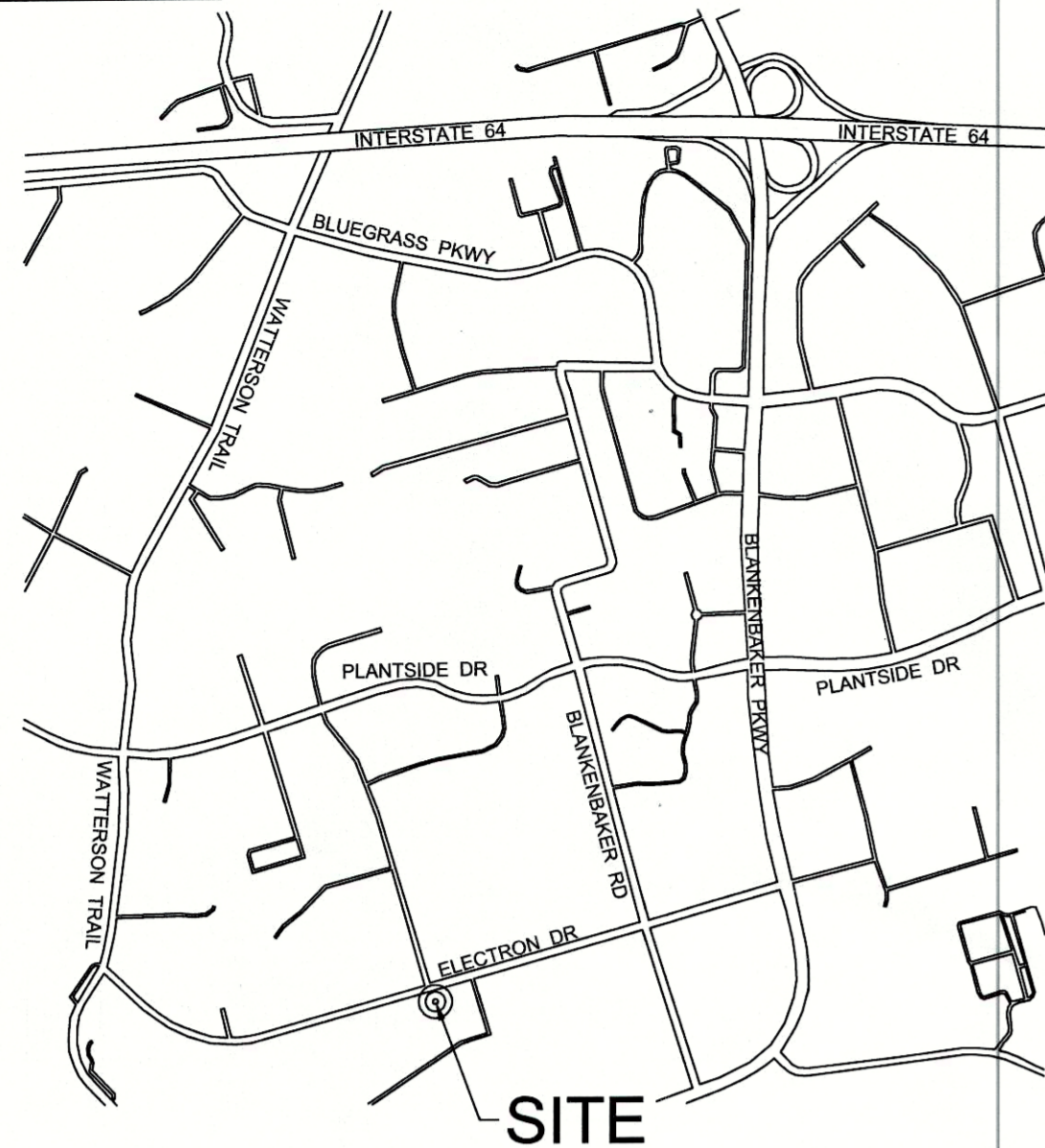


VICINITY MAP



DUST CONTROL NOTE:

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

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

THE APPROVED EROSION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPCS PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCS BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEIZED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

