

GENERAL NOTES:

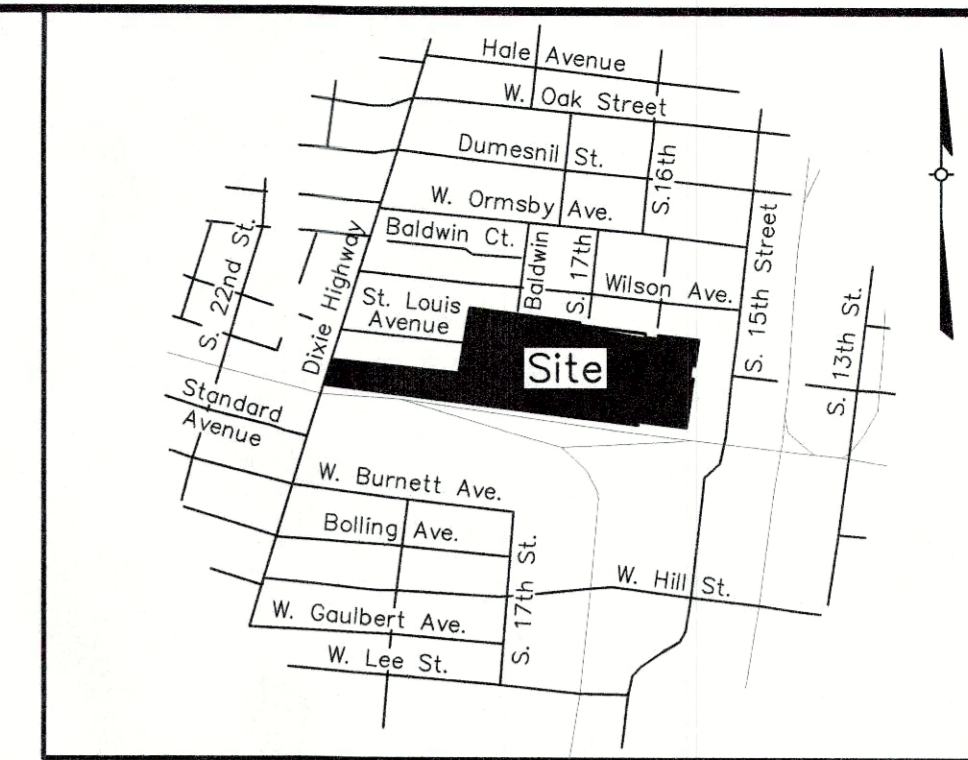
- 1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the Metro Public Works right-of-way.
3. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved.

MSD NOTES:

- 1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.

PROJECT DATA

TOTAL SITE AREA = 27.9± AC. (1,215,625 SF)
EXISTING ZONING = EZ-1
FORM DISTRICT = TRADITIONAL WORKPLACE
EXISTING USE = INDUSTRIAL VACANT
PROPOSED USE = OFFICE / WAREHOUSE
BUILDING HEIGHT = 45' (45' MAX. ALLOWED TRANSITION ZONE)
BUILDING AREA F.A.R. = 434,000 SF (INCLUDES 2,000 SF OFFICE)
0.36 (5.0 MAX. ALLOWED)



LOCATION MAP NOT TO SCALE

VARIANCE REQUESTED
1. A Variance is requested for the building location from the Louisville Metro Land Development Code 5.2.5.C.3.a to vary, as shown, the Dixie Highway maximum 25 ft front setback.

