

LEGEND

	TRAFFIC DIRECTION ARROW		LOUISVILLE GAS & ELECTRIC COMPANY
	BENCH MARK		CONCRETE
	FIRE HYDRANT		REINFORCED CONCRETE PIPE
	TRAFFIC SIGN		CORRUGATED METAL PIPE
	MAIL BOX		MANHOLE
	GAS SERVICE VALVE		BENCH MARK
	WATER GATE		INVERT ELEVATION
	WATER METER		EXISTING
	GUY ANCHOR		CRUSHED ROCK
	UTILITY POLE		RIGHT-OF-WAY
	SERVICE POLE		TYPICAL
	TELEPHONE PEDESTAL		CRUSHED STONE
	CONIFEROUS TREE WITH SIZE		PROPERTY LINE
	DECIDUOUS TREE WITH SIZE		CHAIN LINK
	EXISTING CONTOURS (1' INTERVAL)		EDGE OF PAVEMENT
	BLACKTOP		CATCH BASIN
	FENCE		FLOW LINE
	UNDERGROUND		ELECTRIC
	CENTERLINE		GATE POST
	APPROXIMATE		BUILDING
	GRATE		EXISTING TARC STOP
	PROPOSED TREE FOR TREE CANOPY REQUIREMENTS		BARBED WIRE
	TACTILE WARNING STRIPS		TACTILE WARNING STRIPS

MSD EPC STANDARD NOTES:

The approved erosion prevention and sediment control (EPC) plan shall be implemented prior to any land-disturbing activity on the construction site. Any modifications to the approved EPC plan must be reviewed and approved by MSD's Private Development Review office. EPC 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 seeded 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.

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.

Where construction or land disturbing 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.

NOTES

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM READING EXISTING ROAD OR ADJACENT PROPERTIES.
2. THERE ARE NO PROPOSED ENHANCED DIMENSIONS OR ALIGNMENTS.
3. 2 LONGITUDINAL INLET ROCKS TO BE PLACED IN NEW BUILDING.
4. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, STAGING, AND STRIPPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
5. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPLICABLE AGENCIES.
6. ALL OUTSIDE STORAGE ADHERES TO SECTION 4.4.B.C.2. OF THE LDC.
7. THIS PROJECT IS SUBJECT TO HIGH WATER QUALITY REGULATIONS ONCE THE INCIDENTAL AREA OF DISTURBANCE EQUALS OR GREATER THAN 1 ACRE OF DISTURBANCE. FOR THIS PRELIMINARY DEVELOPMENT PLAN THE AREA OF DISTURBANCE IS 29,011 S.F.
8. KYTC APPROVAL REQUIRED FOR INCREASED RUNOFF VOLUME PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
9. BARBED WIRE SHALL COMPLY WITH SECTION 4.3.3.A.4. OF THE LDC.
10. THERE WILL BE NO INCREASE IN SURFACE FLOW TO ADJACENT PROPERTIES FROM SITE.
11. A DOWNSTREAM SANITARY CAPACITY FACILITY REDUCED IS NOT NEEDED. THIS SITE IS ALREADY ON SANITARY SEWERS. THERE IS NO INCREASE IN DEMAND ANTICIPATED.
12. THERE IS NO LOCATION AVAILABLE TO PROVIDE CIRCULATION TO ADJACENT PROPERTIES. ON THE SOUTH THERE IS A LARGE DITCH AND ROUGH TOPOGRAPHY. ON THE NORTH AN EXISTING BUILDING RUNS MOST OF THE LENGTH OF OUR PROPERTY.
13. NO INCREASED SHEET FLOW VOLUME INTO ADJACENT PROPERTIES. DRAINAGE SHALL BE DIRECTED TO EXISTING ON SITE STORM SYSTEMS AND DOWNSTREAM CAPACITY SHALL BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

INTERNAL LANDSCAPING CALCULATIONS:

PROPOSED VEHICULAR USE AREA (V.U.A.) = 12,659 SQ. FT.
 REQUIRED INTERNAL LANDSCAPE AREA (I.L.A.) = 7.5%
 REQUIRED I.L.A. = 12% X V.U.A. = 1,519 SQ. FT.
 = 0.75 X 12,659 SQ. FT. = 9,494 SQ. FT.
 PROPOSED I.L.A. = 999 SQ. FT.

TREE CANOPY CALCULATIONS:

EXISTING SITE AREA = 54,039 SQ. FT.
 EXISTING TREE CANOPY TO BE PRESERVED = 3,187 SQ. FT. = 3,187 / 54,039 = 6%
 REQUIRED NEW TREE CANOPY = 12% X TOTAL LOT AREA = 6,484 SQ. FT.
 = .12 X 54,039 SQ. FT. = 6,484 SQ. FT.
 NEW TREE CANOPY REQUIRED = 6,809 SQ. FT.

