

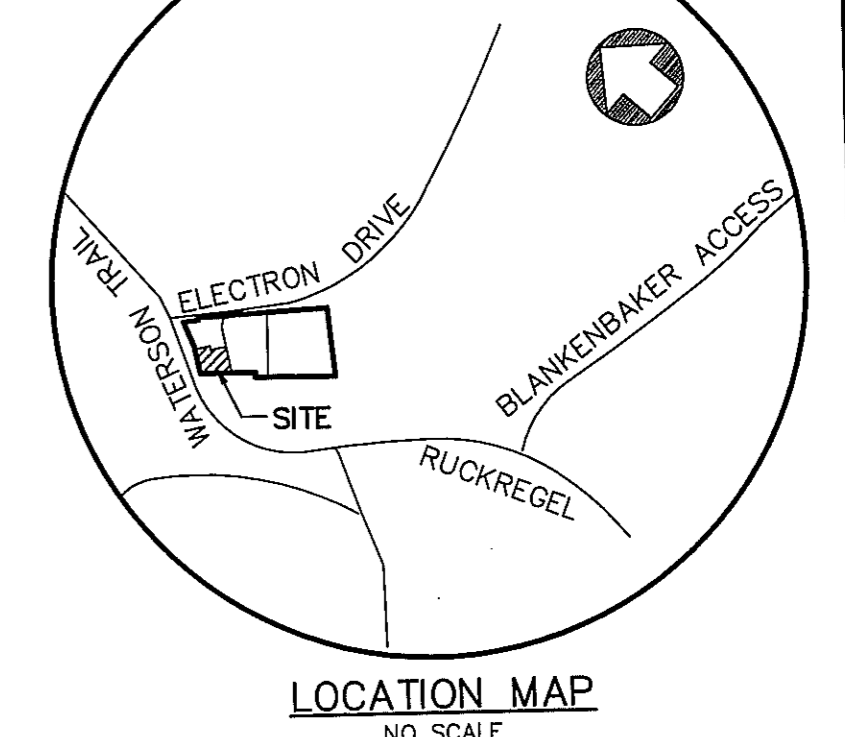
**FLOODPLAIN COMPENSATION:**  
AREA OF FLOOD = 60± CU. YDS.

**WAIVER REQUEST: (GRANTED 06-22-11)**  
1. A WAIVER OF CHAPTER 6.2.6 OF THE L.D.C. IS REQUESTED TO OMIT THE SIDEWALK REQUIRED ALONG ELECTRON DRIVE.  
2. A WAIVER OF CHAPTER 5.9.2.1.b.1 OF THE LDC IS REQUESTED TO OMIT PEDESTRIAN ACCESS FROM ELECTRON DRIVE TO THE OFFICE/WAREHOUSE BUILDING LOCATED AT THE SOUTH OF THE SITE.

