

LEGEND
NOT TO SCALE

EX. TREE	PR. STORM SEWER w/ EPSC ROCK CHCK
EX. FIRE HYDRANT	PR. SANITARY SEWER
EX. LIGHT POLE	PR. PROPERTY SERVICE CONNECTION
EX. UTILITY POLE	PR. SMALE
EX. SIGN	PR. CONCRETE
EX. PROPERTY LINE	PR. EDGE OF PAVEMENT
EX. CONTOUR LINE	PR. CONTOUR LINE
EX. FENCE	PR. FENCE
EX. SMALE	PR. SELF FENCE
EX. STORM SEWER	PR. DRAINAGE FLOW
EX. SANITARY SEWER	PR. DETENTION/FLOODPLAIN FILL COMPENSATION AREA
EX. CONCRETE	LIMITS OF PROPOSED BUILDING
EX. EDGE OF PAVEMENT	LIMITS OF EXISTING BUILDING
LIMITS OF EXISTING GRAVEL	LIMITS OF PROPOSED GRAVEL

OWNER

INTERTECH GROUP, LLC
5836 FERN VALLEY ROAD
LOUISVILLE, KY 40228-1052

SITE DATA

TRACT 1:
5836 FERN VALLEY ROAD
LOUISVILLE, KY 40228
D.B. 10041, PG. 784
TAX BLOCK 2091, LOT 39
TRACT 1 SITE AREA: 3.641 ACRES
TRACT 1 SITE AREA: 21,473 ACRES
TOTAL SITE AREA: 5.114 ACRES
FORM DISTRICT: SUBURBAN WORKPLACE
EX. ZONING: PEC
EX. LAND USE: INDUSTRIAL/VACANT
PR. LAND USE: INDUSTRIAL
F.A.R.: 0.12
EX. BUILDING: 15,150 SF
PR. BUILDING: 11,200 SF
TOTAL BUILDING: 26,350 SF
PERCENTAGE OF CHANGE: 74%

TRACT 2:
5824R FERN VALLEY ROAD
LOUISVILLE, KY 40228
D.B. 11533, PG. 882
TAX BLOCK 2091, LOT 69
TRACT 2 SITE AREA: 1.473 ACRES
TOTAL SITE AREA: 5.114 ACRES
FORM DISTRICT: SUBURBAN WORKPLACE
EX. ZONING: PEC
EX. LAND USE: INDUSTRIAL/VACANT
PR. LAND USE: INDUSTRIAL
F.A.R.: 0.12
EX. BUILDING: 15,150 SF
PR. BUILDING: 11,200 SF
TOTAL BUILDING: 26,350 SF
PERCENTAGE OF CHANGE: 74%

SETBACK DATA

MIN. FRONT YARD: 65' FROM C/L
MAX. FRONT YARD: 275' FROM C/L
STREET SIDE YARD: 30' FROM C/L
SIDE YARD: NONE
REAR YARD: NONE
MAX. BUILDING HEIGHT: 50'

PARKING SUMMARY

EMPLOYEES (EST. SHIFT ONLY; NO 2ND OR 3RD SHIFT OF EMPLOYEES): 30 TOTAL
MINIMUM PARKING REQUIRED (1 SPACE/1.5 EMPLOYEES): 20 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/1 EMPLOYEES): 30 SPACES
TOTAL PARKING PROVIDED: 20 SPACES

BICYCLE SUMMARY

SHORT TERM REQUIRED (NONE): N/A
LONG TERM REQUIRED (2 SPACES OR 1/20 EMPLOYEES): 2 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED: 2 SPACES
NOTE: LONG TERM BIKE PARKING WILL BE PROVIDED INSIDE.

