

**SITE DATA**

**LAND USE DATA**  
 SITE ADDRESS: 821 SOUTH 17TH STREET 40210  
 TAX LOT, TAX BLOCK: TB 36J, TL 3  
 DEED BOOK, PAGE NUMBER: DB 6886, PG 881  
 EXISTING ZONING DISTRICT: EZ1  
 EXISTING FORM DISTRICT: TRADITIONAL WORKPLACE  
 EXISTING LOT AREA: 8,453 ACRES (368,213 S.F.)  
 PROPOSED LOT AREA: 4,151 ACRES (180,832 S.F.)  
 EXISTING USE: FORMERLY MANUFACTURING/VACANT  
 PROPOSED USE: RENEWABLE ENERGY FACILITY

**PARKING CALCULATIONS**  
 2 SHIFTS; 7 EMPLOYEES EACH SHIFT 9 SP.  
 MINIMUM REQUIRED (1 SPACE/1.5 EMPLOYEES) 14 SP.  
 TOTAL MAXIMUM ALLOWED (1 SPACE/EMPLOYEE) ON SITE = 10 SP.  
 TOTAL PARKING PROPOSED OF WHICH 1 IS HANDICAP ACCESSIBLE (VAN) ON STREET = 4 SP

**TREE CANOPY CALCULATIONS**  
 SITE AREA: 180,832 S.F.  
 TREE CANOPY CATEGORY: CLASS A  
 EXISTING TREE CANOPY COVERAGE: 0% - 40%  
 PRESERVED TREE CANOPY: 3%  
 TOTAL TREE CANOPY REQUIRED: HALF OF 4% (2%) PER 10.1.2.B.2 = 3,617 SF  
 (4 ~ 3" CALIPER TREES OR 5 ~ 2" CALIPER TREES)

**ILAVUA CALCULATIONS**  
 NOT SUBJECT TO REQUIREMENTS PER 10.2.12 SINCE SITE WILL BE ENCLOSED BY FENCE AROUND PROPERTY PERIMETER.

**SIGNAGE**  
 1 SIGN PERMITTED PER STREET FRONTAGE  
 MAXIMUM HEIGHT ALLOWED: 10'  
 MAXIMUM AREA ALLOWED: 40 SF

**EPSC DATA**  
 DATA:  
 SOIL TYPE: URBAN LAND  
 HYDROLOGIC SOIL GROUP: UNCLASSIFIED (Assumed C)  
 NEW INCREASE IMPERVIOUS: 20,049 SF (17%)  
 DETENTION CALCULATIONS:  
 NO DETENTION REQUIRED AS THERE WAS NO INCREASE IN "C".  
 (PROPOSED TURF AREA WILL BE UPGRADED FROM "POOR" CONDITION TO "GOOD" CONDITION AND GRAVEL AREA WILL BE EXPANDED.)

**AGENCY NOTES**

**MSD NOTES**

- THE SITE IS SERVED BY EXISTING MSD SANITARY SEWERS. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQTC.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
- APPROVAL FROM MSD'S INDUSTRIAL WASTE SITE WILL BE REQUIRED.
- THE POST DEVELOPED 100-YEAR PEAK FLOW RATE MUST BE REDUCED TO AT OR BELOW THE PRE-DEVELOPED 10-YEAR RATE.
- THIS SITE IS IN AN AREA OF COMBINED SEWER FLOODING. CONTACT MSD AT THE DESIGN PHASE TO DISCUSS PROTECTION OF PROPOSED FACILITIES. PROTECTION OF ANY NEW STRUCTURE TO BE AT OR ABOVE ELEVATION 452.13

