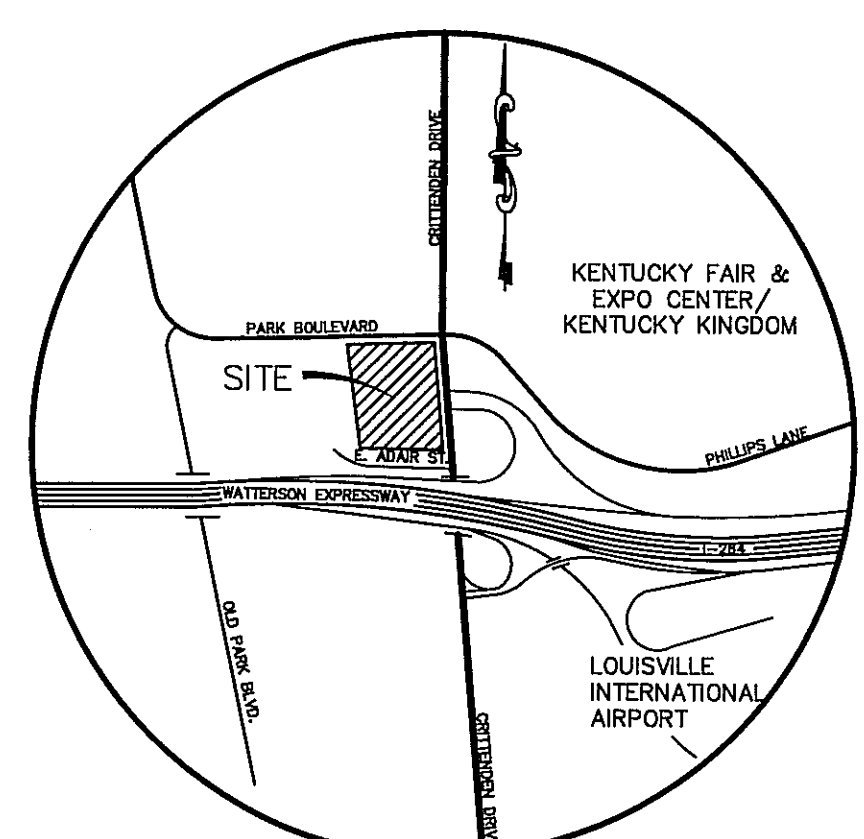


PARCEL NO.	D.B.	PG.	TAX BLOCK	LOT NO.
1	5580	689	57E	75
2	5580	689	57E	74
3	5592	631	57E	82
4	5580	689	57E	81
5	5198	768	57E	124
6	5593	964	57E	123
7	5277	440	57E	122
8	6085	547	57E	121
9	8815	726	57E	67
10	5198	768	57E	132
11	5086	684	57E	131
12	5086	684	57E	130
13	N/A	N/A	57E	143
14	8787	324	57E	

LANDSCAPE REQUIREMENTS
 EX. V.U.A. 201,757 SQ.FT.
 EX. I.L.A. 1,791 SQ.FT.
 PROP. V.U.A. 181,910 SQ.FT.
 7.5% REQUIREMENT 13,643 SQ.FT.
 (EX. WAIVER GRANTED)

SITE TREE CANOPY REQUIREMENTS
 TREE CANOPY CATEGORY CLASS C
 SITE AREA INVENTORY
 8"-8" ASH STREET TREES @ 1,200 SF CREDIT 9,600 S.F.
 14"-4" FOSTER HOLLY @ 576 SF CREDIT 8,064 S.F.
 TOTAL TREE AREA 17,664 S.F.
 TOTAL TREE CANOPY PRESERVED 17,664 S.F.
 TREE CANOPY CALCULATIONS
 TOTAL SITE AREA 201,757 S.F.
 EX. TREE CANOPY TO BE PRESERVED 17,664 S.F. (8.8%)
 TREE CANOPY REQUIRED 36,216 S.F. (18%)
 (TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)
 ADDITIONAL TREE CANOPY REQUIRED 18,552 S.F. (9.2%)



