

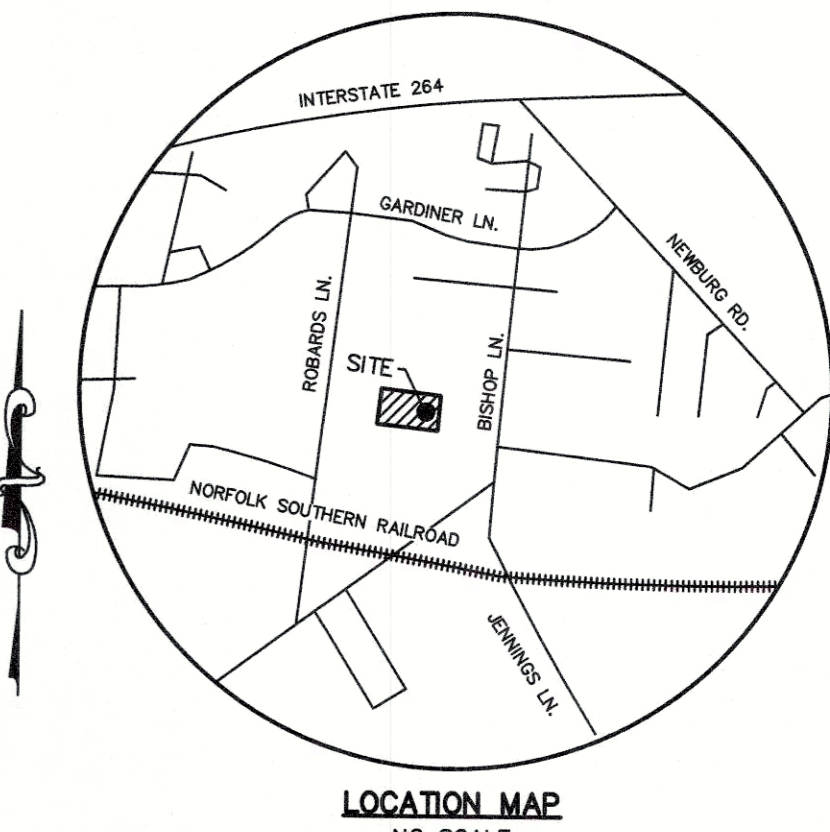
**BENCHMARKS**  
NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOJIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.

