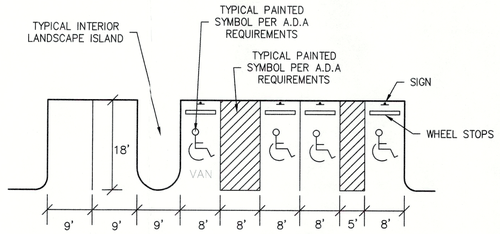
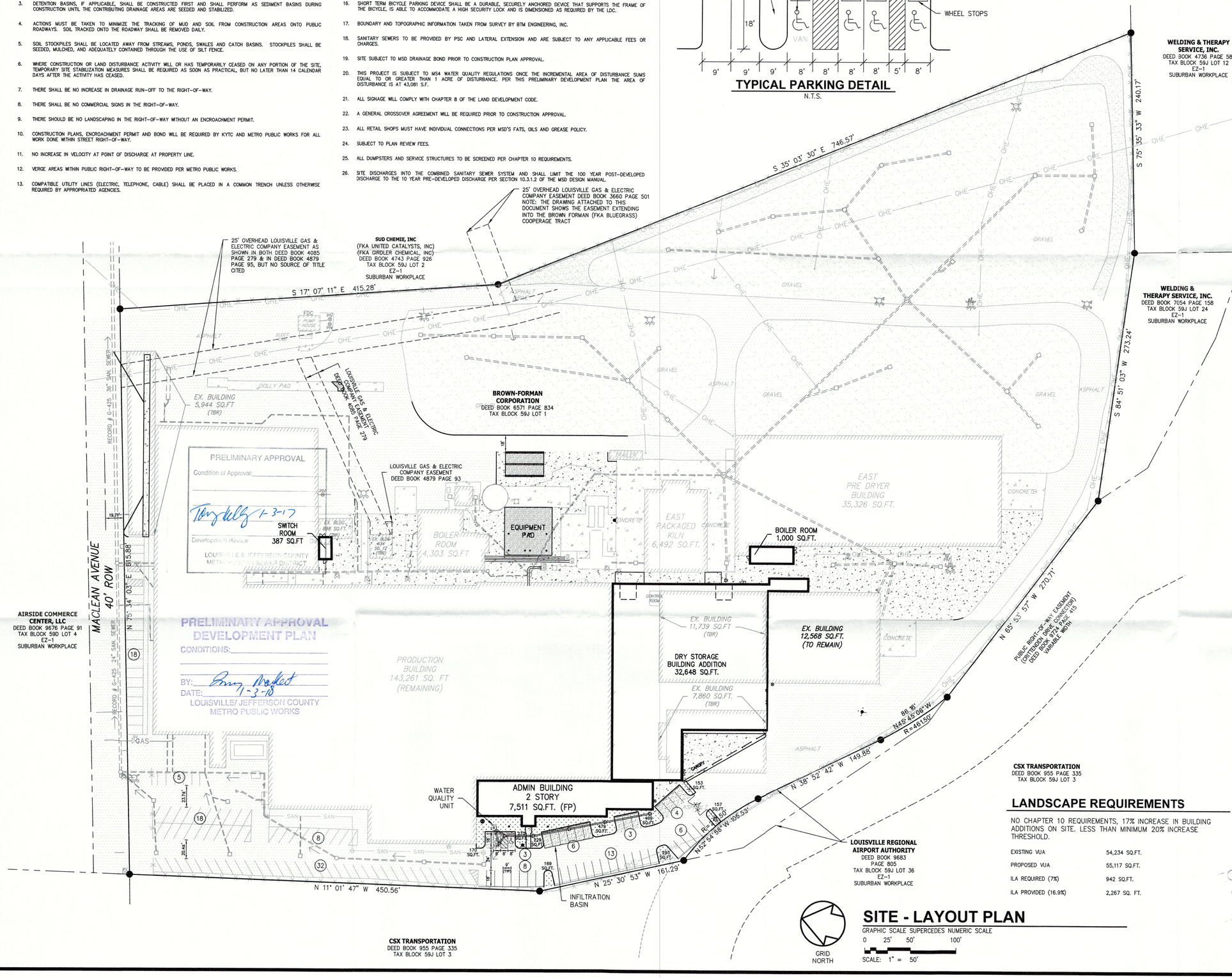
GENERAL NOTES

1. DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
2. AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PRE 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. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
7. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
8. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
9. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
10. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
11. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
12. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
13. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
14. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
15. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING 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 A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
16. SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS DIMENSIONED AS REQUIRED BY THE LDC.
17. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
18. SANITARY SEWERS TO BE PROVIDED BY PSC AND LATERAL EXTENSION AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
19. SITE SUBJECT TO MSD DRAINAGE BOND PRIOR TO CONSTRUCTION PLAN APPROVAL.
20. 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 AT 43,081 S.F.
21. ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
22. A GENERAL CROSSOVER AGREEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
23. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS AND GREASE POLICY.
24. SUBJECT TO PLAN REVIEW FEES.
25. ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
26. SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100 YEAR POST-DEVELOPED DISCHARGE TO THE 10 YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.



TYPICAL PARKING DETAIL

N.T.S.

