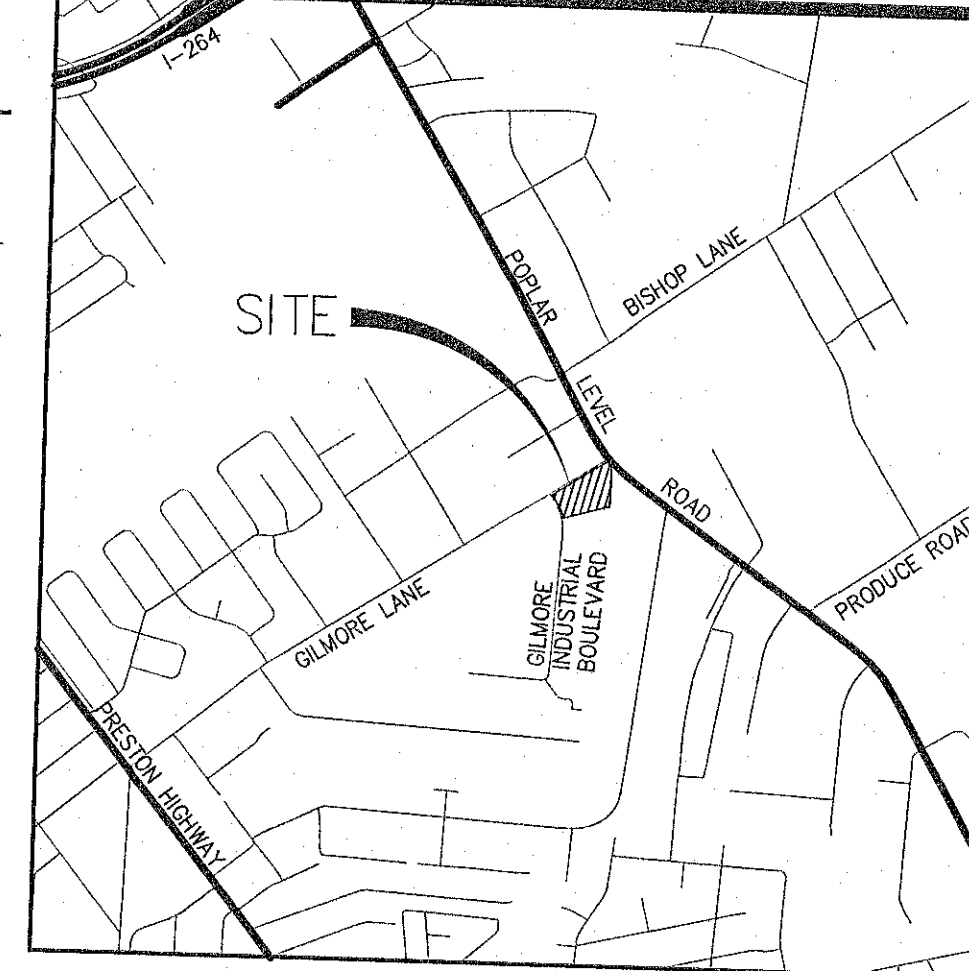


GENERAL NOTES

1. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
2. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
3. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
4. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC FOR ALL WORK DONE WITHIN OUTER LOOP RIGHT-OF-WAY.
5. CONSTRUCTION PLANS, BOND, PERMIT AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
6. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
7. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
8. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
10. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL, SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
11. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MINOR SUBDIVISION PLAT.
12. ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
13. ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
14. BUILDING DESIGN WILL FOLLOW CHAPTER 5.4 AND 5.6 OF THE L.D.C.
15. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED OR TURNED OFF.



LOCATION MAP
NOT TO SCALE

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
4. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING AND STABILIZED.
5. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM BEING REMOVED DAILY.
6. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
7. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
8. PROPOSED ADDITION TO UTILIZE EXISTING SANITARY SEWER CONNECTION AND IS SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
9. THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS ARE EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 9,148 SQ.FT. (0.21 ACRES).
10. SITE IS SUBJECT TO REGIONAL FACILITY FEES x 1.5. MAY BE SUBJECT TO KYTC APPROVAL FOR THE INCREASED RUNOFF.

