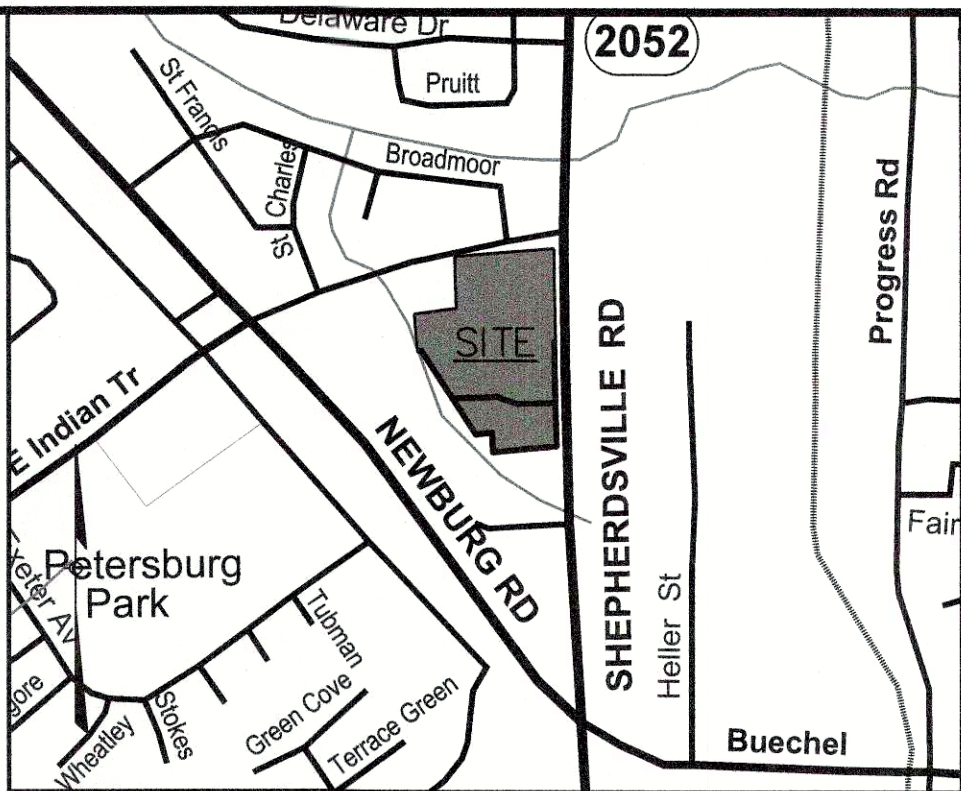




WAIVER REQUESTED:

1. A Waiver is requested from Section 10.2.4 of The Louisville Metro Land Development Code to waive the required 50' Landscape Buffer Area along the South property line.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

SITE AREA (TRACT 1) = 2.4± Ac. (105,431 SF)
EXISTING ZONING = M-1
FORM DISTRICT = SUBURBAN WORKPLACE
EXISTING USE = WAREHOUSE
PROPOSED USE = WAREHOUSE
BUILDING HEIGHT = 25' (45 FT. MAX. ALLOWED)
BUILDING AREA = 41,040 SF
F.A.R. = 0.39 (2.0 MAX. ALLOWED)

PARKING REQUIRED
1 SP/2000 S.F. MIN. = 21 SP
1 SP/500 S.F. MAX. = 82 SP

TOTAL PARKING PROVIDED = 55 SPACES
(3 HC SP INCLUDED)
BIKE PARKING REQUIRED/PROVIDED = 2 LONG TERM (PROVIDED INDOORS)

TOTAL VEHICULAR USE AREA = 41,178 SF
INTERIOR LANDSCAPE AREA REQUIRED = 3,088 SF
INTERIOR LANDSCAPE AREA PROVIDED = 6,406 SF

