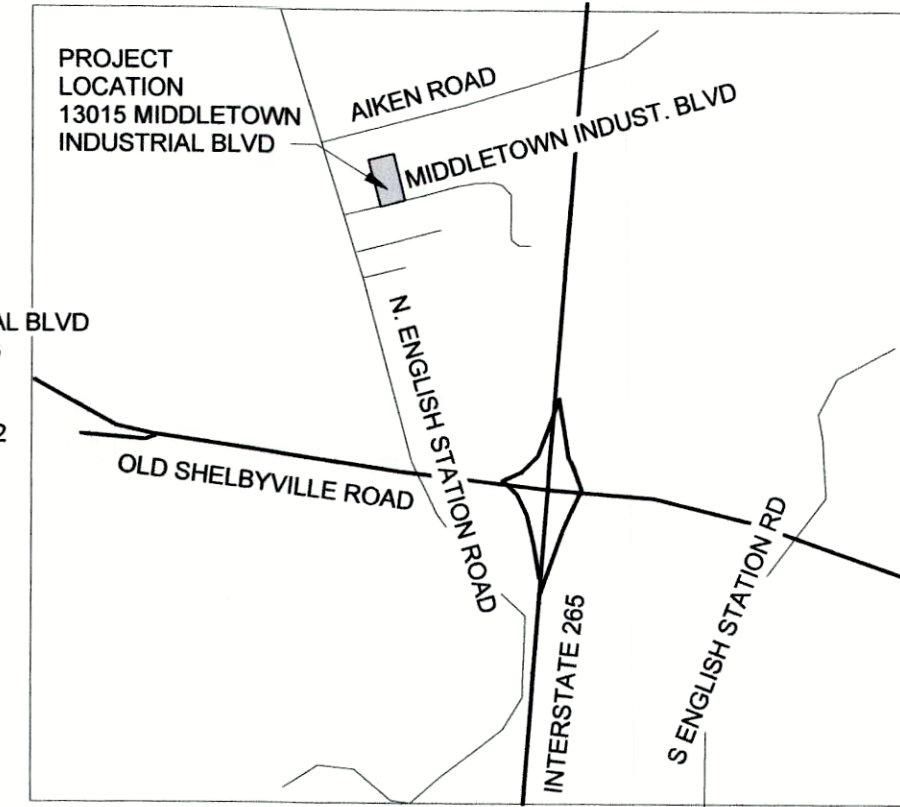


AESTHETICS BUILDINGS 1 & 2

13015 Middletown Industrial Blvd
Middletown, KY 40223

LAMAR ARCHITECTURE & DESIGN



SITE LOCATION MAP - NOT TO SCALE

OWNER:
AESTHETICS
13015 MIDDLETOWN INDUSTRIAL BLVD
MIDDLETOWN, KENTUCKY 40223
CONTACT: RICH VAN CAMP 502-787-6247
rich@aestheticlandscaping.com

GENERAL CONTRACTOR:
STOLL BROTHERS LUMBER

GENERAL SITE INFORMATION:

PARCEL NUMBER: 17510002000
TAX BLOCK 1751 LOT 0002

LEGAL ACRES: 1.94460
ZONING: CM (COMMERCIAL / INDUSTRIAL)
PLAN CERTAIN SITE PROJECT NO. = 0904901

FORM DISTRICT BOUNDARIES "SW" SUBURBAN WORKPLACE, PEC ZONE

PROJECT DESCRIPTION: ADDING STORAGE SPACE AND SERVICE AREA FOR AN EXISTING LANDSCAPING COMPANY. NEW ADDITION WILL BE FOR STORAGE AND SERVICING LAWN MOWERS AND OTHER MOWING EQUIPMENT (C-1 COMMERCIAL), OFFICE SPACE WITH WAREHOUSE.

PROPOSED SCOPE OF WORK:

THIS PROJECT IS REGARDING THE SUBMISSION OF TWO (2) SEPARATE BUILDING ADDITIONS ON THE SAME SITE.

BUILDING 1 WILL HAVE A 30'-0" x 60'-0" ADDITION AND BUILDING NO.2 WILL HAVE A 50'-0" x 120'-0" ADDITION, SEE SQUARE FOOTAGE SCHEDULE BELOW THIS SHEET.

PER REVISION DISTRICT DEVELOPMENT PLAN (RDDP) THE PARKING WILL BE BASED ON THE MAXIMUM NUMBER OF CUSTOMERS AND EMPLOYEES.