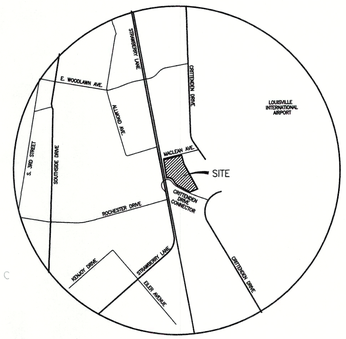


SITE - LAYOUT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 25' 50' 100'

SCALE: 1" = 50'



LOCATION MAP

NOT TO SCALE

SITE DATA

SITE AREA	16.16 ACRES (703,760.26 SQ.FT.)
EXISTING ZONING	EZ-1
EXISTING FORM DISTRICT	SWFD
EXISTING USE	MANUFACTURING – COOPERAGE
PROPOSED USE	MANUFACTURING – COOPERAGE
TOTAL PROPOSED BUILDING AREA	244,669 SQ.FT (6.2% INCREASE)
EXISTING BUILDING AREA	230,369 SQ.FT.
EXISTING BUILDINGS TO REMAIN	203,123 SQ.FT.
EXISTING BUILDINGS TO REMOVED	27,246 SQ.FT.
PROPOSED BUILDING ADDTIONS (INCLUDING 2-STORY = 7,511 SQ.FT.)	41,546 SQ.FT.
EXISTING F.A.R.	0.327
PROPOSED BUILDING HEIGHT	40'
PROPOSED F.A.R.	0.348
PARKING CALCULATIONS	
1ST SHIFT	80 EMPLOYEES
2ND SHIFT	70 EMPLOYEES
3RD SHIFT	6 EMPLOYEES
MINIMUM PARKING REQUIRED: 1 SPACE FOR EACH 1.5 EMPLOYEES BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT	100 SPACES
MAXIMUM PARKING ALLOWED 1 SPACE FOR EACH EMPLOYEE BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT	150 SPACES
TOTAL PARKING REQUIRED	
MINIMUM PARKING	100 SPACES
MAXIMUM PARKING	150 SPACES
TOTAL PARKING PROVIDED	145 SPACES
SITE BICYCLE PARKING REQUIREMENTS	
SHORT-TERM PARKING 1 PER 25,000 SQ.FT OF GROSS FLOOR AREA	4 SPACES
LONG-TERM PARKING 1 PER 50 EMPLOYEES (LOCATED WITHIN BUILDINGS)	2 SPACES

IMPERVIOUS AREA (SITE)

TOTAL SITE AREA	16.16	ACRES
EXISTING IMPERVIOUS SURFACE	16.12	ACRES (99.75%)
PROPOSED IMPERVIOUS SURFACE	16.05	ACRES (99.32%)
DECREASE IN IMPERVIOUS SURFACE	0.07	ACRES (0.43%)

WAIVERS REQUESTED

1. SIDEWALK WAIVER FROM 5.8.1 TO NOT PROVIDE SIDEWALKS ALONG MACLEAN AVENUE.
2. WAIVER FROM 5.9.2.A.1.b TO NOT PROVIDE PEDESTRIAN CONNECTIONS FROM MACLEAN AVENUE.

LANDSCAPE REQUIREMENTS

NO CHAPTER 10 REQUIREMENTS, 17% INCREASE IN BUILDING ADDITIONS ON SITE. LESS THAN MINIMUM 20% INCREASE THRESHOLD.

EXISTING VUA	54,234 SQ.FT.
PROPOSED VUA	55,117 SQ.FT.
ILA REQUIRED (7%)	942 SQ.FT.
ILA PROVIDED (16.9%)	2,267 SQ. FT.

LEGEND

- EX. CHAIN LINK FENCE LINE
- OVERHEAD UTILITIES
- GAS LINE
- TELEPHONE LINE
- DOMESTIC WATER LINE
- UTILITY POLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- GUY WIRE
- TP TELEPHONE PEDESTAL
- (X) PARKING COUNT

RECEIVED DEC 22 2017 PLANNING & DESIGN SERVICES

MSD WM #7187

NO.	BY	DESCRIPTION	DATE	CHK

REVISIONS

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
Serving the Bluegrass Region
3001 Taylor Springs Drive Louisville, Kentucky 40220
(502) 459-8402 (502) 459-8427 Fax
www.btmeng.com

DATE

SIGNATURE

DATE

SIGNATURE

TITLE: **DEVELOPMENT PLAN**
BROWN FORMAN COOPERAGE
SITE CONSTRUCTION DRAWINGS

BTM PROJECT NO.: 160302

SITE INFORMATION: 402 MACLEAN AVENUE LOUISVILLE, KENTUCKY 40209 DEED BOOK 6571 PAGE 834 TAX BLOCK 59J LOT 1

DEVELOPER: TBD TBD TBD

OWNER: BROWN-FORMAN CORPORATION P.O. BOX 1080 LOUISVILLE, KENTUCKY 40201

DRAWN BY: HRG	CHECKED BY: CRB
DATE: 11-13-2017	
DRAWING: 160302.01-DDP	
SCALE: 1" = 50'	
SHEET 1.00	

12 DevPlan 1212