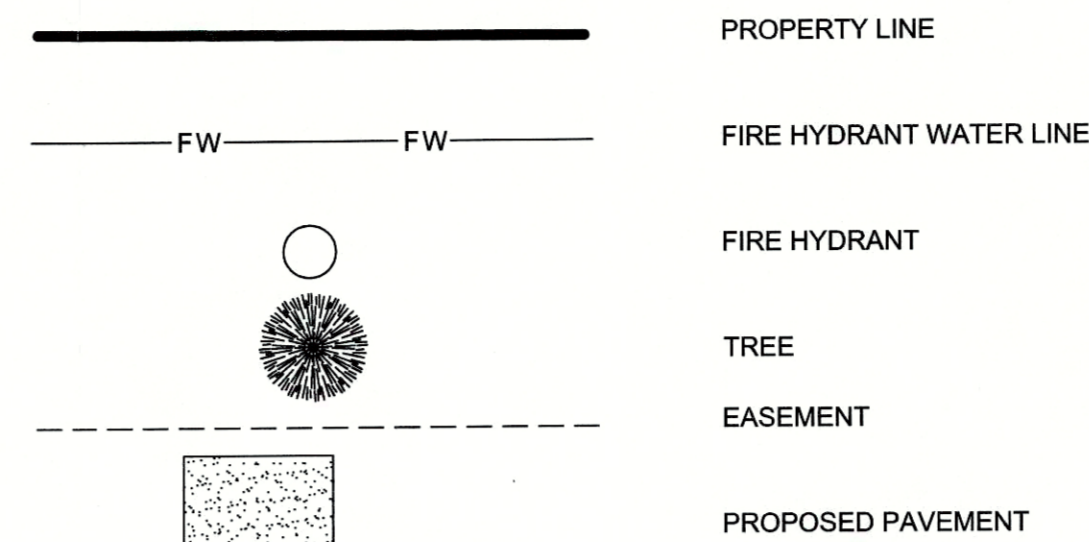
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT WITH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THEN 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 TO A STREAM, POND, SWALE, OR CATCH BASIN.

LEGEND



SANITARY SEWER

EXISTING SANITARY SEWER PIPE RUNS ALONG THE NORTH SIDE OF THE PROPERTY, AND IS SERVED IS SERVED BY THE JEFFERSONTOWN WATER QUALITY TREATMENT CENTER.

SITE DATA:

DEVELOPER:	MANNING'S PAINT & BODY SHOP 11300 ELECTRON DR. LOUISVILLE, KY 40299
OWNER:	MANNING REAL ESTATE VENTURES LLC 11300 ELECTRON DR. LOUISVILLE, KY 40299
SITE ADDRESS:	11300 ELECTRON DR. LOUISVILLE, KY 40299
D.B., PG.:	10512, 0868
PARCEL ID:	192700420000
TAX BLOCK & LOT NO.:	TAX BLOCK: 1927 LOT NO.: 0042
ACREAGE:	1.31 ACRES
EXISTING ZONING:	PEC
ADJACENT ZONING:	PEC, M3
FORM DISTRICT:	SUBURBAN WORKPLACE
EXISTING USE:	COMMERCIAL
PROPOSED USE:	COMMERCIAL
EXISTING PARKING:	17,752.6 SQ. FT.
PROPOSED ADDITION:	6,617 SQ. FT.
REQUIRED BUILDING SETBACK:	40 FT. FROM STREET FRONTAGE
REQUIRED PROPERTY PERIMETER LANDSCAPE BUFFER:	15 FT. SIDE AND REAR YARDS
COUNCIL DISTRICT:	11
FIRE DISTRICT:	JEFFERSONTOWN
PARKING CALCULATIONS:	10 SERVICE BAYS; 7 EMPLOYEES MINIMUM PARKING: 1 SPACE PER EMPLOYEE PLUS 2 SPACES PER SERVICE BAY (10) = 27 MAXIMUM PARKING: 1 SPACE PER EMPLOYEE PLUS 5 SPACES PER SERVICE BAY (10) = 57 EXISTING PARKING SPACES = 23 PROPOSED PARKING SPACES = 54

BICYCLE PARKING:

PER TABLE 9.2.1-1 LONG TERM BIKE PARKING SPACE IS REQUIRED PER 50 EMPLOYEES

1 LONG TERM BIKE PARKING SPACE WILL BE PROVIDED INSIDE THE BUILDING

TREE CANOPY REQ.:

TOTAL AREA = 1.31 ACRES
57,063.6 SQ. FT.

