

GENERAL NOTES

1. WASTEWATER: SANITARY SEWER IS AVAILABLE BY CONNECTION TO MORRIS FORMAN WASTEWATER TREATMENT PLANT, SUBJECT TO FEES. SANITARY SEWER PATTERN DEPICTED FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENT
2. SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100 YEAR POST-DEVELOPED DISCHARGE TO THE 10 YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL. $Q_{10} PRE = 73.55 CFS$ $Q_{100} POST = 43.67 CFS$
3. EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
4. THE DEVELOPMENT LIES IN THE LAKE DREAMLAND FIRE DISTRICT. CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE LAKE DREAMLAND FIRE DISTRICT. A STATEMENT ON THE ADEQUACY OF ACCESS TO THE PROPERTIES SHALL BE OBTAINED FROM THE FIRE DISTRICT.
5. SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
6. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
7. ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
8. ALL PARKING ISLANDS SHALL BE OUTLINED WITH CONCRETE MEDIAN CURB UNLESS NOTED OTHERWISE.
9. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
10. THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0056 E, DECEMBER 5, 2006)
11. CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
13. APPROVAL FROM THE DIVISION OF WATER REQUIRED.
14. ALL DRIVING AREAS WILL BE A HARD, DURABLE SURFACE.
15. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
16. ALL SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE LDC.
17. LOT LINES SHALL BE CONSOLIDATED PRIOR TO BUILDING PERMIT.
18. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
19. 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 MGMT. PRACTICES.
20. A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR OR MACHINERY SHALL BE DETERMINED IN THE CONSTRUCTION PHASE.
21. A TELLA-INSPECTION, FLUSH AND CLEANING WILL BE REQUIRED PRIOR TO MSD ACCEPTING THROUGH DRAINAGE PIPE EASEMENT. MAINTENANCE ON EXISTING PIPE MAY BE REQUIRED TO BRING IT TO MSD SPECIFICATIONS.
22. 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 MGMT. PRACTICES.
23. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
24. A PORTION OF THIS SITE IS LOCATED WITHIN COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR OR MACHINERY SHALL BE DETERMINED IN THE CONSTRUCTION PHASE.

EPSC NOTES

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 EPSC PLAN MUST BE REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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. SOILS 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 FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. 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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

