

EROSION PREVENTION AND SEDIMENT CONTROL 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 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 SEEDS 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 SEEDS, 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.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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, BOND, SWALE OR CATCH-BASIN.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: [Signature]
 DATE: 10/16/19
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

GENERAL NOTES:

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATION AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. OFF STREET LOADING AND REFUSE COLLECTION AREA SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE PUBLIC RIGHT-OF-WAY.
- ALL SIGNS SHALL BE IN COMPLIANCE WITH CHAPTER 8 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE AND ALL APPLICABLE ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL PUBLIC ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES, OR PUBLIC RIGHTS-OF-WAY. TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES, SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE.
- NO OUTDOOR STORAGE IS PROPOSED.
- THE PROPOSED RETAIL AND OFFICE USES WILL BE SUBORDINATE, CUSTOMARY AND INCIDENTAL TO THE PERMITTED USES FOR THE M2 ZONE.
- ALL BUILDINGS WILL HAVE FRONT ENTRANCES AND REAR (EMERGENCY EXITS ONLY).
- THE APPLICANT WILL PROVIDE AN EASEMENT FOR A FUTURE CONNECTION TO THE ADJACENT PROPERTY TO THE EAST. WHEN AND IF THE ADJACENT PROPERTY OWNER DEVELOPS OR RE-DEVELOPS THAT PROPERTY AND IT WILL BE THEIR RESPONSIBILITY TO EXTEND THE ACCESS DRIVE TO THEIR PROPERTY.
- MSD DRAINAGE BOND REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- SANITARY SEWER SERVICE AVAILABLE BY CONNECTION AND LATERAL EXTENSION.
- ADDITIONAL RIGHT OF WAY MAY BE REQUIRED ACROSS THE FRONTAGE OF THIS TRACT TO MEET THE CURRENT METRO LAND DEVELOPMENT CODE. THE REQUIREMENTS ARE DETERMINED BY LOUISVILLE METRO TRANSPORTATION PLANNING AND PUBLIC WORKS DEPARTMENTS.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT OF WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTS TO ALTER DRAINAGE ON A RIGHT OF WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
- THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.

PRELIMINARY APPROVAL

Condition of Approval:

[Signature] 10/16/19
 Date

Development Review

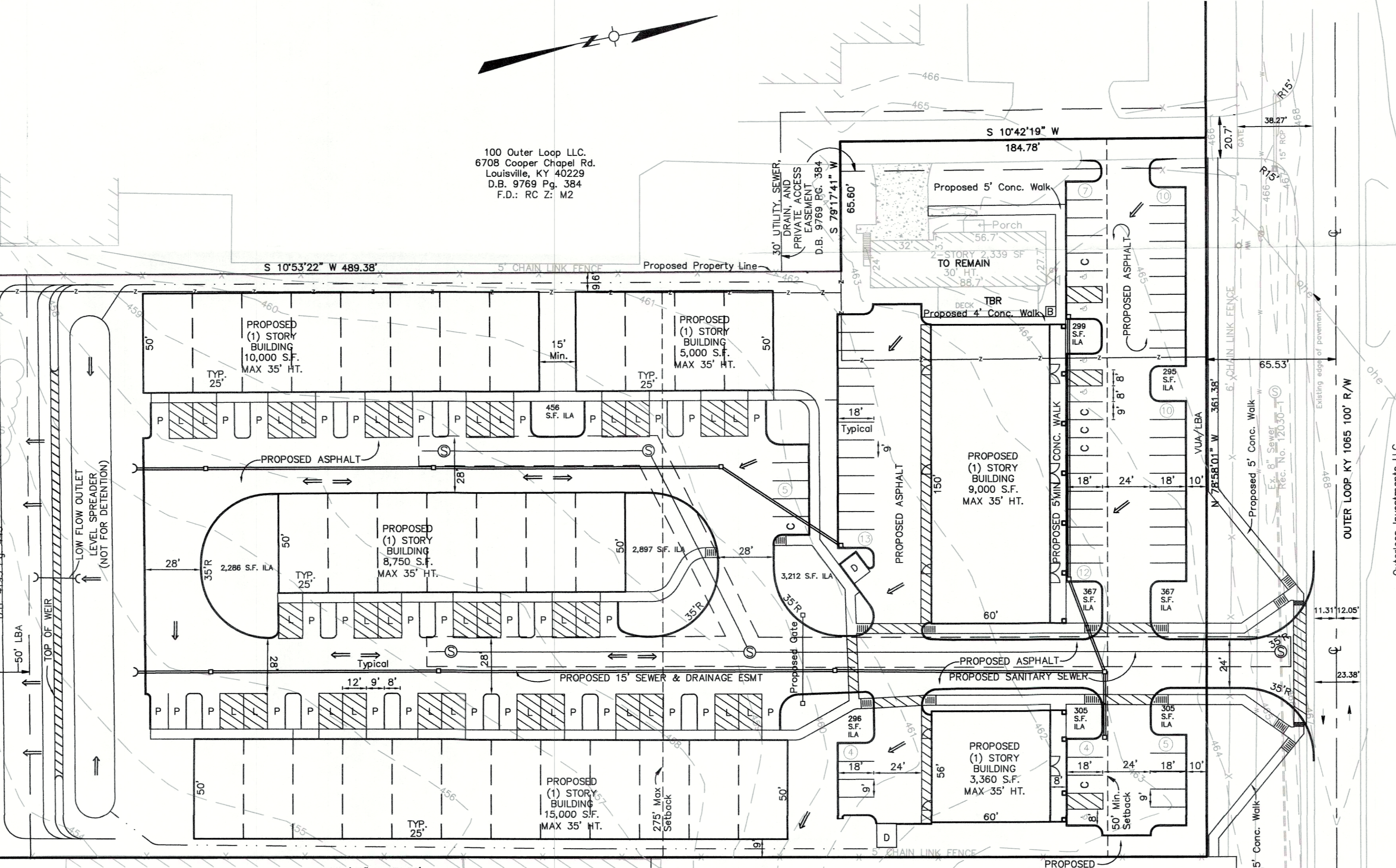
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

