

VICINITY MAP
NO SCALE

Site Development Data

Location:	2401 Stanley Gault Parkway
Inst. No.:	D.B. 11153 PG. 642
Inst. No.:	D.B. 11153 PG. 646
Tax Block, Lot, Sublot:	15, 288 Acres
Area:	10.25 S.F.
Zoning:	PEC
Form District:	SW
Existing Use:	Office Warehouse
Proposed Use:	Office Warehouse
Plan Certain:	09-05-89
Owner:	Sebring Eastpoint Properties, LLC
Address:	3401 Bashford Avenue Court Louisville, Ky 40218

Building Summary

Existing Building	56,500 S.F.
Office	19,000 S.F.
Athletics	37,500 S.F.
Building Addition:	
Warehouse	34,200 S.F.
Total Floor Area:	90,700 S.F. (39.47) % Increase

Dimensional Standards

Building Setbacks	Min	Perimeter Buffering
Front:	25'	15' LBA
Side:	None	15' LBA
Street Side:	25'	15' LBA
Rear:	None	15' LBA
Max. Height of Building:	50'	

Parking Summary

Office	1SP/350S.F.	19,000 S.F.	1SP/100S.F.
First Floor		10,750	
Second Floor		85	149
Athletics	1SP/300S.F.	37,500 S.F.	1SP/100S.F.
		125	375
Warehouse	1SP/1.5EMP	30	1SP/1.0EMP
		20	30
Total Spaces Required		230	554
Spaces Provided		230	spaces
		8	ADA spaces
		238	Total
Bicycle Parking	2 Long-Term	2 Short-Term	

DEVELOPMENT NOTES

- EXISTING SITE AND BOUNDARY INFORMATION SHOWN HEREON, PROVIDED TO AL ENGINEERING INC. BY ALAN HARTLEY PLS.
- THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT "BUD" TOLL FREE 1-800-752-6007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
- LOT CONSOLIDATION REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD FOR ANY DISTURBANCE GREATER THAN 1 ACRE. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- PROPERTY IS IN MIDDLETOWN FIRE DISTRICT AND SUBJECT TO APPROVAL.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- "NO IDLING" SIGNS SHALL BE POSTED AT ALL LOADING/UNLOADING DOCK AREAS.
- NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM PANEL 21111C0033E, DATED DEC. 5, 2006.
- STORMWATER DETENTION PROVIDED IN EXISTING EASTPOINT STORMWATER BASIN. VERIFICATION OF DOWNSTREAM SYSTEM REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ALL DUMPSTERS AND SERVICE STRUCTURES WILL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.

Tree Canopy

Class C Tree Canopy Category

Gross Site Area	446,651 S.F.
Existing Tree Canopy	50,400 S.F.
Ex. Tree Canopy %	11.3 %
Tree Canopy Area Required	75,931 S.F.
Tree Canopy Area Required %	17.0 %
New Tree Canopy Required %	8.0 %
New Tree Canopy Area Required	35,732 S.F.
Tree Canopy Preserved	50,400 S.F.
New Tree Canopy Provided	25,920 S.F.
Tree Canopy Provided	76,320 S.F.
% Tree Canopy Provided	17.1 %

Tree Canopy Breakdown

LBA Trees		
18 Type A Trees @ 1-3/4" cal. (720 S.F.)	12,960 S.F.	
Type B Trees @ 1-3/4" cal. (432 S.F.)	0 S.F.	
	12,960 S.F.	
ILA Trees		
18 Type A Trees @ 1-3/4" cal. (720 S.F.)	12,960 S.F.	
Type B Trees @ 1-3/4" cal. (432 S.F.)	12,960 S.F.	
	25,920 S.F.	
TOTAL TREE CANOPY	25,920 S.F.	

IL A Requirements

Ex. Vehicle Use Area	90,303 S.F.
VUA to be removed	16,626 S.F.
VUA to be added	64,213 S.F.
TOTAL VUA:	137,890 S.F.
ILA Required:	(7.5%) 6,773 S.F.
ILA Provided:	(8.16%) 8,503 S.F.
ILA Trees Required:(1/4000 S.F.)	34 trees
Ex ILA Trees:	21 trees
Additional ILA Trees Provided:	13 trees

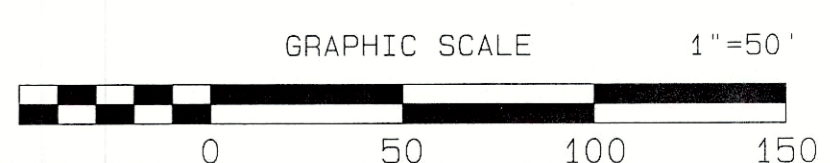
Impervious Areas

Total Site Area	446,651 S.F.
Existing Conditions	
Impervious	158,609 S.F.
PerVIOUS	288,042 S.F.
Proposed Conditions	
Impervious	243,483 S.F.
PerVIOUS	203,168 S.F.
Net Increase	97,895 S.F.
Percent increase	61.6 %

LEGEND

- Property Line
- x-x- Existing Fence
- Existing Sewerline
- Proposed Sewerline
- Existing Manhole
- Proposed Manhole
- x-x- Wood/Vinyl Fence
- - - Ditch Line
- Flow Arrow
- Existing Storm Line
- Proposed Storm Line

WM # 9453



GRAPHIC SCALE 1"=50'

ACCOUNT: 2018-519
DATE: 06-11-18
DESIGNED BY: AMP
CHECKED BY: AMR
APPROVED BY: AMR

AL ENGINEERING INC.
Civil Engineering & Land Development Services
13000 Middlebrook Industrial Blvd. Ste A (502) 877-2444
Louisville, KY 40223

ABEL CONSTRUCTION
3401 BASHFORD MANOR AVENUE CT
LOUISVILLE, KY 40218

ABEL CONSTRUCTION
BUILDING EXPANSION
2401 STANLEY GAULT PARKWAY
LOUISVILLE, KY 40207

REVISION
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2
3
4
5

DRAWING
1
SHEET
OF
1

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