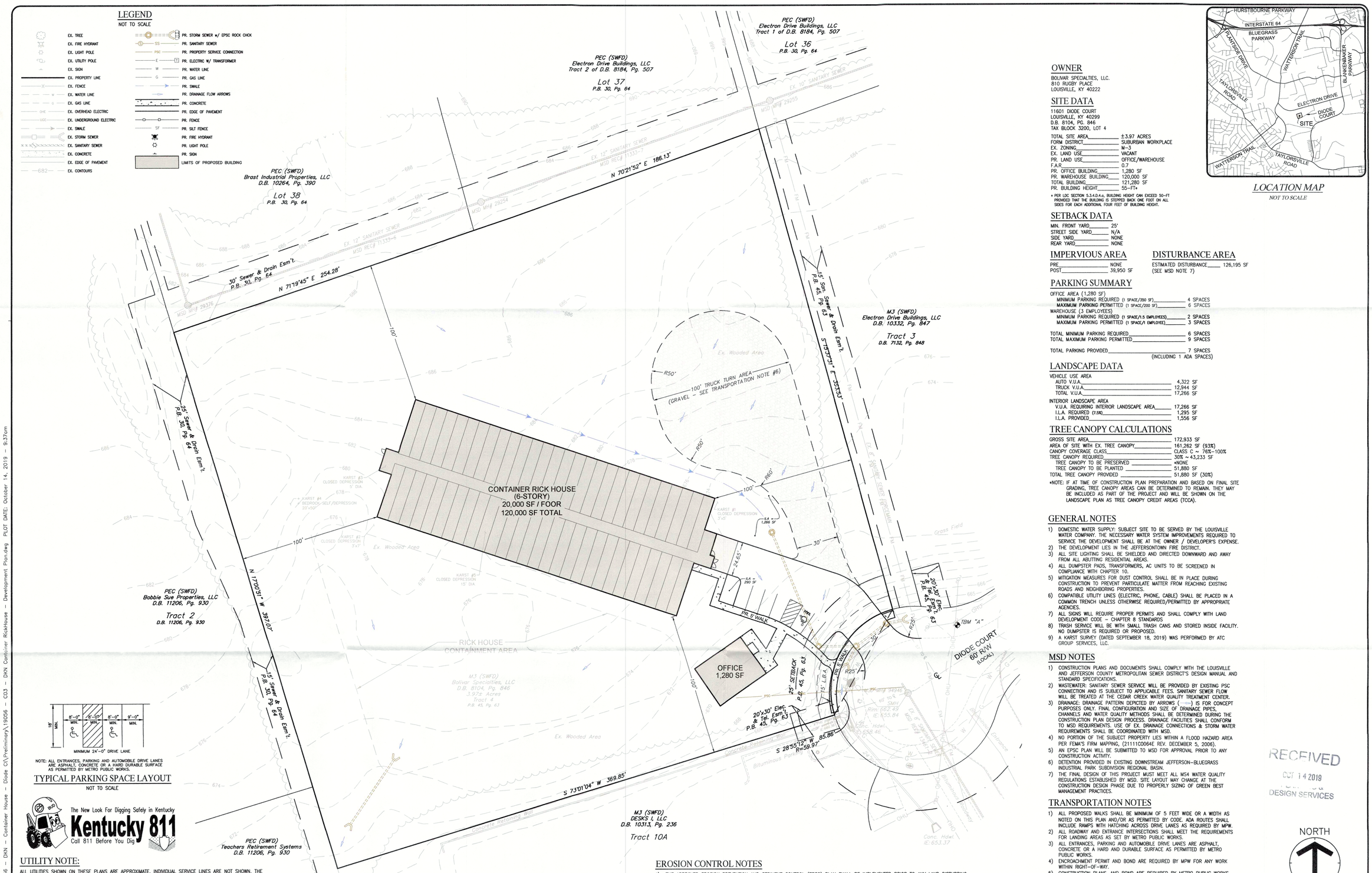

LEGEND

NOT TO SCALE

- EX. TREE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. SIGN
- EX. PROPERTY LINE
- EX. FENCE
- EX. WATER LINE
- EX. GAS LINE
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. SWALE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. CONCRETE
- EX. EDGE OF PAVEMENT
- EX. CONTOURS
- PR. STORM SEWER w/ EPSC ROCK CHCK
- PR. SANITARY SEWER
- PR. PROPERTY SERVICE CONNECTION
- PR. ELECTRIC W/ TRANSFORMER
- PR. WATER LINE
- PR. GAS LINE
- PR. SWALE
- PR. DRAINAGE FLOW ARROWS
- PR. CONCRETE
- PR. EDGE OF PAVEMENT
- PR. FENCE
- PR. SILT FENCE
- PR. FIRE HYDRANT
- PR. LIGHT POLE
- PR. SIGN
- LIMITS OF PROPOSED BUILDING

NOTE: ALL ENTRANCES, PARKING AND AUTOMOBILE DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

TYPICAL PARKING SPACE LAYOUT

NOT TO SCALE

The New Look For Digging Safely in Kentucky
Kentucky 811
Call 811 Before You Dig

UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811(PHONE NO. 811) 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). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailed by
1	10/10/19	AGENCY REVIEW COMMENTS (1ST REVIEW)	JDC

DETENTION CALCULATIONS

X = △ CRA/12
△ C = 0.50-0.30=0.20
A = 172,933 S.F. (±3.97 Ac.)
R = 2.8 INCHES
X = (0.20)(172,933)(2.8)/12=8,070 CUBIC-FEET
REQUIRED X = 8,070 CU.FT.
NOTE: DETENTION BASIN PROVIDED OFFSITE AS PART OF JEFFERSON-BLUEGRASS INDUSTRIAL PARK SUBDIVISION.

EROSION CONTROL NOTES