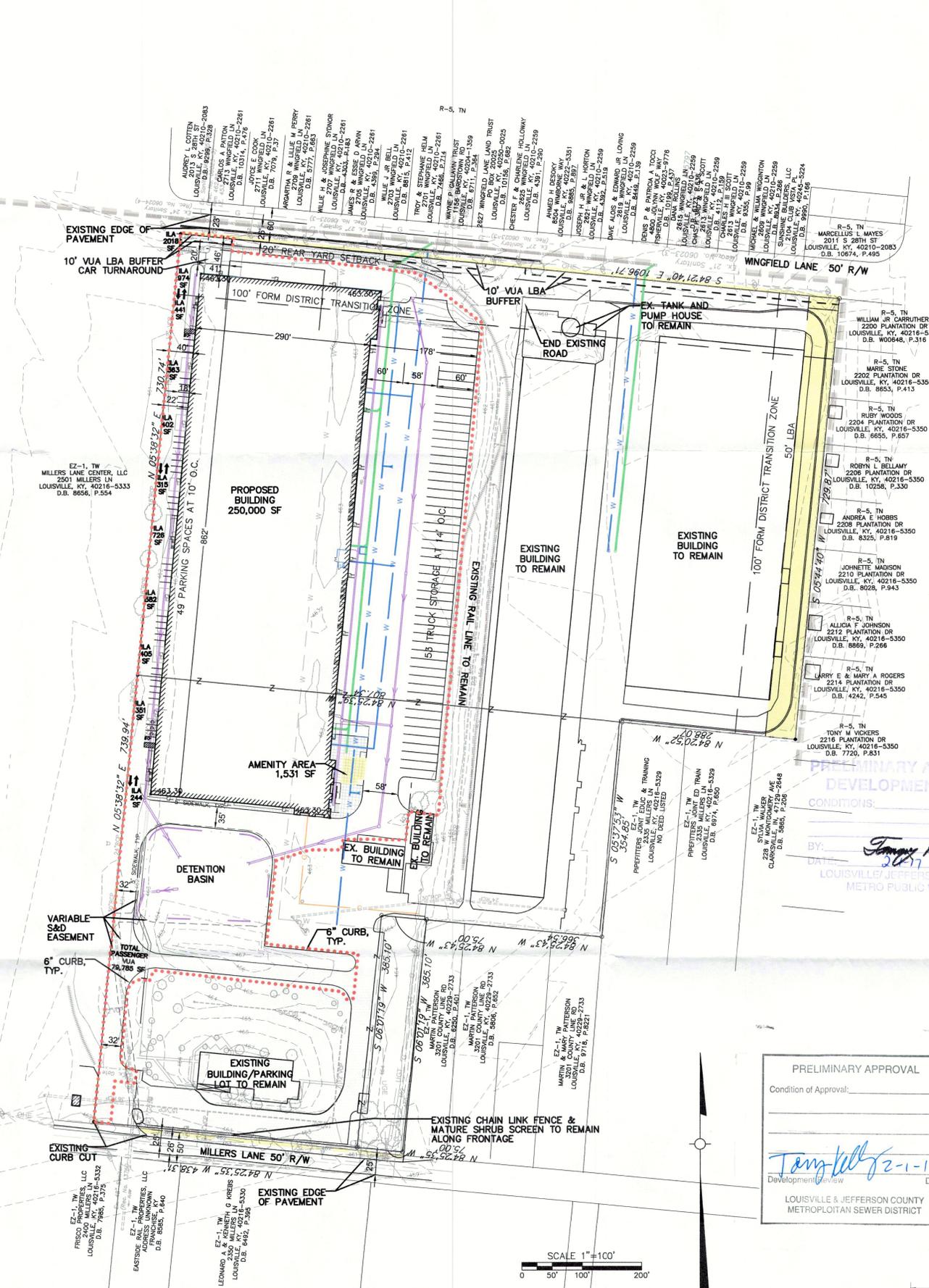
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

EPSC CONCEPT PLAN

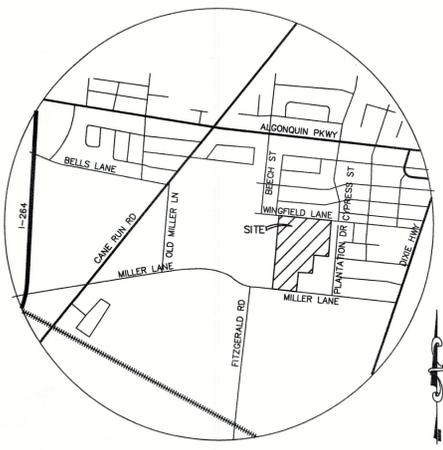
- INSTALL SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
- EXISTING TEMPORARY SEDIMENT BASIN SHALL BE CHECKED & MAINTAINED THROUGHOUT PROJECT.
- BEGIN SITEWORK GRADING AND STORM SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- REMOVE TEMPORARY SEDIMENT BASIN & STABILIZE SITE.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

UTILITY NOTES

- 1) ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 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 WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.