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C	
TOTAL SITE AREA	104,771 SQ.FT.
EX. TREE CANOPY ON SITE	17,760 SQ.FT. (17.0%)
3 - 6"-12" TYPE A TREES @ 1,500 SF EA.	4,500 SF
5 - 12"-24" TYPE A TREES @ 1,800 SF EA.	9,000 SF
1 - 24"+ TYPE A TREE @ 2,100 SF EA.	2,100 SF
3 - TYPE B TREES @ 720 SF EA.	2,160 SF
EX. TREE CANOPY TO BE PRESERVED	15,960 SQ.FT. (15.2%)
3 - 6"-12" TYPE A TREES @ 1,500 SF EA.	4,500 SF
4 - 12"-24" TYPE A TREES @ 1,800 SF EA.	7,200 SF
1 - 24"+ TYPE A TREE @ 2,100 SF EA.	2,100 SF
3 - TYPE B TREES @ 720 SF EA.	2,160 SF
TREE CANOPY REQUIRED *	18,335 SQ.FT. (35% x 0.5 = 17.5%)
ADDITIONAL TREE CANOPY REQUIRED	2,375 SQ.FT. (2.3%)
ADDITIONAL TREE CANOPY TO BE PROVIDED	2,400 SQ.FT. (2.3%)
2 "TYPE A" TREES @ 1,200 S.F.	
TOTAL TREE CANOPY TO BE PROVIDED	18,360 SQ.FT. (17.5%)

* ONE HALF OF TREE CANOPY REQUIRED PER CHAPTER 10.1.2.B.2 OF L.D.C. FOR INCREASE OF LESS THAN 50% OF V.U.A. OR BUILDING BUILDING ADDITION INCREASE OF 25%

DATA

GROSS SITE AREA	2.41 ACRES
EXISTING ZONING	(104,770.75 SQ.FT.) M-2
EXISTING USE	OFFICE/WAREHOUSE
EXISTING BUILDING AREA	25,300 SQ.FT.
PROPOSED BUILDING ADDITION	2 STORIES, MAX. HT. 35'
PROPOSED BUILDING AREA	7,009 SQ.FT. (INC. 28%)
TOTAL BUILDING AREA	32,309 SQ.FT.
PROPOSED F.A.R.	0.31
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED	16 SPACES
1 SF/2000 SF	
MAXIMUM PARKING ALLOWED	65 SPACES
1 SF/500 SF	
EX. PARKING PROVIDED	41 SPACES
PROPOSED PARKING	51 SPACES
(INC. 3 CARPOOL (C) SPACES)	

SETBACKS

FRONT YARD	25'
SIDE YARD	0'
REAR YARD	0'
STREET YARD	25'
MAX. BUILDING HT.	50'

LANDSCAPE REQUIREMENTS

VEHICLE USE AREA	33,808 SQ.FT.
EX. INTERIOR LANDSCAPE AREA	1,576 SQ.FT.
PROP. INTERIOR LANDSCAPE AREA	1,879 SQ.FT.

PER CHAPTER 10.2.2.A.2 ONLY AREA OF IMPROVEMENT BETWEEN 20% AND 50% REQUIRES ADDITIONAL I.L.A.

IMPERVIOUS AREA (SITE)

SITE AREA	2.41 ACRES
AREA OF DISTURBANCE	0.21 ACRES
EXISTING IMPERVIOUS SURFACE	1.43 ACRES
PROPOSED IMPERVIOUS SURFACE	1.50 ACRES
INCREASE IN IMPERVIOUS SURFACE	0.07 ACRES

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	3/7/2021	CRB
2	DHS	ADDITIONAL REVISIONS PER AGENCY COMMENTS	4/26/2021	CRB

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Planners & Surveyors
 3300 Gilmore Industrial Blvd., Louisville, Kentucky 40213
 (502) 455-9999 Fax (502) 455-9427 Fax
 www.btmeng.com