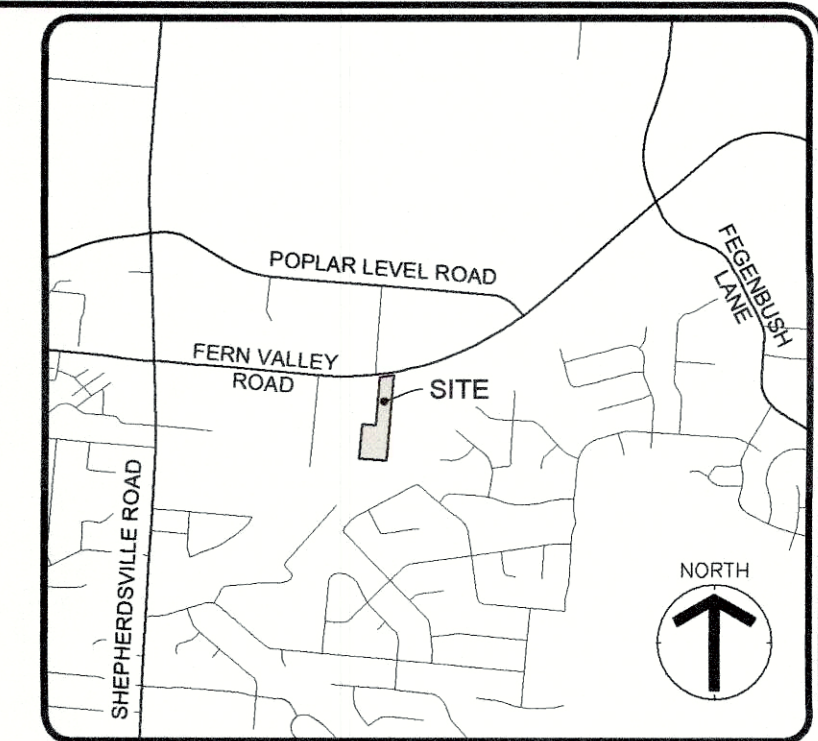
LANDSCAPE DATA

EXISTING V.I.A.: 10,683 SF
EXISTING V.I.A. REMOVED: -515 SF
TOTAL V.I.A.: 10,168 SF
I.L.A. REQUIRED (50%): 508 SF
I.L.A. PROVIDED: 515 SF

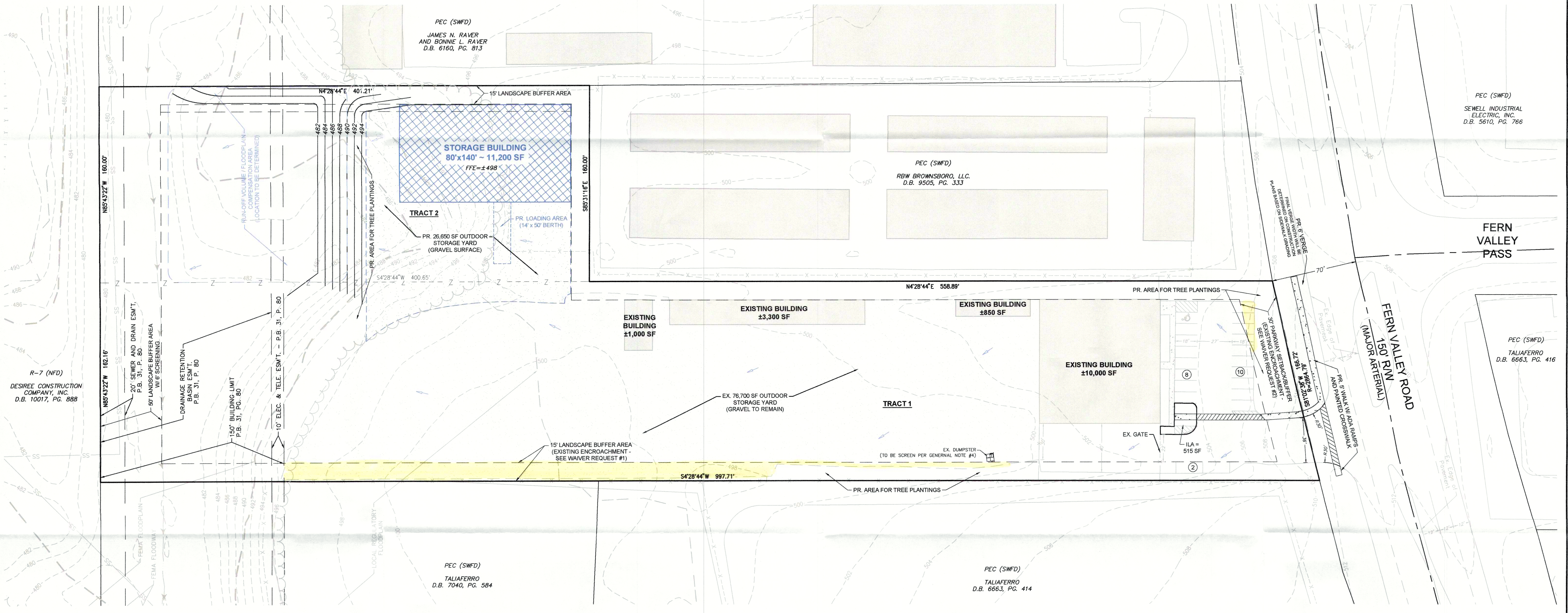
TREE CANOPY CALCULATIONS

GROSS SITE AREA: 222,766 SF
AREA OF SITE WITH EX. TREE CANOPY: 62,612 SF (27%)
CANOPY COVERAGE CLASS: CLASS C - 0% - 40%
TREE CANOPY REQUIRED: 20% = 43,233 SF
TREE CANOPY TO BE PRESERVED: NONE
TREE CANOPY TO BE PLANTED: 44,553 SF
TOTAL TREE CANOPY PROVIDED: 44,553 SF (20%)

NOTE: IF AT TIME OF CONSTRUCTION PLAN PREPARATION AND BASED ON FINAL SITE GRADING, TREE CANOPY AREAS CAN BE DETERMINED TO REMAIN. THEY MAY BE INCLUDED AS PART OF THE PROJECT AND WILL BE SHOWN ON THE LANDSCAPE PLAN AS TREE CANOPY CREDIT AREAS (TCCA).