PARKING SUMMARY:

ACCESSIBLE PARKING:	= 2 SPACES
CUSTOMER PARKING:	= 12 SPACES
EMPLOYEE PARKING:	= 13 SPACES
TOTAL PARKING:	= 27 SPACES

DISCLAIMER:
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TOTAL LAND AREA DISTURBED WITH ADDITIONS: 10,095 SF

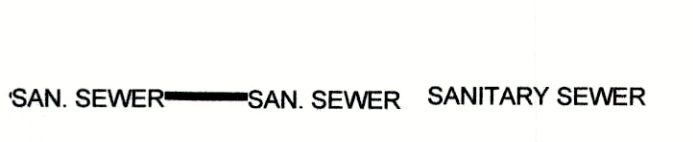
TOTAL SITE AREA: 91,242 SF

EXISTING IMPERVIOUS AREA: 69,911 SF

PROPOSED IMPERVIOUS AREA: 7,800 SF (OCCURS IN AREA THAT IS ALREADY IMPERVIOUS PAVING)

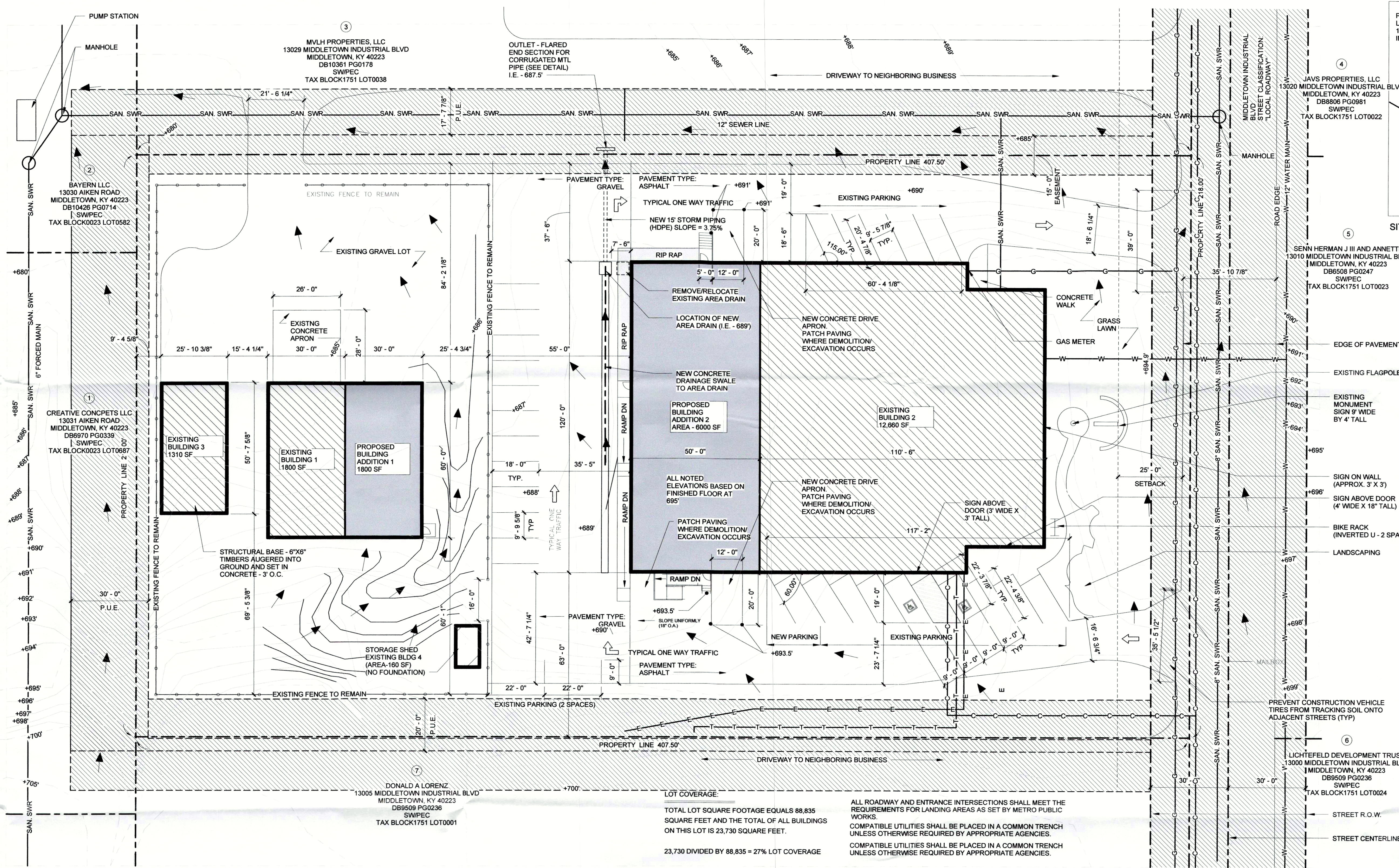
NET IMPERVIOUS AREA: 69,911 SF (SAME AS EXISTING)

UTILITY LINE LEGEND



BUILDING SQUARE FOOTAGE SUMMARY:

EXISTING BUILDING NO. 1	= 1,800
EXISTING BUILDING NO. 2	= 12,660
EXISTING BUILDING NO. 3	= 1,310
EXISTING BUILDING NO. 4	= 160
TOTAL OF EXISTING BUILDINGS	= 15,930



SITE PLAN

SCALE 1" = 20'-0"
NORTH
0 20' 40'

UTILITY NOTE
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502.266.5123) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

MOTOR VEHICLE PARKING REQUIREMENTS

MANUFACTURING/WAREHOUSE CLASSIFICATION REFERENCE LDC CHAPTER 9.1.1.

