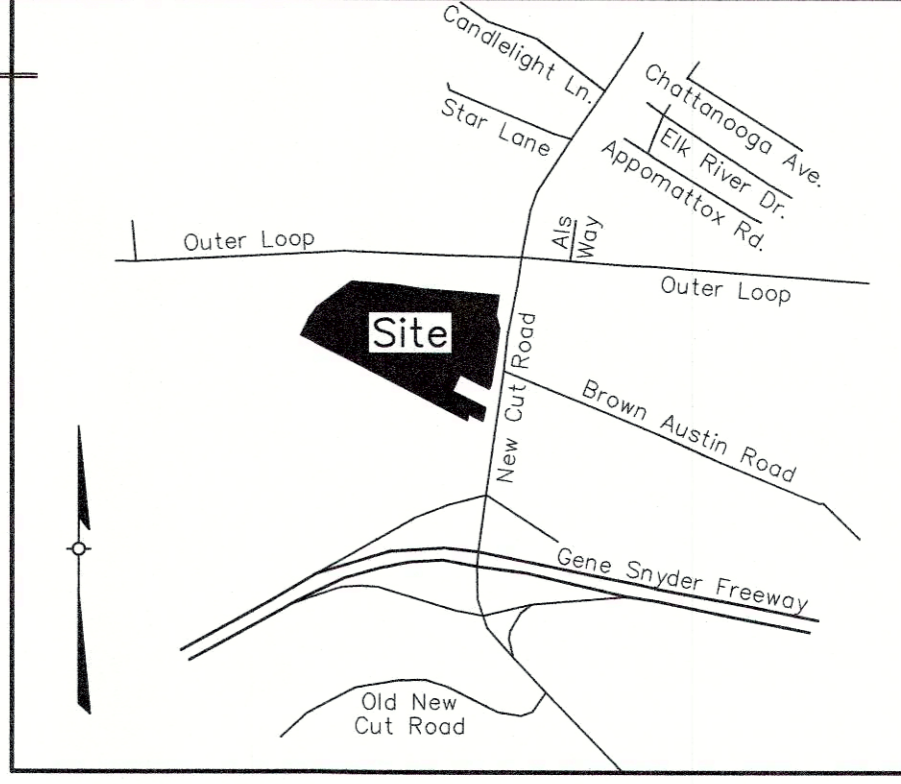


AMENITY AREA DETAIL  
NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

**TRACT 1 DATA**

TOTAL TRACT 1 AREA	= 23.3± Ac. (1,015,645 SF)
R/W DEDICATION AREA	= 0.2± Ac. (6,465 SF)
NET TRACT 1 AREA	= 23.1± Ac. (1,009,180 SF)
EXISTING ZONING	= R-4/C-1-C-M
PROPOSED ZONING	= C-M
EXISTING FORM DISTRICT	= REGIONAL CENTER/SUBURBAN WORKPLACE
PROPOSED FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= ABANDONED MOBILE HOME PARK/COMMERCIAL
PROPOSED USE	= WAREHOUSE/OFFICE
BUILDING HEIGHT	= 45' (50' MAX. ALLOWED)
BUILDING AREA	= 18,000 SF
OFFICE	= 234,080 SF
WAREHOUSE	= 252,080 SF
TOTAL BUILDING AREA	= 252,080 SF
F.A.R.	= 0.25 (5.0 MAX. ALLOWED)

**TRACT 2 DATA**

TOTAL TRACT 2 AREA	= 0.18± Ac. (7,662 SF)
R/W DEDICATION AREA	= 0.01± Ac. (530 SF)
NET TRACT 2 AREA	= 0.17± Ac. (7,132 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-1
EXISTING FORM DISTRICT	= REGIONAL CENTER TO REMAIN
EXISTING USE	= TO REMAIN

**GENERAL NOTES:**

- Parking areas and drive lanes to be a hard and durable surface.
- State Highway encroachment permit and bond will be required for any work in the state right-of-way. Right of Way dedication by deed or minor plat must be recorded prior to construction approval by Public Works.
- No increase in drainage runoff to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Existing New Cut Road curb cut to be removed and restored per Metro Public Works Standard Specifications.
- KYTC approval required prior to MSD & MPW construction plan approval.
- An Access Agreement shall be recorded granting access to MSRSF Investments LLC, STMT Properties LLC and Mark Hass prior to Metro Public Works granting construction plan approval. The Access Agreement must conform to Ordinance 187, Series 2003 as amended.
- Owner shall dedicate to public use the area shown as reserved Right of Way for New Cut Road within 60 days of a request by Metro Public Works Director.
- Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current Metro Public Works standards and shall be inspected prior to final bond release.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Screening of the loading area from the Outer Loop shall be provided in compliance with Section 5.5.2.B.2 or the Louisville Metro Land Development Code.
- The Fee-In-Lieu will be paid for the Outer Loop frontage walk prior to Metro Public Works granting construction plan approval.
- Developer shall install the traffic light at Brown Austin Road if approved by KY Dept. of Transportation.

