

**MSD NOTES:**

- Sanitary sewer service provided by existing property service connection, subject to fees and any applicable charges.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0091 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. 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.
- Onsite detention shall be provided. Post-development peak flows will be limited to pre-developed peak flows for the 2, 10, 25, and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request was submitted to MSD on September 26, 2016.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Site is subject to regional facility fee X1.5 for increased runoff volume.
- A MSD approved encroachment permits is required for the construction of the proposed breezeway prior to MSD construction plan approval.

**GENERAL NOTES:**

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Prior to the issuance of a building permit a Deed of Consolidation or Minor Plat is required to consolidate the subject properties.

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 87,556 S.F.
TOTAL EXISTING TREE CANOPY	= 4,560 S.F. (APPROXIMATE)
TOTAL TREE CANOPY AREA REQUIRED	= CLASS C - 0-40% COVERAGE (20% - 17,511 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 18,000 S.F. (21%)
TOTAL TREE CANOPY PROVIDED	= 18,000 S.F. (21%)

**WAIVER REQUESTED 454 ROBERTS AVENUE**

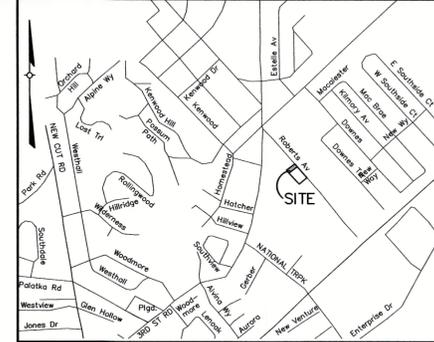
- A waiver is requested from the LDC Section 5.7.1.B.3.a. to waive the required 50' Landscape Buffer Area and to not provide a 6' berm with a Condition of Approval required 6' height evergreens to be planted 15' on center along the property line adjacent to the Vititoe property.

**DETENTION BASIN CALCULATIONS**

EX. IMPERVIOUS	= 4,800 S.F.
PROP. IMPERVIOUS	= 10,880 S.F.
X = A CRA/12	
A = 13,967 S.F.	
EX. C = 0.45	
PROP. C = 0.75	
AC = 0.30	
X = 13,967 X 0.3 X 2.8 / 12	
REQUIRED X = 978 CUFT.	
PROVIDED BASINS	= 8' W. x 1' D. x 160' L. = 1,280 CUFT.

**PROJECT DATA**

TOTAL SITE AREA	= 0.374 ACRES (16,002 S.F.)
SUBJECT TRACT	= 0.324 ACRES (13,967 S.F.)
RIGHT OF WAY DEDICATION	= 0.054 ACRES (2,035 S.F.)
REMAINING TRACT AREA	= 0.324 ACRES (13,967 S.F.)
EXISTING ZONING	= M-2
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= VACANT
PROPOSED USE	= WAREHOUSE
BUILDING AREA	= 35,096 S.F.
EXISTING BUILDINGS	= 220 S.F.
PROPOSED ENCLOSED BREEZEWAY	= 13,365 S.F.
PROPOSED BUILDING ADDITION	= 13,365 S.F.
TOTAL BUILDING AREA	= 35,416 S.F.
PROPOSED BUILDING FOOTPRINT	= 35,416 S.F. (20% INCREASE IN BLDG. AREA)
BUILDING HEIGHT (EX. & PROPOSED)	= 30'
F.A.R.	= 0.57 (3.0 MAXIMUM)
PARKING REQUIRED	MIN. 50 SPACES
OFFICE 2000/2500 S.F. MIN.	6 SPACES
OFFICE 2000/200 S.F. MAX.	10 SPACES
WAREHOUSE 40 EMPLOYEES (1.0)	27 SPACES
WAREHOUSE 40 EMPLOYEES (1.0)	40 SPACES
TOTAL PARKING REQUIRED	= 33 SPACES
TOTAL PARKING PROVIDED	= 46 SPACES (2 ACCESSIBLE SPACES INCLUDED)
BICYCLE PARKING REQUIRED	= 2 SHORT TERM / LONG TERM (PROVIDED INDOORS)
VEHICULAR USE AREA	= 26,254 S.F. - 4,428 S.F. (LOADING AREA) = 21,826 S.F.
EX. VIA	= 25,026 S.F.
PROP. VIA	= 1,228 S.F. (4% INCREASE)
INTERIOR LANDSCAPE AREA REQUIRED	= 1,837 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 0 S.F.
TOTAL IMPERVIOUS AREA	= 74,978 S.F. (85% OF TOTAL SITE)
EXISTING IMPERVIOUS AREA	= 64,126 S.F. (73% OF TOTAL SITE)
PROPOSED IMPERVIOUS AREA	= 10,852 S.F. (12% OF TOTAL SITE)