EXISTING SITE CONDITIONS
NOT TO SCALE



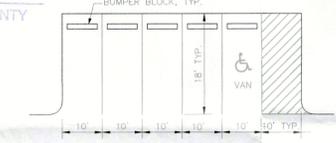
LOCATION MAP
NOT TO SCALE

LEGEND

- ZONING BOUNDARY
- FORM DISTRICT BOUNDARY
- EXISTING CONTOURS
- PROPOSED GAS LINE
- CONCEPTUAL SANITARY
- CONCEPTUAL STORM SEWER
- CONCEPTUAL WATERLINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- DRAINAGE ARROWS
- EXISTING VEGETATION
- EXISTING UNDERGROUND/ELECTRIC
- DRAINAGE ARROWS
- EXISTING RAIL LINE
- EXISTING FENCE
- AREA OF REVISION
- PROPOSED DETENTION BASIN
- AREA OF WAIVER

LOT REQUIREMENTS

STANDARD EZ-1	NONE
MIN. LOT AREA	NONE
MIN. LOT WIDTH	NONE
FRONT YARD	25'
STREET SIDE YARD	25'
REAR YARD	NONE
WITHIN 100' FORM DISTRICT TRANSITION ZONE	
FRONT YARD	15'
STREET SIDE YARD	3'
MAX FRONT YARD	25'
SIDE YARD	3'
REAR YARD	5'



WAIVER REQUESTS

1. A WAIVER FROM LDC CHAPTER 10.2.4 TO ALLOW THE EXISTING ROAD TO REMAIN WITHIN THE REQUIRED 50' BUFFER AREA AND PROVIDE THE 'B' SCREEN AND 22 TYPE 'A' TREES WITHIN THE AVAILABLE VEGETATION STRIPE.
2. A WAIVER FROM LDC CHAPTER 5.8.1 THAT REQUIRES A SIDEWALK ALONG A) NORTHERN PROPERTY LINE FRONTING WINGFIELD LANE, AND B) SOUTHERN PROPERTY LINE FRONTING MILLERS LANE.
3. WAIVER OF LDC 5.12.2 TO PROVIDE ONLY A PORTION OF THE REQUIRED AMENITY AREA FOR THE PROJECT. THE AMENITY AREA PROVIDED ON THIS PLAN IS EQUAL TO 15% OF THE OFFICE AREA SQUARE FOOTAGE, RATHER THAN 10% OF THE ENTIRE BUILDING AREA AS FOLLOWS:
PROPOSED OFFICE AREA: 10,322 SF
PROPOSED AMENITY AREA: 1,531 SF (15%)

PRELIMINARY APPROVAL
Condition of Approval: _____
Tammy Kelly 2-1-17
Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

SITE DATA

EXISTING ZONING:	EZ-1
FORM DISTRICT:	TRADITIONAL WORKPLACE
EXISTING USE:	WAREHOUSE
PROPOSED USE:	WAREHOUSE
GROSS SITE AREA:	1,284,954 SF / 29.5 ACS
GROSS EX. BUILDING AREA:	562,127 SF
EX. BUILDING AREA TO REMAIN:	259,727 SF
EX. BUILDING AREA TO BE REMOVED:	302,400 SF
PROPOSED NEW BUILDING AREA:	250,000 SF
PROPOSED GROSS BUILDING AREA:	509,727 SF
PROPOSED MAX BUILDING HEIGHT:	43'
GROSS FAR:	.40

PARKING CALCULATIONS (NEW BUILDING ONLY)

EST. EMPLOYEES (COMBINED 1ST & 2ND SHIFT):	50
MIN PARKING REQUIRED: (1/1.5 EMPLOYEES ON 1ST & 2ND SHIFT)	33 SPACES
MAX PARKING ALLOWED: (1/EMPLOYEE ON 1ST & 2ND SHIFT)	50 SPACES
PARKING PROVIDED: (INCLUDING 2 H.C. SPACES & 3 CARPOOL SPACES.)	49 SPACES*
BICYCLE PARKING REQUIRED: (SHORT TERM = NOT REQUIRED) (LONG TERM = 2 SPACES**)	2 SPACES
BICYCLE PARKING PROVIDED:	2 SPACES

* WE ARE REQUESTING FLEXIBILITY IN PARKING PROVIDED DUE TO THE VARIABILITY IN FUTURE TENANT NEEDS. FINAL PARKING PROVIDED AT THE TIME OF CONSTRUCTION WILL FALL WITHIN THE MIN/MAX REQUIREMENTS OF LDC CHAPTER 9.