WAIVERS REQUESTED

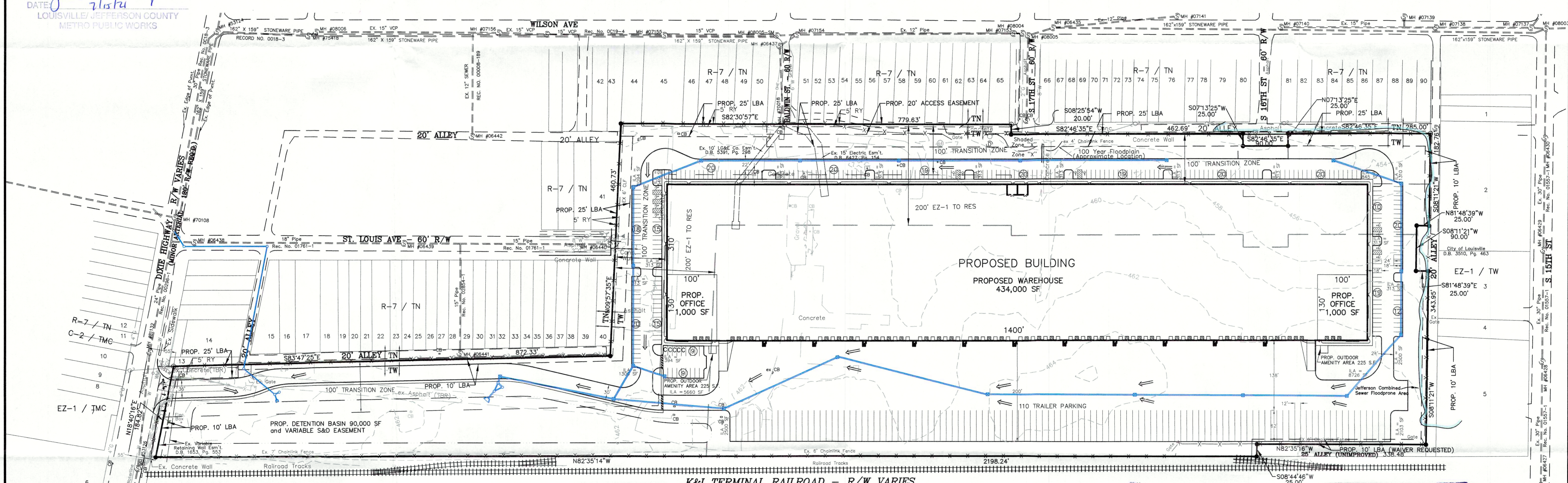
- 1. A Waiver is requested from the Louisville Metro Land Development Code Section 10.2.10 to waive to 10 ft Landscape Buffer Area, the required screen & trees adjacent to the unimproved alley & railroad tracks in the southeast corner of the site.
2. A Waiver is requested from the Louisville Metro Land Development Code Section 5.9.2.C.4 to waive vehicular circulation in front of the building. This is the parking lot adjacent to the property line St. Louis Ave stubs to.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: [Signature] DATE: 7/15/21
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

APPROVED: LOUISVILLE METRO BOARD OF ZONING ADJUSTMENT
DATE: 8-2-21



DETENTION BASIN CALCULATIONS (POST 100 YR TO PRE 10)

NOTE: DETAILED DETENTION ANALYSIS TO BE PROVIDED FOR REVIEW AND APPROVAL AT CONSTRUCTION PLAN APPROVAL LEVEL.
X = Δ CRA/12
ΔC = (UNCHANGED) = 0.90
A = 27.9 ACRES
R = POST 100 6.2 INCHES, PRE 10 = 4.5 INCHES
X = POST 100 (0.90)(28)(6.2)/12 = 156.24 CU.FT. = 13.02 AC.FT.
X = Pre 10 (0.90)(9.0)(4.5)/12 = 36.45 CU.FT. = 3.03 AC.FT.
REQUIRED X = POST 100 13.02 AC.FT. MINUS PRE 10 3.03 AC.FT. = 10.00 AC.FT.
PROVIDED BASIN = 90,000 SQ.FT.

TREE CANOPY CALCULATIONS

NOTE: TREE CANOPY COMPLIANCE IS NOT REQUIRED FOR TRADITIONAL FORM DISTRICTS BY TABLE 10.1.1. HOWEVER, TREE CANOPY COVERAGE WILL BE PROVIDED BY COMPLYING WITH THE PERIMETER AND VEHICULAR USE AREA CHAPTER 10 REQUIREMENTS.
TOTAL SITE AREA = 1,215,625 S.F.
TOTAL TREE CANOPY AREA REQUIRED = NA-REFER TO NOTE ABOVE
PROPOSED TREE CANOPY TO BE PLANTED = 25% (303,906 S.F.)