MINIMUM REQUIREMENT:
1 SPACE FOR EACH 1.5 EMPLOYEES BASED ON EMPLOYEE COUNT FROM MAIN SHIFT PLUS THE SECOND SHIFT

MAXIMUM REQUIREMENT:
1 SPACE FOR EACH 200 SF OF GROSS FLOOR AREA

APPLICATION TO PROJECT:
3,000 SF OF OFFICE AREA IN EXISTING BUILDING 1 - 3,000 / 350 = 9 SPACES

TOTAL PARKING REQUIREMENT MIN:
16 SPACES

TOTAL PARKING REQUIREMENT MAX:
27 SPACES

TOTAL PARKING AVAILABLE:
27 SPACES

OFFICE CLASSIFICATION - GENERAL OFFICE
REFERENCE LDC CHAPTER 9.1.1.

MINIMUM REQUIREMENT:
1 SPACE FOR EACH 350 SF OF GROSS FLOOR AREA

MAXIMUM REQUIREMENT:
1 SPACE FOR EACH 200 SF OF GROSS FLOOR AREA

APPLICATION TO PROJECT:
3,000 SF OF OFFICE AREA IN EXISTING BUILDING 1 - 3,000 / 350 = 9 SPACES

TOTAL PARKING REQUIREMENT MIN:
16 SPACES

TOTAL PARKING REQUIREMENT MAX:
27 SPACES

TOTAL PARKING AVAILABLE:
27 SPACES

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL PLAN (EPPS) SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPPS PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPPS 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 SEEDING 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 SEEDED, 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 PRACTICABLE, 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, POND, SWALE OR CATCH BASIN.

BICYCLE PARKING REQUIREMENTS

OFFICE/MANUFACTURING/WAREHOUSE CLASSIFICATION REFERENCE LDC CHAPTER 9.1.1.

SHORT TERM PARKING REQUIREMENT:
2, OR 1 PER 50 EMPLOYEES.

APPLICATION TO PROJECT:
12 EMPLOYEES = (SHORT TERM REQUIREMENT = 1) (TOTAL SQUARE FOOTAGE IS LESS THAN 50,000 SQ. FT.)

LONG TERM PARKING REQUIREMENT:
2, OR 1 PER 50,000 SQUARE FEET.

2 SPACES NEEDED

GENERAL NOTES

- ARROWS ON PLAN DEPICT DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. DETAILED DRAINAGE PLAN CAN BE SUBMITTED TO MSD AT A LATER DATE.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TOWARDS RESIDENCES OR OPEN SPACES ON ADJACENT PROPERTIES. IF IT DOES IT SHALL BE RE-AIMED.
- CONSTRUCTION FENCING SHALL BE ERRECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING TO PROTECT TREES AND ROOTS. FENCING SHALL ENCOMPASS AREA BELOW TREE CANOPY.
- ALL DUMPSTERS AND SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF LDC. OFF STREET LOADING AND REFUSE COLLECTION AREA SHALL BE SCREEN SO NOT VISIBLE FROM ADJACENT STREETS AND RESIDENCES.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KY TO AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION IN METRO RIGHT OF WAY.
- ALL SIGNS TO BE COMPLIANT WITH LDC CHAPTER 8.
- NO SIGNS CAN BE LOCATED IN RIGHT OF WAY.
- NO LANDSCAPING PERMITTED IN RIGHT OF WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORS.
- ANY SITE LIGHTING SHALL COMPLY WITH 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 LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE METRO ORDINANCE.
- RIGHT OF DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY TRANSPORTATION PLANNING.

LOT COVERAGE:
TOTAL LOT SQUARE FOOTAGE EQUALS 88,835 SQUARE FEET AND THE TOTAL OF ALL BUILDINGS ON THIS LOT IS 23,730 SQUARE FEET.
23,730 DIVIDED BY 88,835 = 27% LOT COVERAGE

ALL 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.

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DRIVEWAY TO NEIGHBORING BUSINESS

LOT SETBACK CRITERIA (REFERENCE LDC 5.3.4):
SIDE YARD SETBACK - NONE
REAR YARD SETBACK - NONE
FRONT AND STREETSIDE SETBACK - 25'

AB1-2-160912

Date: Aug 2016
Revision:
1. CITY REVIEW 9-20-16
2. CITY REVIEW 10-7-16

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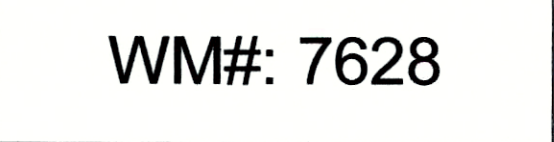
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16 DEPLAN 117 2