EXISTING IMPERVIOUS = 75,123 SF
PROPOSED IMPERVIOUS = 83,238 SF (12% INCREASE)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- A Cross Access and Shared Parking Agreement shall be provided prior to construction plan approvals.
- Accessory structures shall be in compliance with Section 5.5.5. and 10.2.6 of The Louisville Metro Land Development Code.
- Off-street loading and refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and residential uses.
- Dumpster's shall be located inside building.
- Upon redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate pre-existing curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A Cross Access agreement to run with the land and in an acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
- Existing sidewalk reconstruction and repairs shall be required as necessary, to meet Metro Public Works standards and shall be inspected prior to final bond release.
- Construction plans, bond and KTC permit will be required prior to construction approval by Metro Public Works.
- All roadway and entrance intersections shall meet the requirements for landing areas as by Metro Public Works.
- Refuse collection is located inside the building.

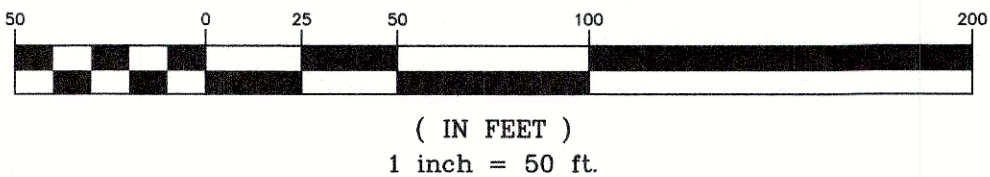
MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by existing connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0077 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Site is subject to regional facility fee's, subject to KYTC approval prior to MSD construction plan approval.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 105,431 S.F.
TOTAL TREE CANOPY AREA REQUIRED = 30% (31,629 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED = 30% (31,629 S.F.)