** LONG TERM BIKE PARKING WILL BE LOCATED INSIDE THE BUILDING.

ILA CALCULATIONS

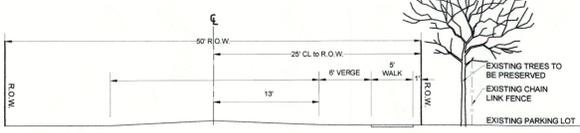
PASSENGER VUA AREA:	79,785 SF
ILA REQUIRED:	5,984 SF (7.5%)
ILA PROVIDED:	6,821 SF (8.5%)
TREES REQUIRED:	20 TREES
LOADING AREA VUA: (NO ILA REQUIRED PER LDC 10.2.12.)	356,921 SF

TREE CANOPY CALCULATIONS

GROSS SITE AREA:	1,284,954 SF
EXISTING TREE CANOPY:	34,896 SF (2.7%)
10 - 18" CAL. TYPE 'A' TREES @ 1200 SF EA. = 12,000 SF	
3 - 15" CAL. TYPE 'B' TREES @ 720 SF EA. = 2,160 SF	
36 - 3" TO >10" CAL. TYPE 'B' TREES @ 576 SF EA. = 20,736 SF	
EXISTING TREE CANOPY TO BE PRESERVED:	34,896 SF (2.7%)
TOTAL TREE CANOPY REQUIRED:	86,092 SF (6.7%)
128,495 SF (10%) = 42,403 SF (FAR 33% REDUCTION)	
ADDITIONAL TREE CANOPY REQUIRED:	51,196 SF (4.2%)
REQUIRED TREE CANOPY PROVIDED:	55,680 SF (4.3%)
ILA: 20 - 3" CAL. TYPE 'A' TREES @ 960 SF EA. = 19,200 SF	
LBA/VUA: 16 - 3" CAL. TYPE 'A' TREES @ 960 SF EA. = 15,360 SF	
LBA: 22 - 3" CAL. TYPE 'A' TREES @ 960 SF EA. = 21,120 SF	
ADDITIONAL TREE CANOPY PROVIDED:	+9,216 - 15,360 SF (+19%)
16 - 3" CAL. TYPE 'A' @ 960 SF EA. OR 'B' TREES @ 576 SF EA.*	
*SPECIFIC TREE / TREE TYPE TO BE DETERMINED AT TIME OF CONSTRUCTION	

IMPERVIOUS CALCULATIONS

SITE AREA:	1,284,954 SF
EXISTING IMPERVIOUS AREA:	1,079,760 SF
PROPOSED IMPERVIOUS AREA:	1,003,143 SF
APPROXIMATE REDUCTION:	76,617 SF



CASE #16DEPLAN1234
WM# 1906
T.B. 1004, LOTS: 41, 92 & 23
OWNER/DEVELOPER
PHILMORE, LLC
17700 CREEK ROCK ROAD
FISHERVILLE, KY 40023
D.B. 8734, P.G. 748
8656, P.G. 554

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
LOUISVILLE, KENTUCKY 40022
608 S. THIRD STREET, LOUISVILLE, KY 40202
(502) 584 - 6271

NO.	REVISION	DATE
1	AGENCY COMMENTS	01/29/17
2	AGENCY COMMENTS	01/24/17

NO.	REVISION	DATE
1	AGENCY COMMENTS	01/29/17
2	AGENCY COMMENTS	01/24/17

RECEIVED
JAN 26 2017
PHILMORE, LLC
2349 MILLERS LANE
LOUISVILLE, KY 40216

PROJECT TITLE: CATEGORY 3 PLAN
PROJECT TITLE: PHILMORE, LLC
2349 MILLERS LANE
LOUISVILLE, KY 40216
JOB NO.: 2847
SCALE: 1"=100'
DATE: 12/12/16
DRAWING NO.: 1
SHEET 1 OF 1