1) 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 SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2) 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.
3) SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
4) 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.
5) SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

LOCATION MAP

NOT TO SCALE

OWNER

BOLIVAR SPECIALTIES, LLC.
810 RUGBY PLACE
LOUISVILLE, KY 40222

SITE DATA

11601 DIODE COURT
LOUISVILLE, KY 40299
D.B. 8104, PG. 846
TAX BLOCK 3200, LOT 4

TOTAL SITE AREA	±3.97 ACRES
FORM DISTRICT	SUBURBAN WORKPLACE
EX. ZONING	M-3
EX. LAND USE	VACANT
PR. LAND USE	OFFICE/WAREHOUSE
F.A.R.	0.7
PR. OFFICE BUILDING	1,280 SF
PR. WAREHOUSE BUILDING	120,000 SF
TOTAL BUILDING	121,280 SF
PR. BUILDING HEIGHT	55-FT*

* PER LDC SECTION 5.3.4.D.4.a, BUILDING HEIGHT CAN EXCEED 50-FT PROVIDED THAT THE BUILDING IS STEPPED BACK ONE FOOT ON ALL SIDES FOR EACH ADDITIONAL FOUR FEET OF BUILDING HEIGHT.

SETBACK DATA

MIN. FRONT YARD	25'
STREET SIDE YARD	N/A
SIDE YARD	NONE
REAR YARD	NONE

IMPERVIOUS AREA

PRE	NONE
POST	39,950 SF

DISTURBANCE AREA

ESTIMATED DISTURBANCE 126,195 SF
(SEE MSD NOTE 7)

PARKING SUMMARY

OFFICE AREA (1,280 SF)	
MINIMUM PARKING REQUIRED (1 SPACE/350 SF)	4 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/200 SF)	6 SPACES
WAREHOUSE (3 EMPLOYEES)	
MINIMUM PARKING REQUIRED (1 SPACE/1.5 EMPLOYEES)	2 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/1 EMPLOYEE)	3 SPACES
TOTAL MINIMUM PARKING REQUIRED	6 SPACES
TOTAL MAXIMUM PARKING PERMITTED	9 SPACES
TOTAL PARKING PROVIDED	7 SPACES (INCLUDING 1 ADA SPACES)