PARKING STATISTICS

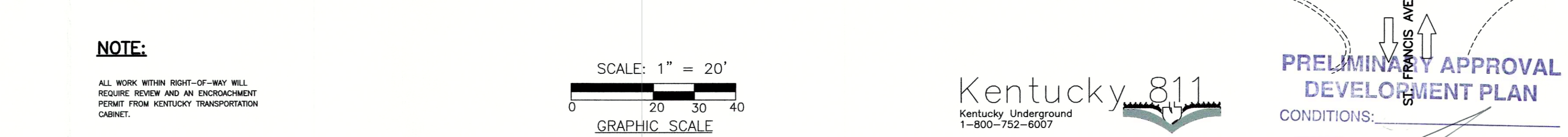
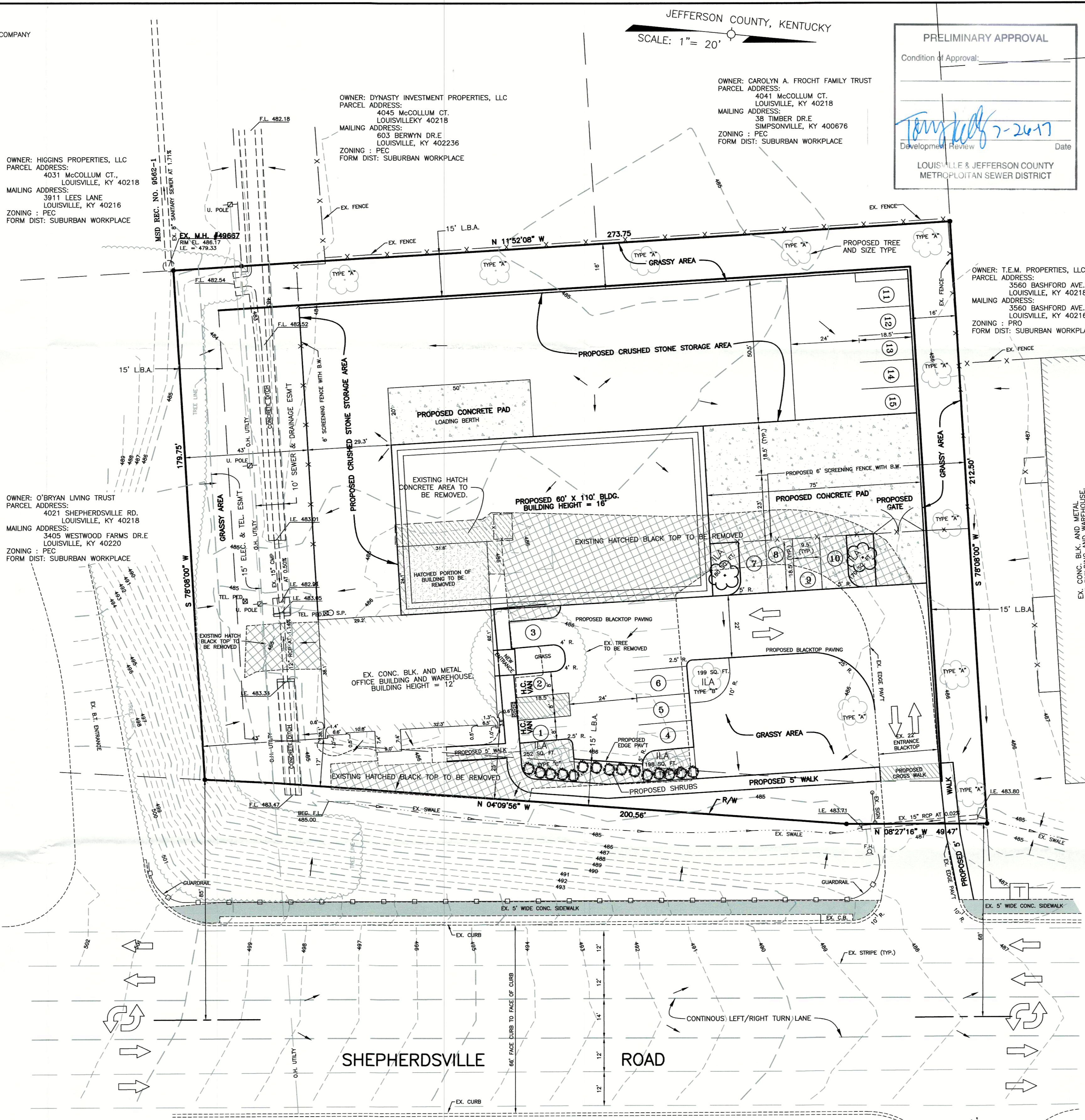
OFFICE = 2428 SQ. FT.
 MINIMUM REQUIRED PARKING SPACES: 1 SPACE PER 350 SQ. FT. = 2,438 / 350 = 7.0 SPACES
 MAXIMUM REQUIRED PARKING SPACES: 1 SPACE PER 200 SQ. FT. = 2,438 / 200 = 12.2 = 12 SPACES