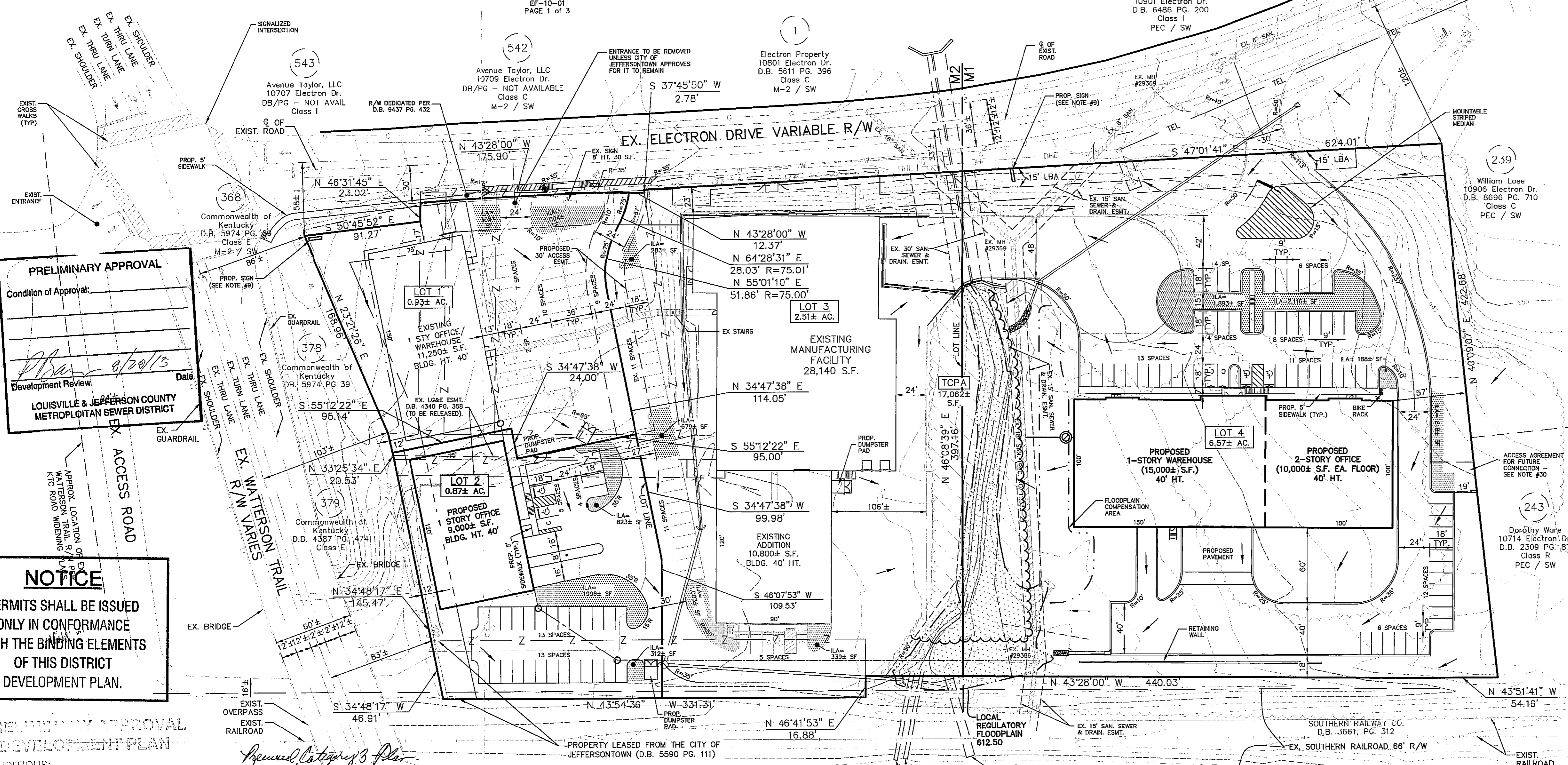
**WAIVER REQUEST: (GRANTED)**  
A WAIVER OF CHAPTER 6.2.6 OF THE L.D.C. IS REQUESTED TO OMIT THE SIDEWALK REQUIRED ALONG WATKERSON TRAIL.

**VARIANCE REQUEST: (GRANTED)**  
A VARIANCE OF 2' TO 11' ALONG ELECTRON DRIVE AND 13' ALONG WATKERSON TRAIL IS REQUESTED OF CHAPTER 6.3.4.d.3 OF THE L.D.C. TO ALLOW THE PROPOSED AND EXISTING STRUCTURES TO BE SETBACK LESS THAN 25' FROM A PUBLIC ROAD.

- EX. WATER METER
- EX. LIGHT POLE
- EX. SANITARY MANHOLE
- EX. GUY DOWN
- EX. POWER POLE
- EX. FIRE HYDRANT
- EX. BOLLARD
- EX. CATCH BASIN
- EX. STORM SYSTEM
- EX. OVERHEAD UTILITY
- EX. CONTOURS
- EX. SANITARY SEWER
- EX. FORCE MAIN
- EX. WATER
- EX. GAS