FOR REVIEW ONLY

DATE: _____
 SIGNATURE: _____

DETAILED DISTRICT DEVELOPMENT PLAN
 READY ELECTRIC
 3300 GILMORE INDUSTRIAL BLVD.
 LOUISVILLE, KY 40213-2173

OWNER/DEVELOPER:
 RE HOLDINGS, LLC
 3300 GILMORE INDUSTRIAL BLVD.
 LOUISVILLE, KY 40213-2173

BTM PROJECT NO.: 210042
 SITE INFORMATION:
 DEED BOOK 8649, PAGE 885
 TAX BLOCK 2163, LOT 1A

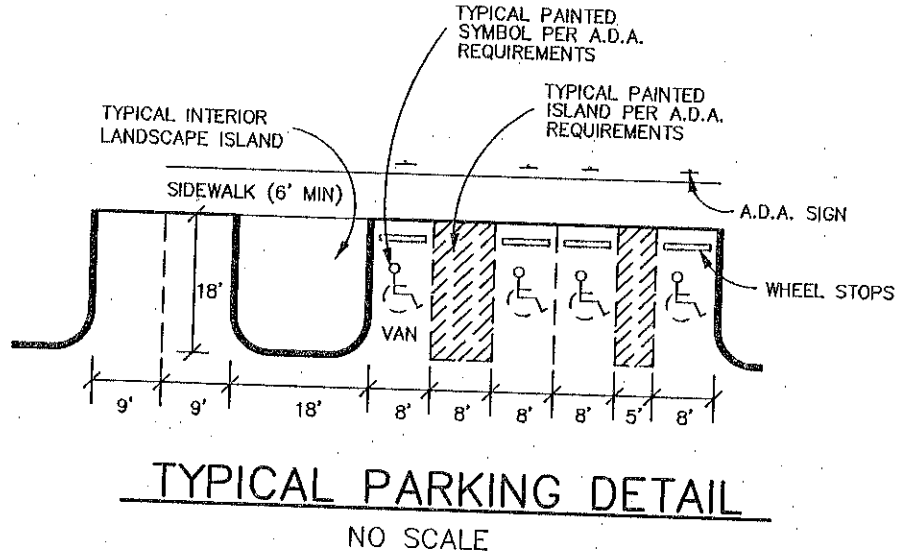
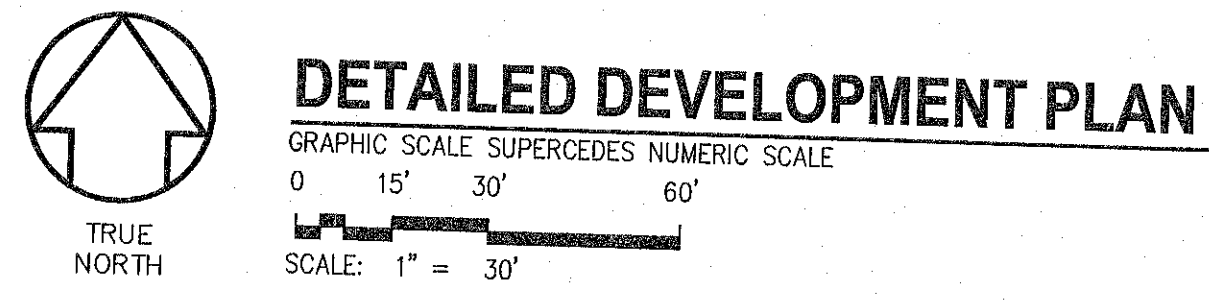
DRAWN BY: DHS
 CHECKED BY: CRB

DATE: FEBRUARY 22, 2021

DRAWING: 210042 - DDP

SCALE: 1" = 30'

SHEET: 1.00



CASE # 21-DDP-0018
 RELATED CASES: 14859, 14517
 9-116-86, B-94-94, B-161-94
MSD WM #10281

NOT FOR CONSTRUCTION