Louisville Gas & Electric Co.
 Address Unknown, Franchise, KY
 F.D.: RC Z: 24

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 Address Unknown, Franchise, KY
 F.D.: RC Z: 24

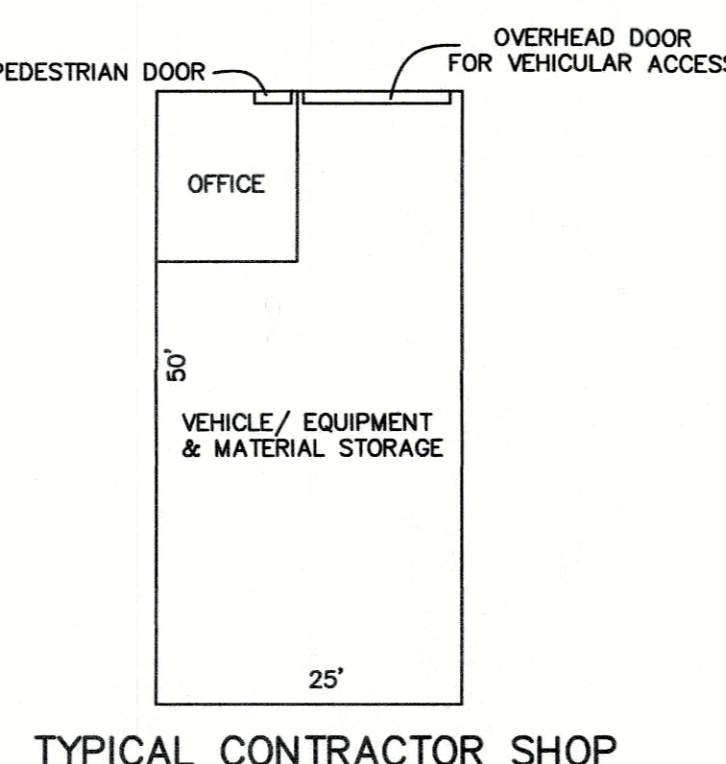
Bredley E. Hill &
 10409 Westwood River Rd
 Louisville, KY 40299
 D.B. 10416 Pg. 884
 F.D.: RC Z: R4

- HERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. LANDSCAPING ON PLANS WILL NEED TO BE REVIEWED FOR SITE DISTANCE.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- RADIUSES FOR NEW COMMERCIAL ENTRANCES SHALL BE 35' MINIMUM WITHIN STATE RIGHT OF WAY.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- RUN OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF X 1.5.
- A LANDSCAPE PLAN WILL NEED TO BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION.
- THERE WILL BE NO OUTSIDE STORAGE FOR THE CONTRACTOR'S SHOP.
- PLANNING AND DESIGN SERVICES STAFF SHALL REVIEW SITE CONSTRUCTION PLANS PRIOR TO SITE CONSTRUCTION PLAN APPROVAL BY OTHER AGENCIES.



Americo Real Estate Company of Nevada
 P.O. Box 29046 Phoenix, AZ 85038
 D.B. 10386 Pg. 939
 F.D.: RC Z: M2

Edward E. & Jessie Bleivins
 110 Outer Loop, Louisville, KY 40214
 D.B. 3663 Pg. 392
 F.D.: RC Z: M2



PRELIMINARY DRAINAGE CALCULATIONS

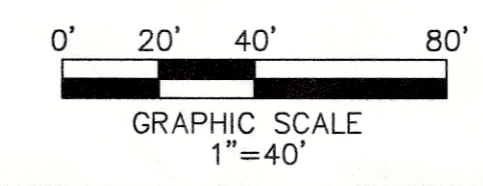
CHANGE IN RUNOFF COEFFICIENT: $C = (0.61 - 0.24) = 0.37$
 SITE AREA = 4.82 ACRES
 INCREASED RUNOFF = $(0.37 \times 2.8) / 124.82 = 0.42 \text{ AC-FIT}$

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS PARTIALLY IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 2111100090E WITH AN EFFECTIVE DATE DECEMBER 5, 2006.