SOURCE BENCHMARK BH26-01 NAVD 1988 ELEV. 470.10

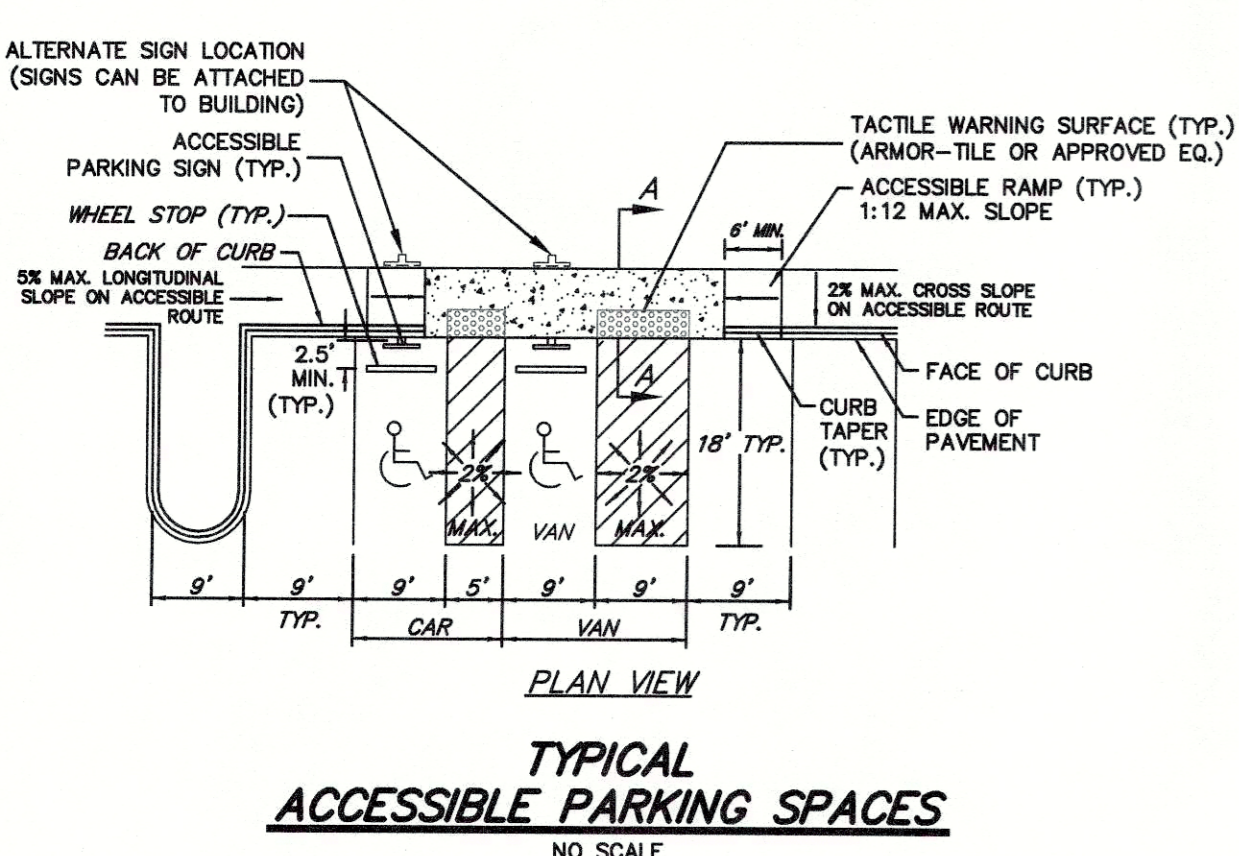
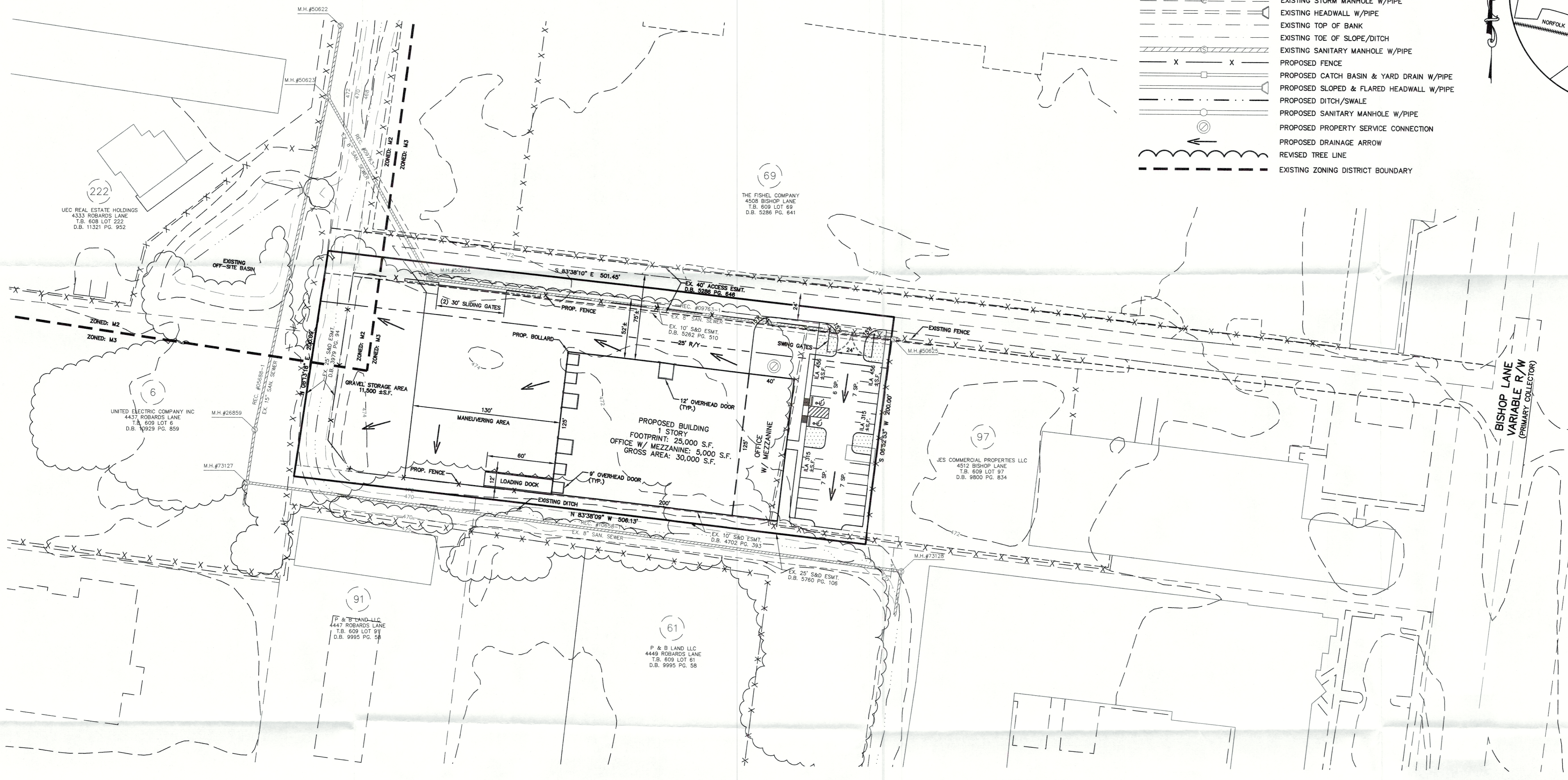
FROM THE JUNCTION OF INTERSTATE 264 AND NEWBURG ROAD, PROCEED SOUTHEAST ON NEWBURG ROAD FOR 0.75 MILES TO THE STATION ON THE RIGHT, JUST PAST THE INTERSECTION OF BASHFORD MANOR LANE ON THE LEFT IN FRONT OF THE WATTERSON MEDICAL CENTER AT 3430 NEWBURG ROAD.