LOCATION MAP
NO SCALE
DATA

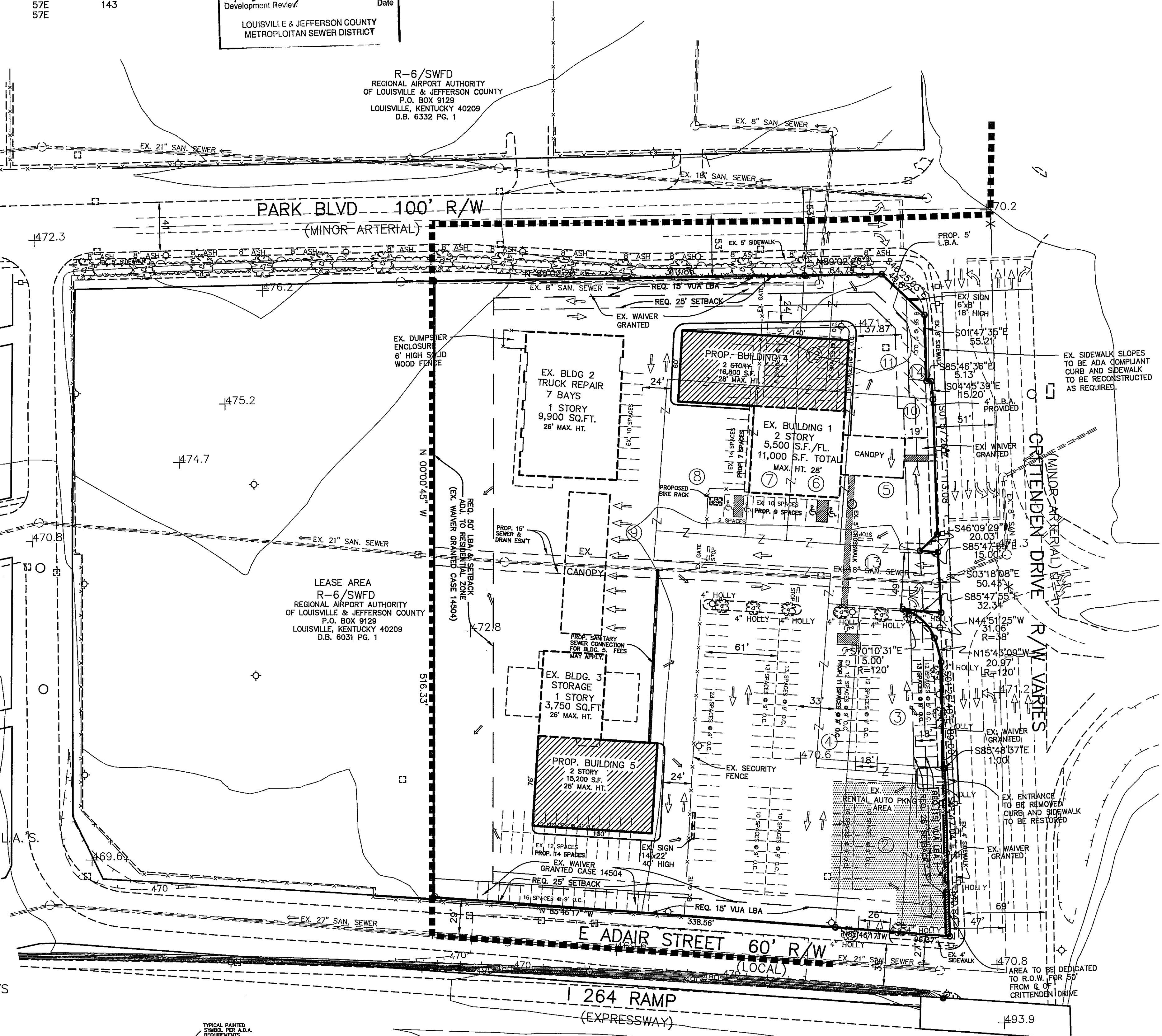
PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: *Tommy McKel*
 DATE: 10-29-14
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PHOTOGRAPHIC APPROVAL
 Condition of approval:
Tommy McKel 10/29/14
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

R-6/SWFD
 REGIONAL AIRPORT AUTHORITY OF LOUISVILLE & JEFFERSON COUNTY
 P.O. BOX 9129
 LOUISVILLE, KENTUCKY 40209
 D.B. 6332 PG. 1