- NOTES**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE JEFFERSONTOWN WASTEWATER TREATMENT PLANT BY PROPERTY SERVICE CONNECTION.
  - DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
  - DRAINAGE / STORM WATER DETENTION: POST-DEVELOPED PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2,10 & 100 YEAR STORMS DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
  - 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.
  - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF PRIOR TO APPROVAL FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
  - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
  - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211100 064 E), AS INDICATED ON THE PLAN.
  - ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 8 OF THE L.D.C.: ON WATKERSON TRAIL, ONE SIGN IS PROPOSED AT THE FAR SOUTH CORNER OF THE SITE AND ONE SHALL BE A MAXIMUM SIZE OF 120 S.F. AND 28' IN HEIGHT IF SERVING 2-3 BUSINESSES, OR A MAXIMUM SIZE OF 140 S.F. AND 28' HEIGHT IF SERVING 4 OR MORE BUSINESSES. ON ELECTRON DRIVE, TWO SIGNS IS 80 S.F. WITH A HEIGHT OF 14'.
  - ALL DUMPSTER PADS, TRANSFORMERS, AND AC UNITS TO BE SCREENED PER LDC CHAPTER 10 REQUIREMENTS.
  - ALL EXISTING STRUCTURES AND ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO WORKS.
  - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - NO LANDSCAPING SHALL BE PERMITTED IN THE RIGHT OF WAY.
  - SIDEWALK WAIVER REQUESTED FOR SIDEWALK ALONG ELECTRON DRIVE R/W. SEE WAIVER REQUEST.
  - ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE.
  - THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
  - ALL PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
  - ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT WAYS PER CHAPTER 4.1.3 OF THE LDC.
  - ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
  - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
  - A LANDSCAPE PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
  - BOUNDARY & CALLS TAKEN FROM ALTA/ACSM LAND TITLE SURVEY DATED 11/3/99 AND ROAD CLOSURE EXHIBIT (DATED 8/19/02). BOTH DOCUMENTS PREPARED BY THE "MATTERLY GROUP".
  - CITY OF JEFFERSONTOWN APPROVAL REQUIRED.
  - SITE IS SUBJECT TO PLAN REVIEW FEES.
  - THE APPLICANT SHALL PROVIDE A VEHICULAR CONNECTION TO THE ADJACENT PROPERTY TO THE EAST, 10714 ELECTRON DRIVE, WITHIN THE AREA LABELED "ACCESS AGREEMENT FOR FUTURE CONNECTION TO ADJACENT PROPERTY" AT SUCH TIME AS THE ADJACENT PROPERTY IS PROPOSED FOR DEVELOPMENT/REDEVELOPMENT REQUIRING PLANNING COMMISSION OR TRANSPORTATION/METRO PUBLIC WORKS APPROVAL. THE EXACT LOCATION OF THE VEHICULAR CONNECTION SHALL BE DETERMINED BY THE PLANNING COMMISSION WITH INPUT FROM THE AFFECTED PROPERTY OWNERS DURING THE PRELIMINARY PLANNING STAGE OF THE ADJACENT PROPERTY. AT CONSTRUCTION OF THE ADJACENT PROPERTY, THE APPLICANT SHALL BE REQUIRED TO CONSTRUCT ALL PORTIONS OF THE VEHICULAR CONNECTION THAT EXIST ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPROVED PLAN. THE APPLICANT SHALL ENTER INTO A RECORDABLE ACCESS AND CROSSEOVER AGREEMENT IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO PDS. TRANSMITTAL OF ADJACENT PROPERTY APPROVED PLANS TO THE OFFICE RESPONSIBLE FOR PERMIT ISSUANCE WILL OCCUR ONLY AFTER RECEIPT OF SAID INSTRUMENT. FAILURE OF THE APPLICANT TO COMPLY WITH THESE REQUIREMENTS SHALL RESULT IN THE DEVELOPMENT BEING OUT OF COMPLIANCE WITH THE APPROVED PLAN, AND THEREFORE SUBJECT TO APPROPRIATE ENFORCEMENT ACTION.
  - VEHICULAR ACCESS TO OLD WATKERSON TRAIL SHALL BE ELIMINATED UPON THE CONSTRUCTION OF THE INTERIOR ACCESS CIRCULATION TO SERVE THE EXISTING MANUFACTURING BUILDING AND NO LATER THAN THE CONSTRUCTION OF THE BIKE/PEDESTRIAN MULTI-USE TRAIL FROM SKYVIEW PARK ALONG WATKERSON TRAIL OVER THE RAILROAD OVERPASS.



**APPROVED:**  
LOUISVILLE METRO PLANNING COMMISSION  
DATE: 03-28-13  
BY: [Signature]

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LOUISVILLE METRO PLANNING COMMISSION  
DATE: 03-28-13  
BY: [Signature]

**LOT 1 DATA:**  
EXISTING ZONING: M2  
TOTAL LAND AREA: 0.93± AC.  
PROPOSED LAND USE: OFFICE/WAREHOUSE  
BUILDING AREA: 7,500± SF  
WAREHOUSE = 3,750± SF  
TOTAL = 11,250± SF  
0.28

**FLOOR AREA RATIO PARKING REQUIRED:**  
MINIMUM ALLOWED (1 SP/350 S.F.)+(1 SP/1.5 EMPLOY.)  
MAXIMUM ALLOWED (1 SP/200 S.F.)+(1 SP/EMPLOY.)  
PARKING SPACES PROVIDED: 21 SPACES 38 SPACES  
(INCLUDES 2 HDCP & 2 CARPOOL SPACES)

**V.U.A.:**  
V.U.A. REQUIRED (7.5% X VUA) 13,510± S.F.  
I.L.A. PROVIDED 1,013 S.F.  
1,439± S.F.

**LOT 2 DATA:**  
EXISTING ZONING: M2  
TOTAL LAND AREA: 0.87± AC.  
PROPOSED LAND USE: OFFICE/WAREHOUSE  
BUILDING AREA: 9,000± SF  
TOTAL = 9,000± SF  
0.30

**FLOOR AREA RATIO PARKING REQUIRED:**  
MINIMUM ALLOWED (1 SP/350 S.F.)  
MAXIMUM ALLOWED (1 SP/200 S.F.)  
PARKING SPACES PROVIDED: 26 SPACES 49 SPACES 35 SPACES  
(INCLUDES 2 HDCP & 1 CARPOOL SPACES)