**LEGEND**

- XXX EXISTING CONTOUR
- X EXISTING TREE MASS
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- EXISTING DOWN GUY
- EXISTING CATCH BASIN & YARD DRAIN W/PIPE
- EXISTING STORM MANHOLE W/PIPE
- EXISTING HEADWALL W/PIPE
- EXISTING TOP OF BANK
- EXISTING TOE OF SLOPE/DITCH
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED FENCE
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED PROPERTY SERVICE CONNECTION
- PROPOSED DRAINAGE ARROW
- REVISED TREE LINE
- EXISTING ZONING DISTRICT BOUNDARY



LOCATION MAP  
NO SCALE



**PUBLIC WORKS AND KTC NOTES:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO 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 PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.

**MSD NOTES:**

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FORMAN WASTEWATER TREATMENT PLANT BY NEW PCS, SUBJECT TO FEES AND ANY APPLICABLE CHARGES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: REGIONAL FACILITY FEE TO BE PAID IN LIEU OF ONSITE DETENTION. CAPACITY TO BE VERIFIED IN THE ADJACENT DITCH ALL THE WAY TO WHERE THE DITCH TURNS EAST AT GARDNER LANE PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. IF CAPACITY DOES NOT EXIST, SITE LAYOUT SHALL BE MODIFIED TO PROVIDE ONSITE DETENTION. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE 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 AND 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.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211100059).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

**IMPERVIOUS AREA:**  
EXISTING IMPERVIOUS AREA 18,620± S.F.  
PROPOSED IMPERVIOUS AREA 81,191± S.F.

**GENERAL NOTES:**

- 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.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT 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.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE CAMP TAYLOR FIRE DISTRICT.
- SIGNATURE ENTRANCE WALLS, IF PROPOSED, SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
- 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 PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.