COMMERCIAL LAND USE IN A SUBURBAN WORKPLACE FROM DISTRICT = CLASS C

EXISTING TREE CANOPY COVERAGE=APPROX 8,712 SQ. FT.
= 15.3% OF EXISTING SITE

BASED ON AERIAL ANALYSIS.

EXISTING TREE CANOPY TO REMAIN COUNTING TOWARDS REQUIREMENTS=ASSUME 100%

TOTAL REQUIRED TREE CANOPY = 15% = 8559.5 SQ. FT.
EXISTING TREE CANOPY ALREADY MEETS REQUIREMENTS

LOT COVERAGE CALCULATIONS:

PER TABLE 2.6.3.D.2. NOT MORE THAN 50% OF THE LOT MAY BE COVERED BY STRUCTURES.
TOTAL LOT = 57,063.60 SQ. FT.
EXISTING BUILDING = 13,572.02 SQ. FT.

PERCENTAGE COVERED = 23.8%

VUA INTERIOR LANDSCAPE ISLAND CALCULATIONS:

EXISTING VUA = 17176.7 SF
PROPOSED VUA = 23,793.7
INCREASE IN VUA = 38.5%
7.5% VUA INTERIOR ISLANDS REQUIRED
6,617 X 7.5% = 497 SF REQUIRED
EXISTING ILA PROVIDED = 886 SF
EXISTING ILA TREES = 6

IMPERVIOUS AREA CALCULATIONS:

EXISTING IMPERVIOUS AREA = 31,324.62 SQ. FT. = 54.89% OF SITE
INCREASE IMPERVIOUS AREA = 6,617 SQ. FT.

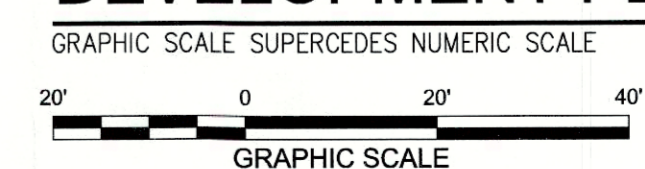
TOTAL IMPERVIOUS AREA = 37,941.62 SQ. FT. = 66.49% OF SITE

WAIVERS TO BE REQUESTED FROM LOUISVILLE PLANNING AND DESIGN:

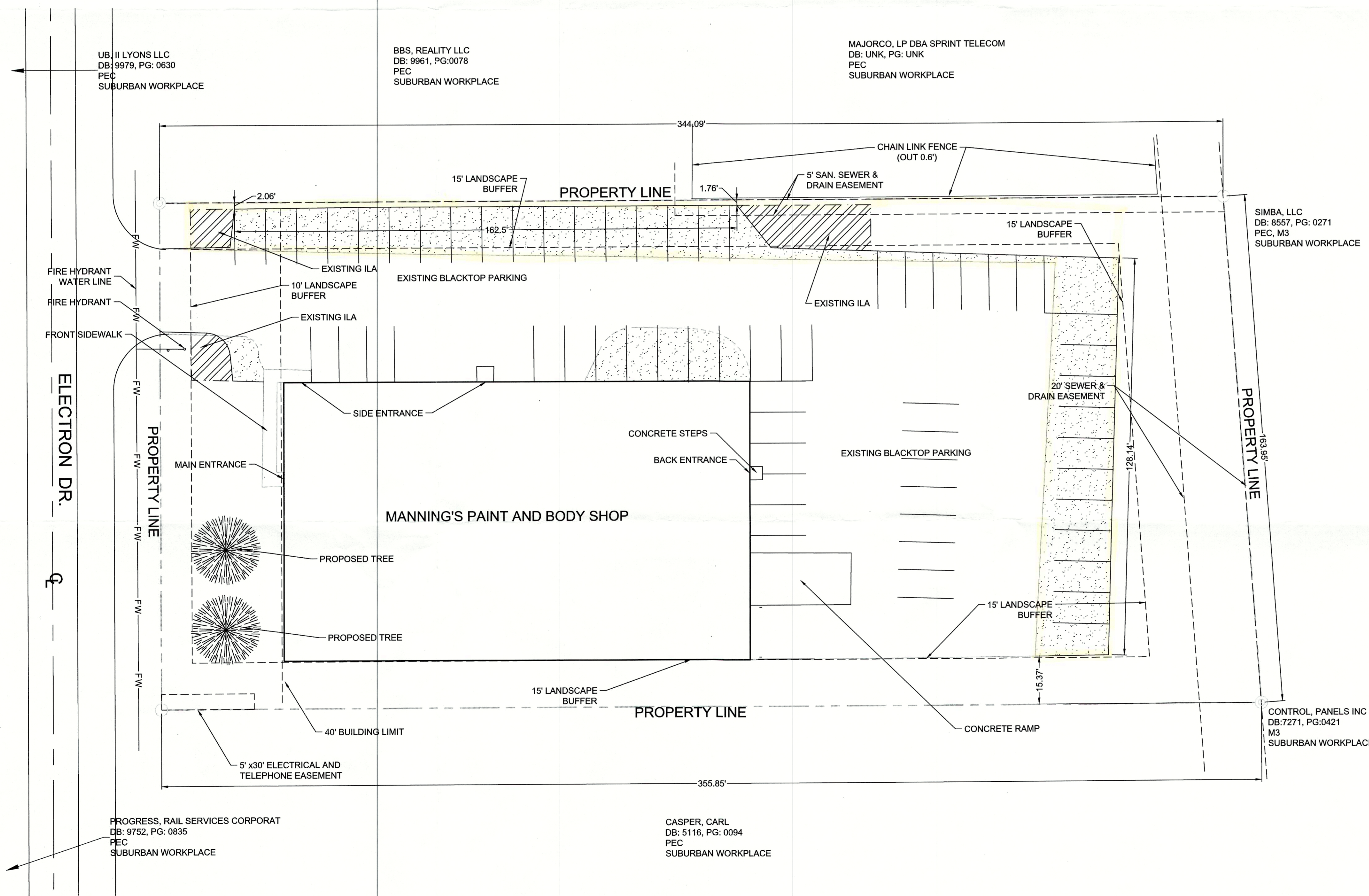
- LANDSCAPE WAIVER OF CHAPTER 10 PART 2: TO REDUCE REQUIRED 15' LANDSCAPE BUFFER AT THE SIDE YARD TO 1.76'
- LANDSCAPE WAIVER OF 10.2.2: WAIVER TO REQUIRE THE NEW PORTION OF PAVEMENT TO INCLUDE INTERIOR LANDSCAPE ISLANDS.
- LANDSCAPE WAIVER OF 10.2.12: WAIVER TO ELIMINATE MAXIMUM DISTANCE OF 120' BETWEEN INTERIOR LANDSCAPE AREAS.



DEVELOPMENT PLAN



DEVELOPMENT PLAN



UB, II LYONS LLC
DB: 9979, PG: 0630
PEC
SUBURBAN WORKPLACE

BBS, REALITY LLC
DB: 9961, PG: 0078
PEC
SUBURBAN WORKPLACE

MAJORCO, LP DBA SPRINT TELECOM
DB: UNK, PG: UNK
PEC
SUBURBAN WORKPLACE

SIMBA, LLC
DB: 8657, PG: 0271
PEC, M3
SUBURBAN WORKPLACE

CONTROL, PANELS INC
DB: 7271, PG: 0421
M3
SUBURBAN WORKPLACE

PROGRESS, RAIL SERVICES CORPORAT
DB: 9752, PG: 0835
PEC
SUBURBAN WORKPLACE

CASPER, CARL
DB: 5116, PG: 0094
PEC
SUBURBAN WORKPLACE

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Luckett & Farley

MANNING'S BODY SHOP
11300 ELECTRON DR.
LOUISVILLE, KY 40299

DATE	REVISIONS

COMM NO:	2016.184
MADE BY:	TWS
CHECKED BY:	TW
DATE:	3/03/2017
DEVELOPMENT PLAN	
DRAWING NO.:	DDP.1