**V.U.A.:**  
V.U.A. REQUIRED (7.5% X VUA) 17,317± S.F.  
I.L.A. PROVIDED 1,299± S.F.  
3,131± S.F.

**LOT 3 DATA:**  
EXISTING ZONING: M2  
TOTAL LAND AREA: 2.51± AC.  
PROPOSED LAND USE: OFFICE/WAREHOUSE  
BUILDING AREA: 7,500± SF  
WAREHOUSE = 3,750± SF  
TOTAL = 11,250± SF  
0.28

**FLOOR AREA RATIO PARKING REQUIRED:**  
MINIMUM ALLOWED (1 SP/350 S.F.)+(1 SP/1.5 EMPLOY.)  
MAXIMUM ALLOWED (1 SP/200 S.F.)+(1 SP/EMPLOY.)  
PARKING SPACES PROVIDED: 21 SPACES 38 SPACES  
(INCLUDES 2 HDCP & 2 CARPOOL SPACES)

**V.U.A.:**  
V.U.A. REQUIRED (7.5% X VUA) 13,510± S.F.  
I.L.A. PROVIDED 1,013 S.F.  
1,439± S.F.

**LOT 4 DATA:**  
EXISTING ZONING: M1  
TOTAL LAND AREA: 6.57± AC.  
PROPOSED LAND USE: OFFICE/WAREHOUSE  
BUILDING AREA: 20,000± SF  
WAREHOUSE = 15,000± SF  
TOTAL = 35,000± SF  
12

**FLOOR AREA RATIO PARKING REQUIRED:**  
MIN. 1 SP/350 S.F. + 1 SP/1.5 EMP.  
MAX. 1 SP/200 S.F. + 1 SP/EA. EMP.  
PARKING PROVIDED: 2 SPACES  
(INCLUDES 2 HDCP & CARPOOL SPACES)

**V.U.A.:**  
V.U.A. REQUIRED (7.5% X VUA) 57,508± S.F.  
I.L.A. PROVIDED 4,313± S.F.  
5,014± S.F.

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PARKING PROVIDED: 2 SPACES  
(INCLUDES 2 HDCP & CARPOOL SPACES)

**V.U.A.:**  
V.U.A. REQUIRED (7.5% X VUA) 57,508± S.F.  
I.L.A. PROVIDED 4,313± S.F.  
5,014± S.F.

**GENERAL PROJECT DATA:**  
FORM DISTRICT: INDUSTRIAL/VACANT  
EXISTING ZONING: M1 & M2  
EXISTING LAND USE: INDUSTRIAL/WAREHOUSE  
PROPOSED LAND USE: OFFICE/WAREHOUSE  
TOTAL LAND AREA: 7.5± AC.

**TREE CANOPY DATA (LOTS 1-4)**  
GROSS SITE AREA: 326,700± S.F.  
TREE CANOPY CATEGORY: CLASS B  
EXISTING TREE CANOPY TO BE PRESERVED: 20,030± S.F. (6%)  
TOTAL TREE CANOPY REQUIRED: 32,870± S.F. (10%)  
TREE CANOPY TO BE PLANTED: 12,960± S.F. (4%)  
TOTAL TREE CANOPY PROVIDED: 32,990± S.F. (10%)  
\*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL CALCULATION PLAN PROCESS. MSD DIGITAL LOIC FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

**RECEIVED**  
AUG 23 2013  
DESIGN SERVICES

**GRAPHIC SCALE 1"=50'**  
0 25 50 100

**CASE #13DEVPLAN1036**  
**PREVIOUS CASE #9896**  
**MSD WM #9751**

**Mindel, Scott & Associates, Inc.**  
Planner - Engineering - Surveying - Landscape Architecture  
Utility Consulting - Property Management  
3511 Jefferson Blvd., Louisville, KY 40219  
Phone: (502) 485-1508 Fax: (502) 485-1606 Email: msand@msa.com

**MSA**

**OWNER/DEVELOPER**  
FLYNN GROUP, LLC  
1213 OUTER LOOP  
LOUISVILLE, KY. 40219  
PH# 502-364-9100

**REVISED CATEGORY 3 DEVELOPMENT PLAN**  
**ELECTRON DRIVE INDUSTRIAL PARK**  
**LOT 2 (ONLY)**  
10710 ELECTRON DRIVE, LOUISVILLE KY 40299  
D.B. 8055 P.G. 891; TAX BLOCK 39 LOT 1113

Vertical Scale: N/A  
Horizontal Scale: 1"=50'  
Date: 07/22/13  
Job Number: 2069  
Sheet: 1  
of 1