- GENERAL NOTES:**
1. TOPOGRAPHIC INFORMATION PROVIDED BY MSD LOGIC
 2. BOUNDARY INFORMATION TAKEN FROM ALTA SURVEY BY 2008 QUEST SURVEY.
 3. EXISTING BUILDINGS TO UTILIZE EXISTING SEWER CONNECTIONS.
 4. DRAINAGE PATTERN DEPICTED BY ARROWS (⇒) IS FOR CONCEPT PURPOSES ONLY.
 5. KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED.
 6. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
 7. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 8. AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY KENTUCKY TRANSPORTATION CABINET PRIOR TO CONSTRUCTION APPROVAL.
 9. THIS PROJECT CONSISTS OF 13 PARCELS. SEE DATA CHART ON THIS PLAN FOR INDIVIDUAL PARCEL INFORMATION. THESE PARCELS WILL BE CONSOLIDATED BY DEED OF CONSOLIDATION OR MINOR PLAT.
 10. PARKING IS TO BE REMOVED WITHIN THE RIGHT-OF-WAY WITHIN 30 DAYS PER WRITTEN REQUEST BY METRO GOVERNMENT AND/OR KENTUCKY TRANSPORTATION CABINET.
 11. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 12. THE POSTDEVELOPED 100-YEAR RATE OF RUNOFF MUST BE REDUCED TO AT OR BELOW THE PREDEVELOPED 10-YEAR RATE.
 13. AN EASEMENT PLAT FOR THE EXISTING SEWER WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
 14. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 15. THE POST-DEVELOPED 100-YEAR RATE OF RUNOFF MUST BE REDUCED TO AT OR BELOW THE PREDEVELOPED 10-YEAR RATE.
 16. AN EASEMENT PLAT FOR THE EXISTING SEWER WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.



TOTAL SITE AREA 5.19 ACRES
 EXISTING FORM DISTRICT SWFD
 EXISTING ZONING EZ-1
 EXISTING USE AUTO RENTAL AGENCY/TRUCK REPAIR

EX. BUILDING 1
 EXISTING BUILDING AREA 11,000 SQ.FT.
 2 STORIES--5,500 S.F./FLOOR
 EXISTING USE AUTO RENTAL AGENCY/OFFICE
 PROPOSED USE
 1ST FLOOR (5,500 SQ.FT.) AUTO RENTAL AGENCY - 1,100 SQ.FT. - 10 EMPLOYEES
 OFFICE - 4,400 SQ.FT.
 2ND FLOOR (5,500 SQ.FT.) OFFICE

EX. BUILDING 2
 EXISTING BUILDING AREA 9,900 SQ.FT.
 1 STORY - 7 BAYS - 20 EMPLOYEES
 EXISTING USE TRUCK REPAIR SHOP

EX. BUILDING 3
 EXISTING BUILDING AREA 3,750 SQ.FT.
 1 STORY
 EXISTING USE STORAGE

PROP. BUILDING 4
 PROPOSED BUILDING AREA 16,800 SQ.FT.
 2 STORIES--8,400 S.F./FLOOR
 PROPOSED USE OFFICE/TRAINING

PROP. BUILDING 5
 PROPOSED BUILDING AREA 15,200 SQ.FT.
 2 STORIES--7,600 S.F./FLOOR
 PROPOSED USE OFFICE/TRAINING/STORAGE

EXISTING F.A.R. 0.11
 PROPOSED F.A.R. 0.25

PARKING CALCULATIONS

MINIMUM REQUIRED	162 SPACES
AUTO RENTAL AGENCY	8 SPACES
1 SP/400 SQ.FT. PLUS 1 SP/2 EMPLOYEES	
OFFICE/TRAINING	120 SPACES
1 SP/350 SQ.FT. - 41,900 S.F.	
TRUCK REPAIR SHOP	34 SPACES
1 SP/EMPLOYEE MAX. SHIFT + 2 SP/BAY	

MAXIMUM ALLOWED

AUTO RENTAL AGENCY	276 SPACES
1 SP/200 SQ.FT. PLUS 1 SP/2 EMPLOYEES	11 SPACES
OFFICE/TRAINING	210 SPACES
1 SP/200 SQ.FT. - 41,900 S.F.	
TRUCK REPAIR SHOP	55 SPACES
1 SP/EMPLOYEE MAX. SHIFT + 5 SP/BAY	

EX. PARKING PROVIDED 119 SPACES*
 (INCL. 7 SERVICE BAYS)
 (INCL. 4 HANDICAP SPACES)
 *DOES NOT INCLUDE 33 RENTAL AUTO PARKING AREA SPACES

PARKING TO BE REMOVED 39 SPACES

PROP. PARKING PROVIDED 173 SPACES
 (INCL. 7 SERVICE BAYS)
 (INCL. 6 HANDICAP SPACES)

PROP. BICYCLE PARKING
 SHORT TERM SPACES 2
 LONG TERM SPACES 2
 (LONG TERM SPACES WITHIN BUILDINGS)