TREE CANOPY CALCULATIONS

CLASS: C
 SITE AREA: 210,038 S.F.
 EXISTING TREES PRESERVED: 0 S.F. (0%)
 REQUIRED NEW TREE CANOPY: (20%) 42,008 S.F.
 TREE CANOPY TO BE PLANTED: (20%) 42,008 S.F.



PROJECT SUMMARY

EXISTING ZONE	M2
EXISTING FORM DISTRICT	RC
EXISTING USE	EXISTING OFFICE/VACANT
PROPOSED USE	EXISTING OFFICE/RETAIL/CONTRACTOR SHOP
SITE (GROSS) AREA	4.82 ACRES (210,038 S.F.)
EXISTING BUILDING S.F.	2,339 S.F.
PROPOSED BUILDING S.F.	51,110 S.F.
TOTAL BUILDING S.F.	53,449 S.F.
VUA	74,466 S.F.
ILA REQUIRED	(7.5%) 5,585 S.F.
ILA PROVIDED	10,906 S.F.
F.A.R.	0.25

THE PROPOSED RETAIL AND OFFICE USES WILL BE SUBORDINATE, CUSTOMARY AND INCIDENTAL TO THE PERMITTED USES FOR THE M2 ZONE.

BICYCLE PARKING REQUIRED

RETAIL		
LONG TERM (TO BE LOCATED IN BLDG.)	2, OR 1 PER 50,000 S.F. OF FLOOR AREA	8
SHORT TERM	2, OR 1 PER 25,000 S.F. OF FLOOR AREA	6

PARKING SUMMARY

REQUIRED		
CONTRACTOR SHOP (68 EMPLOYEES)		
MIN. 1 SPACE/1.5 EMPLOYEE	45 SPACES	
MAX. 1 SPACE/1 EMPLOYEE	68 SPACES	
RETAIL (12,360 S.F.)		
MIN. 1 SPACE/250 S.F.	49 SPACES	
MAX. 1 SPACE/150 S.F.	82 SPACES	
OFFICE (2,339 S.F.)		
MIN. 1 SPACE/350 S.F.	7 SPACES	
MAX. 1 SPACE/200 S.F.	12 SPACES	
TOTAL REQUIRED (MIN)	101 SPACES	
TOTAL REQUIRED (MAX)	162 SPACES	
TOTAL PROVIDED		
STANDARD HANDICAP CARPOOL	93 SPACES	
1 SPACE IN EACH CONTRACTOR SHOP GARAGE	5 SPACES	
	6 SPACES	
	31 SPACES	
	138 SPACES	

LEGEND

- = EXISTING WATER METER
- = EXISTING CATCH BASIN
- = EXISTING SIGN
- = EXISTING HEADWALL
- = EXISTING CONCRETE
- = EXISTING UTILITY POLE
- = EXISTING OVERHEAD ELECTRIC
- = EXISTING FIRE HYDRANT
- = EXISTING SANITARY SEWER MANHOLE
- = EXISTING FENCE
- = EXISTING 16" CAST IRON WATER MAIN
- = EXISTING 8" GAS FORCE MAIN
- = TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- = HANDICAPPED (HC) SPACE
- = STORM WATER FLOW ARROW
- = EXISTING TREE LINE
- = EXISTING 8" SEWER LINE
- = EXISTING CONTOUR
- = PROPOSED PARKING
- = PROPOSED BIKE RACK
- = PROPOSED LOADING / GARAGE ACCESS
- = PROPOSED DUMPSTER W/SCREENING FENCE
- = PROPOSED CARPOOL SPACE

OCT 14 2019
 RECEIVED
 PLANNING & DESIGN SERVICES

CASE #17DEVPLAN1162
 RELATED CASE(S) #13039 17MINORPLAT1097

CATEGORY 3 DEVELOPMENT PLAN

102 & 104 OUTER LOOP
 LOUISVILLE, KY 40214
 T.B. 1049, LOT 912
 T.B. 1049, LOT 913
 FOR

OWNER: 100 OUTER LOOP LLC
 6708 COOPER CHAPEL ROAD
 LOUISVILLE, KY 40229
 D.B. 9769, PG. 384

DEVELOPER: KOPPEL BUILDING AND CONSTRUCTION COMPANY, INC.
 6414 MANSLUCK ROAD
 LOUISVILLE, KY 40214

Milestone design group

108 Daventry Lane, Suite 300 Louisville, KY 40223
 502.327.7075 www.milestonedesign.org

Outer Loop LLC

102 & 104 Outer Loop, Louisville, KY 40214

DATE: 5/23/17
 DRAWN BY: N.E.M.
 CHECKED BY: J.M.M.
 SCALE: 1"=40' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

AGENCY CMTS 9/13/17
AGENCY CMTS 10/17/17
AGENCY CMTS 2/14/18
AGENCY CMTS 9/21/18
AGENCY CMTS 1/4/19
AGENCY CMTS 2/11/19
AGENCY CMTS 3/15/19
AGENCY CMTS 9/9/19
AGENCY CMTS 10/14/19

CATEGORY 3 DEVELOPMENT PLAN

JOB NUMBER 17006

1 OF 1

17DEVPLAN1162