

LEGEND

---	EXISTING CONTOUR
---	EXISTING FENCE
---	EXISTING GUARDRAIL
---	EXISTING RAILROAD TRACKS
---	EXISTING WATER LINE W/ SIZE
---	EXISTING GAS W/ SIZE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING ELECTRIC BOX
---	EXISTING LIGHT POLE
---	EXISTING UNDERGROUND FIBER OPTIC
---	EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
---	EXISTING SANITARY MANHOLE W/PIPE
---	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
---	PROPOSED SLOPED & FLARED HEADWALL W/PIPE
---	PROPOSED SANITARY MANHOLE W/PIPE
---	PROPOSED SANITARY FLOW ARROW
---	PROPOSED DRAINAGE ARROW

SITE DATA:

EXISTING FORM DISTRICT	TRADITIONAL NEIGHBORHOOD
EXISTING ZONING	M2
EXISTING LAND USE	HEAVY INDUSTRIAL
PROPOSED LAND USE	LIGHT INDUSTRIAL (COMPUTER ASSEMBLY & REPAIR)
TOTAL LAND AREA	3.49± AC.
BUILDING AREA	2,970 ±S.F.
OFFICE MANUFACTURING	26,730 ±S.F.
BUILDING HEIGHT	29,700 ±S.F.
FLOOR AREA RATIO (MAX. ALLOWED 3.0)	38±
PARKING REQUIRED	93-145 SPACES
OFFICE	MINIMUM (1 SPACE/500 S.F.) 6 SPACES
	MAXIMUM (1 SPACE/200 S.F.) 15 SPACES
130 MANUFACTURING EMPLOYEES	MINIMUM (1 SPACE/1.5 EMPLOYEES) 87 SPACES
	MAXIMUM (1 SPACE/1 EMPLOYEE) 130 SPACES
PARKING PROVIDED	
CAR PARKING	133 SPACES
	(INCLUDES 5 ACCESSIBLE & 3 CARPOOL SPACES)
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
SHORT TERM	2 SPACES
LONG TERM (INSIDE BUILDING)	2 SPACES

TREE CANOPY DATA:

GROSS SITE AREA	151,841± S.F.
TREE CANOPY CATEGORY	CLASS A
EXISTING TREE CANOPY	0± S.F. (0%)
TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TREE CANOPY REQUIRED	15,184± S.F. (10%)
TREE CANOPY TO BE PLANTED	15,184± S.F. (10%)

LANDSCAPE DATA:

V.U.A.	47,080± S.F.
LLA REQUIRED (5% X V.U.A.)	2,354± S.F.
LLA PROVIDED	4,781± 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 LOUISVILLE #4 FIRE DISTRICT.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - 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 EXISTING ROADS AND NEIGHBORHOODS.
 - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
 - AN APPLICATION HAS BEEN FILED TO CLOSE SEVERAL OF THE ADJACENT ALLEYS PER CASE #17C01159. AS A RESULT, THE 10' VIA LBA REQUIRED ADJACENT TO THE ALLEY EAST OF STOLL AVENUE WILL CHANGE TO A PERIMETER LBA WITH A REQUIREMENT OF 15' ADJACENT TO THE OR3 & 25' TO THE R7 ZONED ADJACENT PROPERTY WHICH WILL BE SATISFIED WITH 1/2 THE ALLEY RIGHT-OF-WAY BEING CONVEYED BY EACH OF THE ADJACENT TRACTS.
 - A COPY OF THE RECORDED DEED OR INSTRUMENT CONSOLIDATING THE LOTS WITH THE AREA OF THE ROAD CLOSURE, PER CASE #17C01159 SHALL BE PROVIDED TO PLANNING & DESIGN SERVICES TO BE INCLUDED IN THIS CASE FILE.
 - A CERTIFICATE OF APPROPRIATENESS HAS BEEN REQUESTED PER CASE #17C01159 SINCE THE SITE IS LOCATED IN THE CLIFTON HISTORIC PRESERVATION DISTRICT.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: *Tommy Mack*
 DATE: 7-27-17
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL

Condition of Approval:

Tommy Mack 7-26-17

Development Review Date:

STORMWATER POLLUTION PREVENTION PLAN NOTE:

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP BMP'S (BEST MANAGEMENT PRACTICES) 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.