WAREHOUSE = 6,600 SQ. FT. (5 EMPLOYEES)
 MINIMUM REQUIRED PARKING SPACES: 1 SPACE / PER 1.5 EMPLOYEE = 5 / 1.5 = 3.3 = 3 SPACES
 MAXIMUM REQUIRED PARKING SPACES: 1 SPACE / PER 1 EMPLOYEE = 5 / 1 = 5

REQUIRED SPACES

TOTAL MINIMUM REQUIRED SPACES: OFFICE MIN. + WAREHOUSE MIN. = 7 + 3 = 10 SPACES
 TOTAL MAXIMUM REQUIRED SPACES: OFFICE MAX. + WAREHOUSE MAX. = 12 + 5 = 17 SPACES
 TOTAL NUMBER OF PARKING SPACES PROVIDED: = 15 SPACES*

* = ADDITIONAL PARKING IS AVAILABLE IN CRUSHED STONE STORAGE AREA IF NEEDED. TOTAL NUMBER OF PARKING SPACES ALSO INCLUDES 1 HANDICAP SPACE.



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SCALE: 1" = 20'
 GRAPHIC SCALE
 Kentucky 811
 Kentucky Underground
 1-800-752-6007

JEFFERSON COUNTY, KENTUCKY
 SCALE: 1" = 20'

PRELIMINARY APPROVAL
 Condition of Approval: _____
 Development Review Date: 7-26-17

OWNER: DYNASTY INVESTMENT PROPERTIES, LLC
 PARCEL ADDRESS: 4045 McCOLLUM CT. LOUISVILLE, KY 40218
 MAILING ADDRESS: 603 BERWYN DR. E. LOUISVILLE, KY 402236
 ZONING: PEC
 FORM DIST: SUBURBAN WORKPLACE

OWNER: CAROLYN A. FROCHT FAMILY TRUST
 PARCEL ADDRESS: 4041 McCOLLUM CT. LOUISVILLE, KY 40218
 MAILING ADDRESS: 38 TIMBER DR. E. SIMPSONVILLE, KY 400676
 ZONING: PEC
 FORM DIST: SUBURBAN WORKPLACE

OWNER: HIGGINS PROPERTIES, LLC
 PARCEL ADDRESS: 4031 McCOLLUM CT. LOUISVILLE, KY 40218
 MAILING ADDRESS: 3911 LEES LANE LOUISVILLE, KY 40216
 ZONING: PEC
 FORM DIST: SUBURBAN WORKPLACE

OWNER: T.E.M. PROPERTIES, LLCB
 PARCEL ADDRESS: 3660 BASHFORD AVE. LOUISVILLE, KY 40218
 MAILING ADDRESS: 3660 BASHFORD AVE. LOUISVILLE, KY 40216
 ZONING: PRO
 FORM DIST: SUBURBAN WORKPLACE

OWNER: O'BRYAN LIVING TRUST
 PARCEL ADDRESS: 4021 SHEPHERDSVILLE RD. LOUISVILLE, KY 40218
 MAILING ADDRESS: 3405 WESTWOOD FARMS DR. E. LOUISVILLE, KY 40220
 ZONING: PEC
 FORM DIST: SUBURBAN WORKPLACE

OWNER: THE WILLIAMS GROUP, LLC
 DEED BOOK 9512 PAGE 536
 4011 SHEPHERDSVILLE RD. LOUISVILLE, KY 40218

DEVELOPER: F.W. OWENS COMPANY, INC.
 4800 POPLAR PLACE SITE 200 LOUISVILLE, KY 40213

PROPERTY ADDRESS: 4011 SHEPHERDSVILLE RD. LOUISVILLE, KY 40218

PARCEL I.D.: 210400370000

FORM DISTRICT: SW (SUBURBAN WORKPLACE)

SET BACKS:
 FRONT YARD: 25 FT.
 SIDEYARD: NONE
 REAR YARD: NONE

NO PORTION OF THE PROPERTY IS WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM 21111C0060E DATED DEC. 5, 2006.