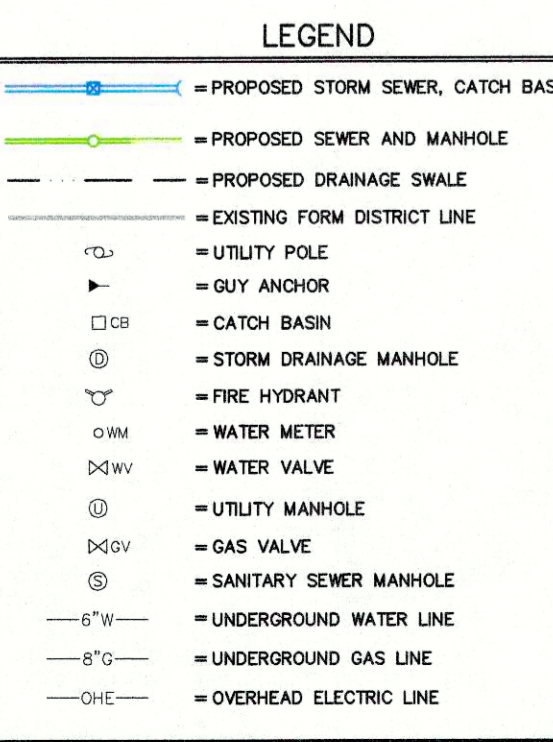
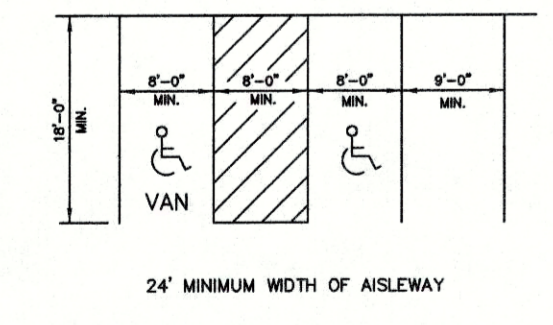
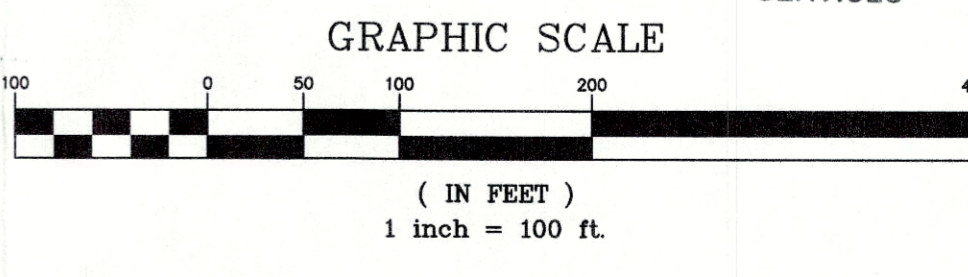


Table with 90 columns listing adjacent property owners, their addresses, and contact information. Includes names like Red Lion Transport LLC, Lawrence L & Barbara County, etc.

RECEIVED stamp from Louisville & Jefferson County Metroplitan Sewer District, dated JUL 14 2021. Includes signature of Michael B. [unclear] and date 7-14-21.



CASES: 21-CAT3-0004, 21-VARIANCE-0039 & 21-WAIVER-0048
SITE ADDRESS: 1391 DIXIE HIGHWAY TAX BLOCK 039H LOT 0026 D.B. 11981, PG. 176
COUNCIL DISTRICT - 6 FIRE PROTECTION DISTRICT - LOUISVILLE #1 MUNICIPALITY - MUNICIPALITY
JOB NO. 20263 SHEET 1 OF 1
WM#: 11802

Vertical sidebar containing REVISIONS table, PROJECT DATA, ENGINEER'S SEAL, SURVEYOR'S SEAL, and PROJECT INFORMATION including owner/developer (DH QOZB, LLC), address (1700 Marina's Edge Way Ste 715 Louisville, KY 40206), and sheet number (1 OF 1).

Vertical text on the far left edge: C:\Current Projects\20263\DWG\Planning\20263-CAT3-FILED-07-12-2021.dwg, 7/9/2021 2:45:07 PM, Richard.