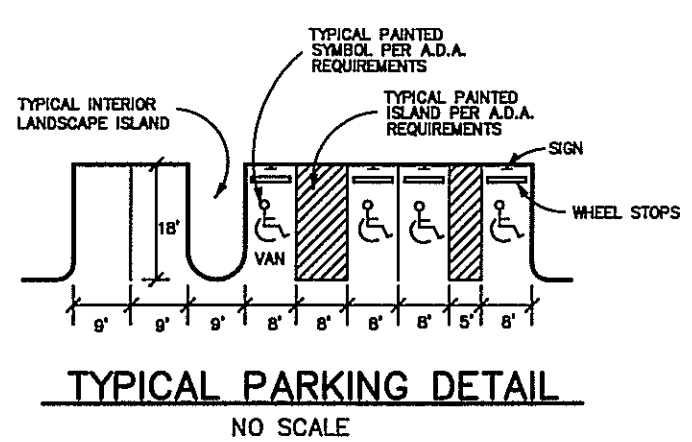
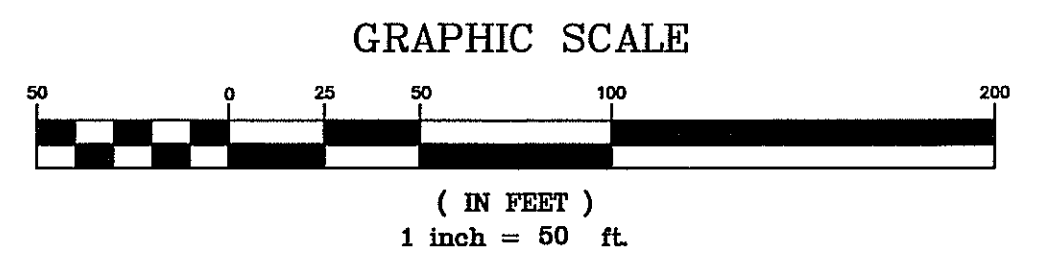
CASE #14DEVPLAN1135
PREV. CASE #14504
MSD WM #4983

EXISTING WAIVERS GRANTED:
 (CASE NO. 14504)

1. WAIVER TO ELIMINATE REQUIRED SIDEWALKS ALONG EAST ADAIR STREET.
2. WAIVER TO OMIT REQUIRED 50' L.B.A. ADJACENT TO R-6 PROPERTY TO THE WEST.
3. WAIVER TO ALLOW EXISTING PARKING TO ENCROACH INTO REQUIRED 15' V.U.A. L.B.A. AND NOT TO PROVIDE REQUIRED I.L.A.'S.

WAIVERS REQUESTED:

1. WAIVER TO ELIMINATE REQUIRED SIDEWALKS ALONG EAST ADAIR STREET. (PREVIOUSLY GRANTED CASE 14504)
2. WAIVER TO NOT PROVIDED PEDESTRIAN ACCESS FROM ADJACENT RIGHT-OF-WAYS THROUGH OFF-STREET PARKING AREAS TO BUILDING ENTRANCES (EXCEPT FOR CRITTENDEN DRIVE TO BUILDING 1)



■ DENOTES AUTO PARKING AREA 33 SPACES
 * DENOTES TRAFFIC SIGNAL LOCATION

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DHS	10/20/14	REVISIONS PER AGENCY COMMENTS.
2	DHS	10/22/14	ADD'L REVISIONS PER AGENCY COMMENTS.

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Planners & Surveyors
 3000 Taylor Station Lane, Suite 100, Louisville, KY 40220
 (502) 455-8402 (502) 455-8427 Fax
 www.btmeng.com

DATE _____
 SIGNATURE _____
 DATE _____
 SIGNATURE _____

REVISED DEVELOPMENT PLAN
4320 - 4334 CRITTENDEN DRIVE
LOUISVILLE, KENTUCKY

BTM PROJECT NO. 14005
 SITE INFORMATION: TAX BLOCK SIZE, D.B./P.C. SEE TABLE
 DEVELOPERS: HUBBARD ASSOCIATES, PLUMBERS, PIPEFITTERS & SERVICE TECHS., 1317 BERRY BOULEVARD, LOUISVILLE, KENTUCKY 40215
 OWNER: HUBBARD ASSOCIATES, 1317 BERRY BOULEVARD, LOUISVILLE, KENTUCKY 40215

TITLE: _____
 DRAWN BY: DHS
 CHECKED BY: JMA
 DATE: 09-10-14
 DRAWING: 140205-RDDP-2014
 SCALE: 1" = 50'
 SHEET: 1.00

NOT FOR CONSTRUCTION