LOCATION MAP NOT TO SCALE

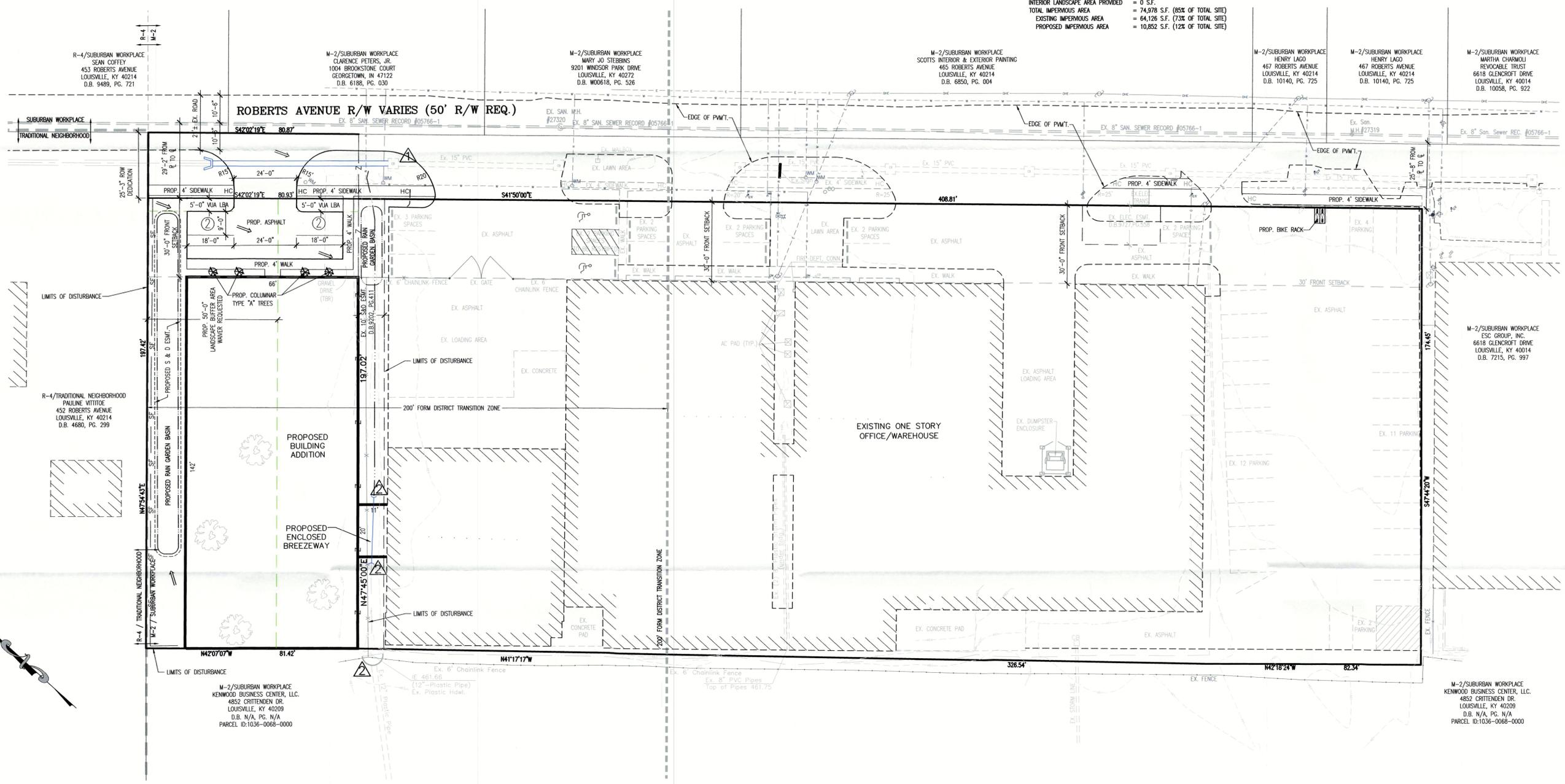
REVISIONS	
BY	DESCRIPTION
SBS	Agency Comments
SBS	Revised Waiver Request
NO.	
1	10-25-16
2	11-1-16

PROJECT DATA	
FILE NAME:	04121.DDDP.dwg
DATE:	10-31-2016
CHECKED BY:	AR
SCALE:	AS SHOWN
DRAWN BY:	SBS

**L&D**  
**LAND DESIGN & DEVELOPMENT, INC.**  
 ENGINEERS • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 509 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
 TEL: 502-252-1622 FAX: 502-252-1624

REVISED CATEGORY 2B DEVELOPMENT PLAN  
**ONE STROKE EXPANSION**  
**454 ROBERTS AVENUE**  
 OWNER/DEVELOPER  
 OSI PROPERTY, LLC.  
 458 ROBERTS AVENUE  
 LOUISVILLE, KY 40214-3002  
 502.366.1070

JOB NO. **04121**  
 SHEET **1** OF **1**



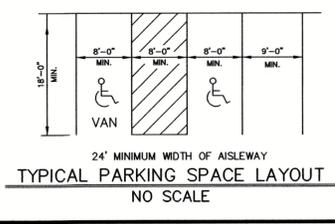
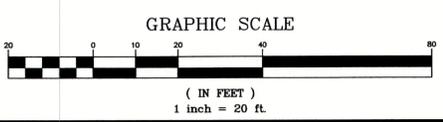
**LEGEND**

- PROPOSED STORM SEWER, CATCH BASIN
- EXISTING STORM SEWER AND CATCH BASIN
- EXISTING DRAINAGE SWALE
- EXISTING ELECTRICAL LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING WATER HYDRANT

- EROSION PREVENTION AND SEDIMENT CONTROL NOTES**
- 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 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.
  - Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
  - 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.
  - Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through 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 site stabilization measures shall be required as soon as practicable, but no later than 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 into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
  - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

**MSD STANDARD EROSION CONTROLS**

	STONE BAG INLET PROTECTION
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE



RECEIVED  
 NOV 02 2016  
 PLANNING & DESIGN SERVICES

SITE ADDRESS:  
 454 ROBERTS AVENUE  
 LOUISVILLE, KY 40214  
 TAX BLOCK 1132, LOT 56  
 D.B. 9984, PG. 0786  
 COUNCIL DISTRICT - 13  
 FIRE PROTECTION DISTRICT - FAIRDALE

CASE: 16DEVPLAN189  
 RELATED CASES: 2-30-10,  
 2-34-07, & 9454(LW)  
 WM#1882

PROFESSIONAL'S SEAL