TOTAL SITE AREA: 54,039 SQ. FT. OR 1.2406 ACRES

LOT DEVELOPMENT NOTES:

1. LOT HAS AN EXISTING MSD PROPERTY SERVICE CONNECTION.
2. EXISTING IMPERVIOUS AREA = 14,050 SQ. FT. (EXISTING IMPERVIOUS AREA INCLUDES EXISTING BLACKTOP PAVED AREAS, CONCRETE SIDE WALKS AND EXISTING BUILDINGS)
3. PROPOSED GRASSY AREA = 20,172 SQ. FT.
4. PROPOSED IMPERVIOUS AREA
 - a. PROPOSED CRUSHED STONE = 11,786 SQ. FT.
 - b. PROPOSED BLDG. = 9,123 SQ. FT.
 - c. PROPOSED PAVEMENT = 12,968 SQ. FT.
 TOTAL = 33,877 SQ. FT.
5. NEW IMPERVIOUS AREA = 33,877 SQ. FT.
 EXISTING IMPERVIOUS = 14,050 SQ. FT.
6. INCREASE OF 19,827 SQ. FT. OF IMPERVIOUS AREA (SEE NOTE 1).
7. NO CHANGE IN DRAINAGE PATTERN WILL OCCUR.
8. TOTAL DISTURBANCE AREA IS 29,011 SQ. FT.
9. MSD & KYTC APPROVALS ARE REQUIRED BEFORE CONSTRUCTION APPROVAL IS GRANTED.
10. SITE IS SUBJECT TO REGIONAL FACILITY FEES.

SITE INFORMATION

DEVELOPER: F.W. OWENS COMPANY, INC.
 4800 POPLAR PLACE DR. LOUISVILLE, KY 40213
 502-637-4225

OWNER: THE WILLIAMS GROUP, LLC
 DEED BOOK 7408 PAGE 399
 4011 SHEPHERDSVILLE RD. LOUISVILLE, KY 40218

PROPERTY ADDRESS: 4011 SHEPHERDSVILLE RD.

PARCEL I.D.: 210400370000

ZONING: PRO

FORM DISTRICT: SW (SUBURBAN WORKPLACE)

NO PORTION OF THE PROPERTY IS WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM 21111C0060E DATED DEC. 5, 2006.

TOTAL SITE AREA: 1.240 ACRES

SCALE: 1" = 20'
 DRAWN: WAK
 CHECKED: DFG
 DATE: 3-10-2016
 FILE: 17-10591

REVISION

05/18/2017 AGENCY REQUESTS
 06/8/2017 AGENCY REQUESTS
 07/20/2017 H.C. PARKING

PROJECT I.D.
 17-10591

W.M.# 11626
 RZ - 1

LOCATION MAP
 N.T.S.

DETAILED DISTRICT DEVELOPMENT PLAN
 FOR
F.W. OWENS COMPANY, INC.
 4011 SHEPHERDSVILLE ROAD
 LOUISVILLE, KY 40218

PURPOSE:
 THE PURPOSE OF THIS RE-ZONING IS TO RE-ZONE PROPERTY FROM "PRO" ZONING DISTRICT (PLANNED RESEARCH OFFICE) TO "PEC" ZONING DISTRICT (PLANNED EMPLOYMENT CENTER).

EXISTING USE:
 BUSINESS PROMOTIONS COMPANY

PROPOSED USE:
 CONTRACTORS OFFICE, WAREHOUSE AND STORAGE AREA.

OWNERSHIP & SITE STATISTICS:

OWNER: THE WILLIAMS GROUP, LLC
 DEED BOOK 9512 PAGE 536
 4011 SHEPHERDSVILLE RD. LOUISVILLE, KY 40218

DEVELOPER: F.W. OWENS COMPANY, INC.
 4800 POPLAR PLACE SITE 200 LOUISVILLE, KY 40213

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PARCEL I.D.: 210400370000

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GARBNER - CHILTON ENGINEERS & LAND SURVEYORS, INC.
 Civil - Drainage - Structural - Investigative - Land Surveying - GPS
 2249 Commerce Parkway - La Grange, Kentucky 40031 - 502.222.9316

RECEIVED
 JUL 24 2017
 PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS: _____

BY: _____
 DATE: 7/26/17
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

SCALE: 1" = 20'
 DRAWN: WAK
 CHECKED: DFG
 DATE: 3-10-2016
 FILE: 17-10591

REVISION

05/18/2017 AGENCY REQUESTS
 06/8/2017 AGENCY REQUESTS
 07/20/2017 H.C. PARKING

PROJECT I.D.
 17-10591

W.M.# 11626
 RZ - 1

STATE OF KENTUCKY
 DAVID F. GARBNER
 11,441
 LICENSED PROFESSIONAL ENGINEER
 8/14/2017

17 ZONE 1013