**APCD**

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

**HEALTH DEPARTMENT**

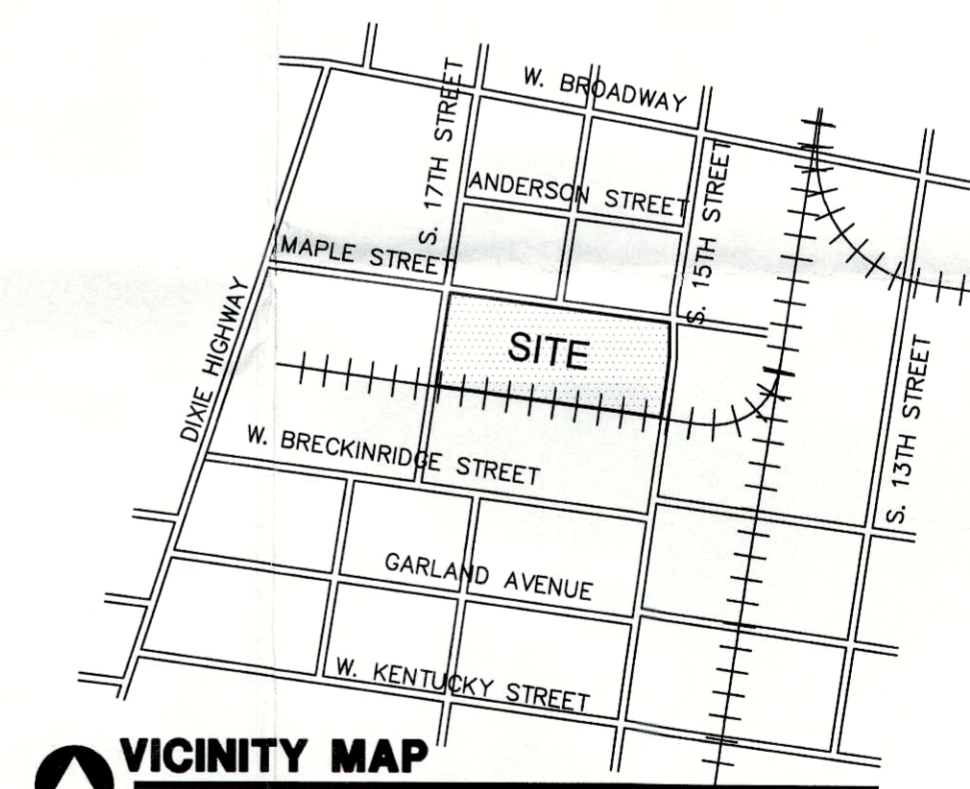
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

**MPW**

- CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- ALL PARKING AND MANEUVERING AREAS TO BE HARD, DURABLE SURFACE. DEVELOPER TO WORK WITH MPW TO ASSESS DAMAGED SIDEWALKS IN NEED OF REPAIR AND ADA ACCESSIBILITY ON SIDEWALKS/RAMPS ON STREET FRONTAGES.

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 CONDITIONS:  
 BY: *Erin Nilot*  
 DATE: 10-2-15  
 LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS

**PRELIMINARY APPROVAL**  
 Condition of Approval:  
*Tony Kelly 10/2/15*  
 Development Review Date  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



**LEGEND**

○	UTILITY POLE	⊗	WATER METER
⊗	SAN. SEWER MANHOLE	⊗	WATER VALVE
⊗	LIGHT POLE	—SS—	STORM SEWER
⊗	STORM SEWER MANHOLE	—OHE—	SANITARY SEWER
⊗	CATCH BASIN	—OHT—	OVERHEAD ELECTRIC
⊗	GAS VALVE	—OHT—	OVERHEAD TELEPHONE
⊗	GAS METER	—	GUYING ANCHOR
⊗	ELEC. TRANSFORMER	—	PROPERTY BOUNDARY
⊗	TELE. PEDESTAL	—LBA—	LANDSCAPE BUFFER AREA
⊗	BOLLARD	---	BUILDING SETBACK
⊗	FIRE HYDRANT	---	PROPOSED BASIN

**RECEIVED**  
 NOV 19 2015  
 PLANNING & DESIGN SERVICES  
 PROJECT # 15CUP1023  
 WM# 7507

Engineering Planning

**Jefferson Anaerobic Digester II**  
 Revised Site Plan  
 821 South 17th Street 40210  
 Jefferson AD II, LLC  
 7806 W. Jefferson Blvd, Suite D  
 Fort Wayne IN 46804

REV #	DATE	DESCRIPTION
1	11/19/2015	SITE LAYOUT

Site Plan  
 Job No: 15509.000  
 Date: October 20, 2015  
 Scale: 1"=40'  
 Drawn By: A. Bartley  
 Checked By: A. Bartley  
 Drawing Title: Jefferson Anaerobic Digester II Revised Site Plan  
 Drawing No: 1 of 1

User: aborhey Plot Date: November 19, 2015 3:03 PM  
 File Name: U:\15509\CUP\SITE\DWG\SP\15CUP1023.dwg - Site Plan\_11-17-15.dwg