**MSD NOTES:**

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Specifications.
- KY Division of Water approval and an MSD floodplain permit are required prior to MSD granting construction plan approval.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity Request was approved on May 14, 2018 by MSD.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0090, 0091 & 0108 E dated December 5, 2006.
- Drainage pattern depicted by arrows (==) is for conceptual purposes.
- Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
- Erosion & Silt Control shown is conceptual only and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
- KDOW approval and MSD floodplain permit required prior to construction plan approval.
- Increased runoff volume to be compensated on site under the floodplain elevation at a ratio of 1.5 to 1.

**RECEIVED**  
AUG 29 2018  
PLANNING & DESIGN SERVICES

**PROJECT DATA**

FILE NAME:	17190-DDDP
DATE:	8/29/18
SCALE:	AS SHOWN
DRAWN BY:	JH
CHECKED BY:	AER

**LEGEND**

Existing Form District Line	Existing Zoning Line	Existing Walk	Proposed Storm Sewer, Catch Basin	Proposed Sewer & Manhole	Proposed Drainage Swale			
Existing Utility Pole	Existing Light Pole	Existing Guy Anchor	Existing Water Meter	Existing Water Valve	Existing Fire Hydrant	Existing Catch Basin	Existing Gas Meter	Existing Gas Valve
Existing Air Conditioner Unit	Existing Storm Drainage Manhole	Existing Sanitary Sewer Manhole	Existing Cable Pedestal	Existing Reinforced Concrete Pipe	Existing Corrugated Metal Pipe	Existing Overhead Electric Lines	Denotes Set 1/2" By 18" Iron Pin With Cap Stamped "WNK 3492" (Unless Otherwise Noted)	

**MSD STANDARD EROSION CONTROLS**

STONE BAG CHECK DAM IN CONCRETE FLUMES
WINGED HEADWALL INLET PROTECTION
SILT FENCE

**FLOODPLAIN AND RUNOFF VOLUME COMPENSATION AREA**

$X = \Delta CRA/12$   
 $EX. \Delta C = [(1.5 \times 0.95) + (21.8 \times 0.23)]/23.3 = 0.27$   
 $PROP. \Delta C = [(12.1 \times 0.95) + (11.2 \times 0.23)]/23.3 = 0.60$   
 $A = 23.3 ACRES$   
 $R = 2.8 INCHES$   
 $X = (0.60 - 0.27)(23.3)(2.8)/12 = 1.79 AC.-FT.$   
 $REQUIRED X = 78,150 CU. FT. X = 1.5 X 78,150 CU. FT.$   
 $= 117,225 CU. FT.$   
 $PROVIDED AREA = 59,282 SF$   
 $TOTAL = 39,075 SQ. FT. @ APPROX. 4 FT. DEPTH$   
 $= 156,300 CU.FT. > 117,225 CU.FT.$

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 1,009,219 SF
TOTAL TREE CANOPY AREA REQUIRED	= 20% (201,844 SF)
EXISTING TREE CANOPY	= 39% (393,595 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (202,320 SF)

**TYPICAL PARKING SPACE LAYOUT NO SCALE**

**GRAPHIC SCALE**

1 inch = 80 ft.

**OWNER:**  
GEORGE'S MOBILE PARK, INC.  
200 LANARK DELL  
LOUISVILLE, KY 40243

**OWNER:**  
MARK & TERRI HASS  
11600 TRANQUILITY WAY  
LOUISVILLE, KY 40291

**SITE ADDRESS:**  
6008 NEW CUT ROAD  
TAX BLOCK 1050, LOT 0457 TAX BLOCK 1050, LOT 0894 & 1102  
D.B. 529B, PG. 0848

**SITE ADDRESS:**  
6108 & 6110 NEW CUT ROAD  
TAX BLOCK 1050, LOT 0894 & 1102  
D.B. 8373 PG. 0351  
D.B. 8401 PG. 0695

**COUNCIL DISTRICT - 13**  
**FIRE PROTECTION DISTRICT - FAIRDALE**  
**MUNICIPALITY - LOUISVILLE**

**RELATED CASE:** 9-057-05 **CASE:** 18ZONE1037 **MSD WM#** 11786

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	8/29/18	REVISED PLAN	AER

**PROJECT DATA**

FILE NAME: 17190-DDDP  
DATE: 8/29/18  
SCALE: AS SHOWN  
DRAWN BY: JH  
CHECKED BY: AER

**DETAILED DISTRICT DEVELOPMENT PLAN**

**6008 + 6108 NEW CUT ROAD**

DEVELOPER:  
EXETER PROPERTY GROUP  
5545 WEST 74TH STREET  
INDIANAPOLIS, IN 46268

**LAND DESIGN & DEVELOPMENT, INC.**  
ENGINEERING - LAND SHAPING - LANDSCAPE ARCHITECTURE  
850 WESTINGHOUSE BLVD. SUITE 200  
INDIANAPOLIS, IN 46204  
PHONE: 317.424.7878  
FAX: 317.424.7879  
WEB SITE: WWW.LDD-INC.COM

**JOB NO.** 17190  
**SHEET** 1  
**OF** 1

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	8/29/18	REVISED PLAN	AER

**ENGINEER'S SEAL**

**SURVEYOR'S SEAL**

08 ZONE 1037