GRAPHIC SCALE

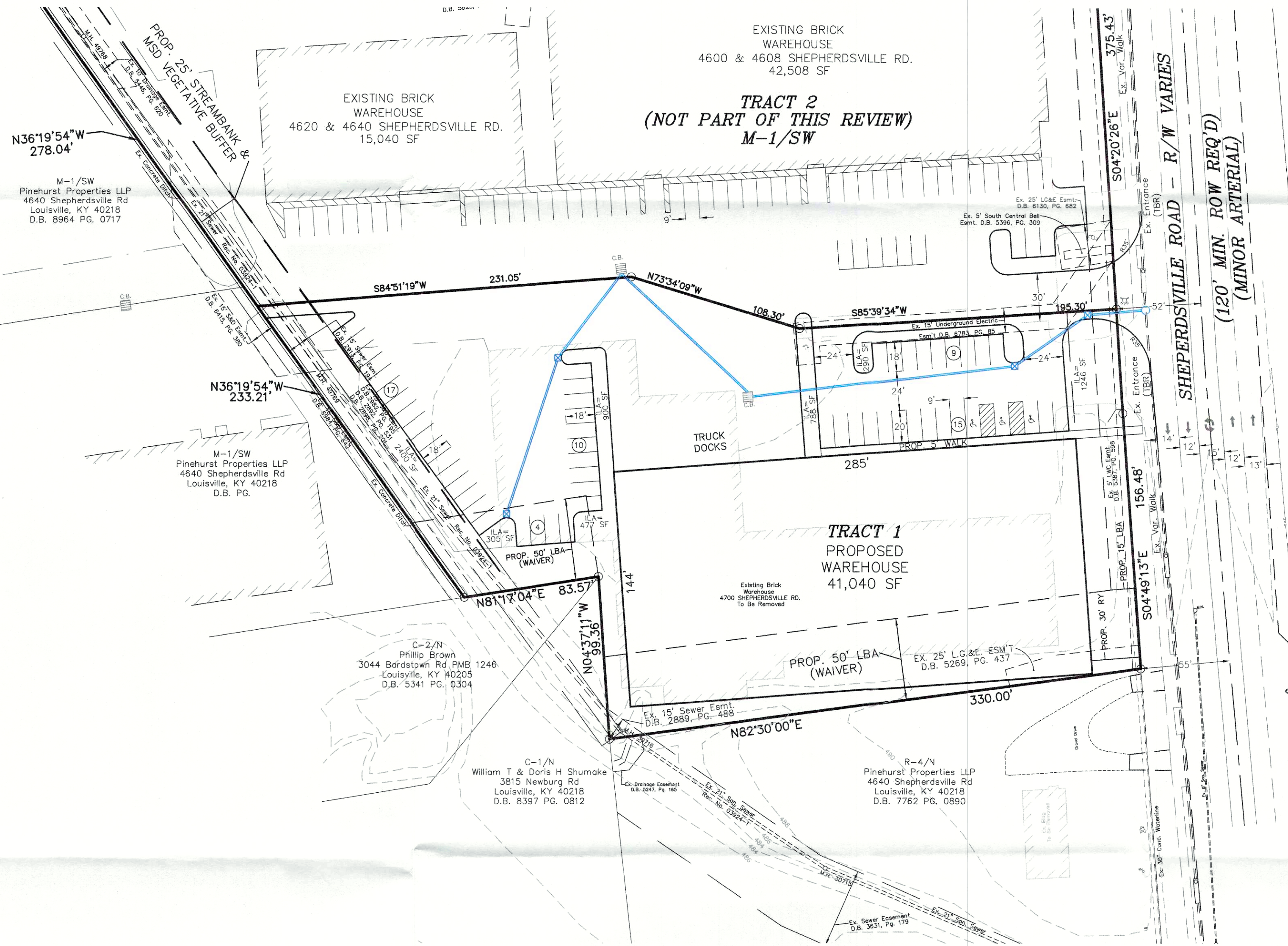


SITE ADDRESS:
4400 & 4700 SHEPHERDSVILLE ROAD
TAX BLOCK 0617, LOT 0397 & 0398
D.B. , PG.
COUNCIL DISTRICT - 2
FIRE PROTECTION DISTRICT - BUECHEL
MUNICIPALITY - LOUISVILLE

CASE: 20-DDP-0060
RELATED CASES: B-74-99-17CUP1028
WM# 387

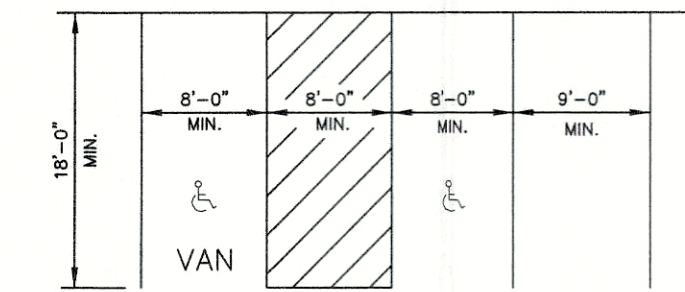
TRACT 2
(NOT PART OF THIS REVIEW)
M-1/SW

TRACT 1
PROPOSED WAREHOUSE
41,040 SF



LEGEND

- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GUY WIRE
- OVERHEAD ELECTRIC
- EXISTING SANITARY MANHOLE
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- PROPOSED STORM SEWER



TYPICAL PARKING SPACE LAYOUT
NO SCALE

REVISIONS

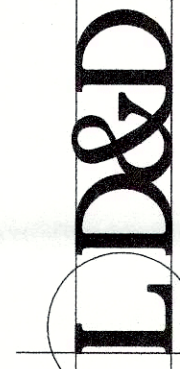
NO.	DATE	DESCRIPTION	BY
1	11/16/20	REVISED PER AGENCY COMMENTS	JH
2	12/7/20	REVISED PER AGENCY COMMENTS	JH

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA

FILE NAME: 98080-DDDP	SCALE: AS SHOWN	DRAWN BY: JH
DATE: 10/2/20	CHECKED BY: DT	



LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE
527 WARREN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40202
PHONE: 502.444.9974 FAX: 502.444.9974
WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

PARK JEFFERSON

OWNER/DEVELOPER
PINEHURST PROPERTIES, LLP
4640 SHEPHERDSVILLE ROAD
LOUISVILLE, KY 40218

JOB NO. 98080

SHEET 1 OF 1