LOCATION MAP
NOT TO SCALE



WAIVERS REQUESTED

- 1) A WAIVER IS REQUESTED FROM CHAPTER 10, PART 2 - SECTION 10.2.4.B.8 OF THE LAND DEVELOPMENT CODE TO REDUCE THE 15-FT PEC-LBA ALONG A PORTION OF THE EASTERN PROPERTY LINE TO ALLOW THE EXISTING OUTDOOR STORAGE AREA TO ENCRANCH AS SHOWN.
- 2) A WAIVER IS REQUESTED FROM CHAPTER 10, PART 3 - SECTION 10.3.5.A.1 TABLE 10.3.1 OF THE LAND DEVELOPMENT CODE TO REDUCE THE 30-FT FERN VALLEY ROAD PARKWAY BUFFER TO ALLOW A PORTION OF THE SIX (6) EXISTING PARKING SPACES TO ENCRANCH AS SHOWN.

GENERAL NOTES

- 1) DOMESTIC WATER SUPPLY: SUBJECT SITE TO 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.
- 2) THE DEVELOPMENT LIES IN THE HIGHWIDE FIRE DISTRICT.
- 3) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
- 4) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- 5) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 6) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
- 7) DEED OF CONSOLIDATION TO BE RECORDED TO CONSOLIDATE THESE PARCELS AS SHOWN ON THIS PLAN.
- 8) PER LDC CHAPTER 9, SECTION 9.1.12.C, CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE WILL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJACENT SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES.
- 9) A KARST SURVEY - REPORT DATED JANUARY 29, 2020 - WAS PERFORMED BY ECS SOUTHEAST, LLP. PER CHAPTER 4, PART 9 OF THE LAND DEVELOPMENT CODE.

MSD NOTES

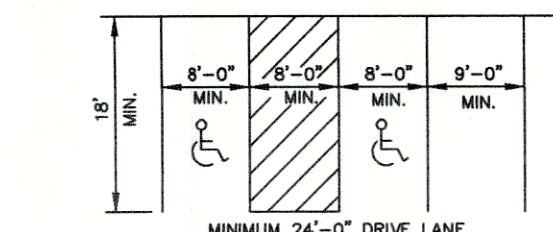
- 1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- 2) WASTEWATER: NO SANITARY SEWER SERVICE WILL BE REQUIRED. EXISTING SANITARY SEWER FLOW IS TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- 3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- 4) A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0095E REV. DECEMBER 5, 2006).
- 5) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 6) INCREASED STORM WATER RUNOFF VOLUME CALCULATED BY THE RFF CALCULATION SHALL BE COMPENSATED ONSITE BELOW THE FEMA FLOODPLAIN ELEVATION AT A RATIO OF 1.5 TO 1 IN LIEU OF ONSITE DETENTION.
- 7) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 8) ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE AT A 1:1.5 RATIO.
- 9) KIDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 10) MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO ISSUE OF ANY BUILDING PERMITS.
- 11) LOWEST FINISHED FLOOR TO BE AT OR ABOVE 491 AND LOWEST MACHINERY TO BE AT OR ABOVE 492.

EROSION CONTROL NOTES

- 1) THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 2) ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- 3) SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- 4) WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- 5) SEDIMENT LOADED GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

TRACT 2 - RUNOFF / FILL CALCULATIONS

$X = \frac{\Delta CRA}{12}$
 $\Delta C = 0.7 - 0.39 = 0.40$
 $A = 64,164 \text{ SF (1.473 Acres)}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.40)(64,164)(2.8)/12 = 5,989 \text{ CUBIC- FEET}$
RUN-OFF VOLUME (5.989 CU.FT. x 1.5) = 8,984 CU.FT.
FLOODPLAIN FILL VOLUME (30.332 CU.FT. x 1.5) = 45,498 CU.FT.
TOTAL VOLUME AREA REQUIRED = 54,482 CU.FT.
TOTAL VOLUME AREA PROVIDED = 54,626 CU.FT.



TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE

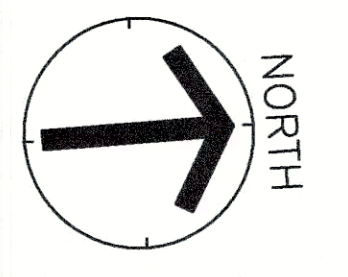
BENCHMARK

TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.



UTILITY NOTE:
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detaild by
2	2/3/20	AGENCY COMMENTS (2ND REVIEW)	JDC
1	12/23/19	AGENCY COMMENTS (1ST REVIEW)	JDC



CASE# 19-DDP-0072 WM# 3574
RELATED DOC# 9-41-75

HERITAGE ENGINEERING, LLC
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Louisville, KY 40202
jeff@heritageeng.com (502) 482-1413 Fax
(502) 482-1413 Fax

Intertech Mechanical Services
5836 FERN VALLEY ROAD
LOUISVILLE, KY 40228

REVISED DETAILED DISTRICT DEVELOPMENT PLAN FOR INTERTECH MECHANICAL SERVICES, INC.
5836 FERN VALLEY ROAD
LOUISVILLE, KY 40228

JOB NO: 19076
HORIZ. SCALE: 1"=40'
VERT. SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SMH
DATE: NOVEMBER 18, 2019
SHEET
C03