**WALKER REQUEST:**  
1) A WAIVER OF 5.9.2.A.1.b.i IS REQUESTED OF THE LDC TO OMIT THE PEDESTRIAN ACCESS BETWEEN THIS DEVELOPMENT AND THE ADJACENT PUBLIC RIGHT-OF-WAY.

2) A WAIVER OF 5.9.2.A.1.b.i IS REQUESTED OF THE LDC TO OMIT THE PEDESTRIAN ACCESS BETWEEN THIS DEVELOPMENT AND THE ADJACENT SITE.

**SITE DATA:**

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	M2 & M3
EXISTING LAND USE	VACANT
PROPOSED LAND USE	OFFICE/WAREHOUSE
TOTAL LAND AREA	2,31± AC.
BUILDING HEIGHT (50' MAX.)	30'±
BUILDING AREA	
OFFICE	5,000 ± S.F.
MEZZANINE	5,000 ± S.F.
WAREHOUSE/STORAGE	20,000 ± S.F.
TOTAL	30,000 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 4.0)	0.30
PARKING REQUIRED	21-35 SPACES
OFFICE	
MINIMUM (1 SPACE/350 S.F.)	14 SPACES
MAXIMUM (1 SPACE/200 S.F.)	25 SPACES
WAREHOUSE (10 EMPLOYEES)	
MINIMUM (1 SPACE/1.5 EMP.)	7 SPACES
MAXIMUM (1 SPACE/1 EMP.)	10 SPACES
PARKING PROVIDED	
CAR PARKING	27 SPACES
(INCLUDES 2 ACCESSIBLE SPACES)	

**LANDSCAPE DATA:**

LOADING/MANEUVRING & STORAGE	41,231± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	8,837± S.F.
TOTAL V.U.A.	50,068± S.F.
I.L.A. REQUIRED* (7.5% X VUA)	663 S.F.
I.L.A. PROVIDED	1,642± S.F.
I.L.A. TREES REQUIRED	2
*N.I.C. LOADING/MANEUVRING & STORAGE AREAS	

**TREE CANOPY DATA:**

GROSS SITE AREA	100,752± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	73,285± S.F. (73%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	25,188± S.F. (25%)
TOTAL TREE CANOPY PROVIDED	25,188± S.F. (25%)

\*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

**RECEIVED**  
JUN 11 2020  
PLANNING & DESIGN SERVICES

GRAPHIC SCALE 1"=50'  
0 25 50 100

CASE #20-CAT2-0017  
MSD WM #12143

**MINDEL SCOTT**  
ENGINEERING & SURVEYING > PLANNING > LANDSCAPE ARCHITECTURE  
Jefferson Blvd. Louisville, KY 40219  
502-485-1508 > mindelscott.com

DEVELOPER  
CARLON ROOFING  
1430 SELINDA AVENUE  
LOUISVILLE, KY 40213

OWNER  
JES COMMERCIAL PROPERTIES, LLC  
4512 BISHOP LANE  
LOUISVILLE, KY 40218  
LOUISVILLE, KY 40213

CATEGORY 2B PLAN  
CARLON ROOFING  
4512 BISHOP LANE  
LOUISVILLE, KENTUCKY 40218  
TAX BLOCK 609, LOT 94  
DEED BOOK 11486, PAGE 726

5/1/20	REVISIONS PER AGENCY COMMENTS
6/9/20	OVERHEAD DOORS & LOADING DOCK

Vertical Scale: N/A  
Horizontal Scale: 1"=50'  
Date: 3/30/2020  
Job Number: 3677

Sheet  
**1**  
of 1