LANDSCAPE DATA

VEHICLE USE AREA	
AUTO V.U.A.	4,322 SF
TRUCK V.U.A.	12,944 SF
TOTAL V.U.A.	17,266 SF
INTERIOR LANDSCAPE AREA	
V.U.A. REQUIRING INTERIOR LANDSCAPE AREA	17,266 SF
I.L.A. REQUIRED (7.5%)	1,295 SF
I.L.A. PROVIDED	1,556 SF

TREE CANOPY CALCULATIONS

GROSS SITE AREA	172,933 SF
AREA OF SITE WITH EX. TREE CANOPY	161,262 SF (93%)
CANOPY COVERAGE CLASS	CLASS C ~ 76%-100%
TREE CANOPY REQUIRED	30% ~ 43,233 SF
TREE CANOPY TO BE PRESERVED	*NONE
TREE CANOPY TO BE PLANTED	51,880 SF
TOTAL TREE CANOPY PROVIDED	51,880 SF (30%)

*NOTE: IF AT TIME OF CONSTRUCTION PLAN PREPARATION AND BASED ON FINAL SITE GRADING, TREE CANOPY AREAS CAN BE DETERMINED TO REMAIN, THEY MAY BE INCLUDED AS PART OF THE PROJECT AND WILL BE SHOWN ON THE LANDSCAPE PLAN AS TREE CANOPY CREDIT AREAS (TCCA).

GENERAL NOTES

1) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
2) THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
3) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ABUTTING RESIDENTIAL AREAS.
4) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
5) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
6) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
7) ALL SIGNS WILL REQUIRE PROPER PERMITS AND SHALL COMPLY WITH LAND DEVELOPMENT CODE – CHAPTER 8 STANDARDS.
8) TRASH SERVICE WILL BE WITH SMALL TRASH CANS AND STORED INSIDE FACILITY. NO DUMPSTER IS REQUIRED OR PROPOSED.
9) A KARST SURVEY (DATED SEPTEMBER 18, 2019) WAS PERFORMED BY ATC GROUP SERVICES, LLC.

MSD NOTES

1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY EXISTING PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE CEDAR CREEK WATER QUALITY TREATMENT CENTER.
3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (——) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
4) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0064E REV. DECEMBER 5, 2006).
5) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
6) DETENTION PROVIDED IN EXISTING DOWNSTREAM JEFFERSON-BLUEGRASS INDUSTRIAL PARK SUBDIVISION REGIONAL BASIN.
7) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.

TRANSPORTATION NOTES

1) ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
2) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3) ALL ENTRANCES, PARKING AND AUTOMOBILE DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
4) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
5) CONSTRUCTION PLANS, AND BOND ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
6) TRUCK TURNAROUND GRAVEL AREA MUST HAVE A BINDING AGENT TO STABILIZE THE SURFACE AND PREVENT DUST.

RECEIVED
OCT 14 2019
PLANNING & DESIGN SERVICES

NORTH

30' 0 30' 60'
GRAPHIC SCALE

CASE# 19-DDP-0053	WM# 11977
RELATED DOC# 9-45-87 & 10-19-87	

ENGINEER:
HERITAGE ENGINEERING, LLC
642 South 4th Street
Suite 100
Louisville, KY 40202
(502) 562-1413 Fax
603 North Shore Drive
Unit 204
Jeffersonville, IN 47130
(812) 280-8281 Fax

DEVELOPER:
BOURBON STRUCTURES
12123 SHELBYVILLE ROAD-SUITE 100
LOUISVILLE, KY 40243

PROJECT:
DETAILED DISTRICT DEVELOPMENT PLAN
FOR
CONTAINER RICKHOUSE
11601 DIODE COURT
LOUISVILLE, KY 40299

JOB NO:	19056
HORIZ. SCALE:	1"=30'
VERT SCALE:	N/A
DESIGNED BY:	JDC
DETAILED BY:	JDC
CHECKED BY:	SWH
DATE:	SEPT. 23, 2019

SHEET
C03

19- DDP -0053

X:\AA-Projects-2019\19056 - DKN - Container House - Diode Ct\Preliminary\19056 - C03 - DKN Container Rickhouse - Development Plan.dwg PLOT DATE: October 14, 2019 - 9:37am