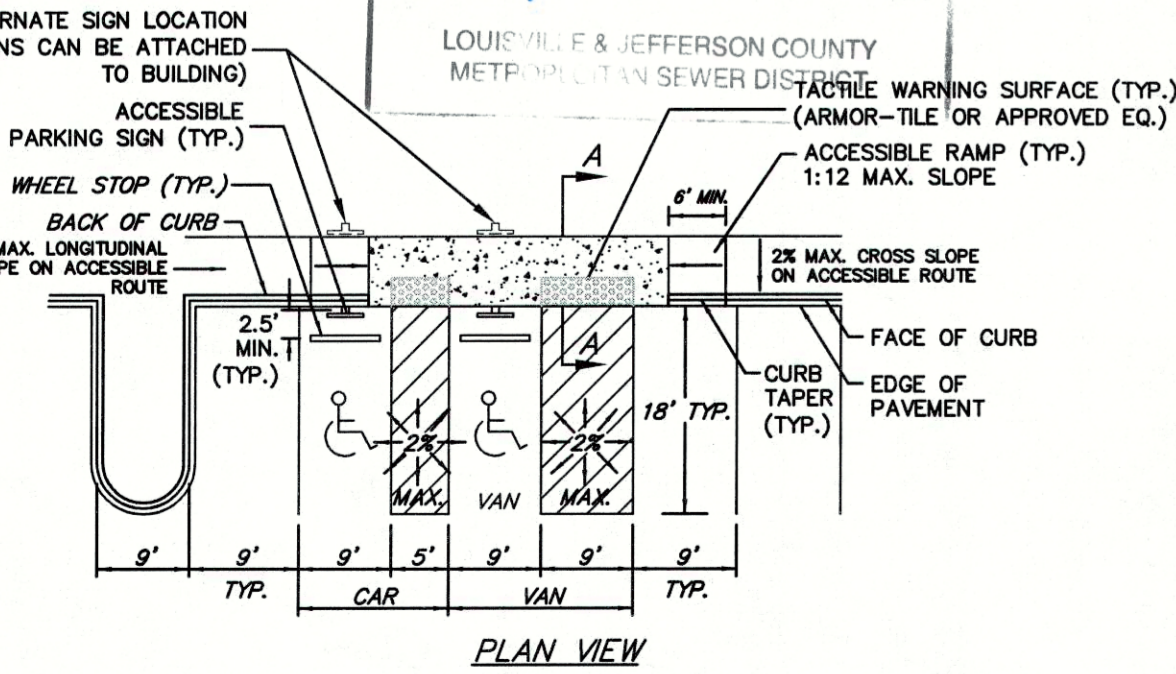
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

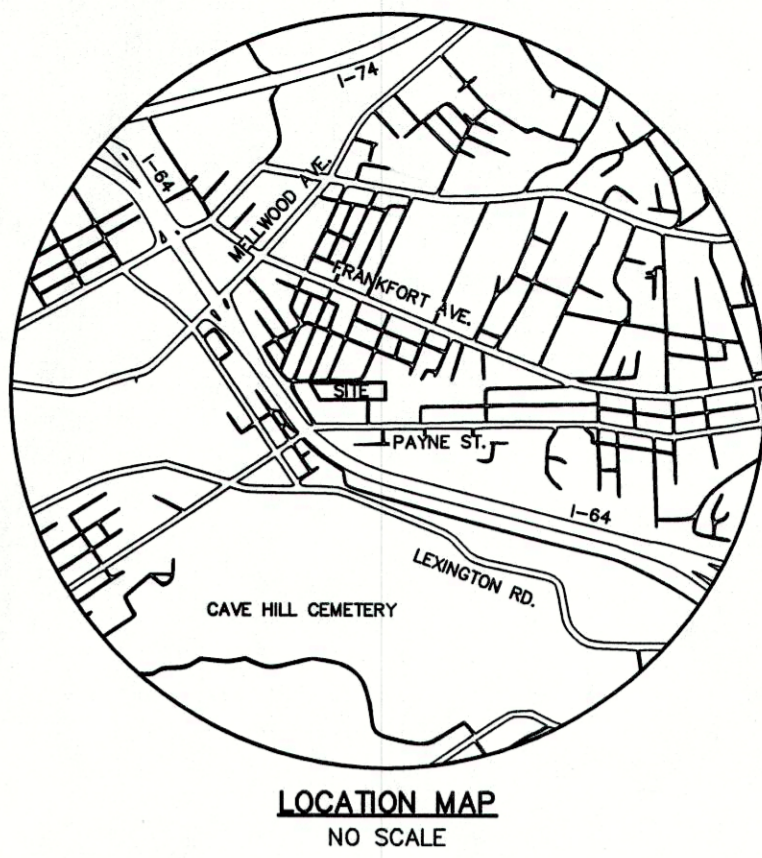
- VARIANCE REQUESTS:**
- A VARIANCE OF 5.2.2.C TABLE 5.2.2 OF THE LDC IS REQUESTED TO EXCEED THE MAXIMUM 25' FRONT YARD.
 - A VARIANCE OF 5.2.2.C TABLE 5.2.2 OF THE LDC IS REQUESTED TO REDUCE THE MINIMUM REAR YARD FROM 15' TO 5', AS SHOWN.
 - A VARIANCE FROM 5.5.1.A.3 OF THE LDC IS REQUESTED TO ALLOW PARKING TO BE LOCATED IN FRONT OF THE BUILDING.

- MSD NOTES:**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER DETENTION: REDEVELOPMENT IN THE COMBINED SEWER AREA WILL REQUIRE THAT THE POST-DEVELOPED 100-YR DISCHARGE NOT EXCEED THE 10-YR PRE-DEVELOPED DISCHARGE. DETENTION WILL BE PROVIDED AS SHOWN ON THE PLAN AND USE THE EXISTING CONNECTION TO THE COMBINED SEWER DRAINAGE PATTERN DEPICTED BY FLOW ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION OF DRAINAGE PIPES AND GRADING PATTERNS 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0027E).
 - 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.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 - 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. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
 - DEVELOPER SHALL COORDINATE WITH METRO PUBLIC WORKS TO OBTAIN A LOADING ZONE PERMIT AND PAY THE FEE TO ALLOW LOADING FROM THE ALLEY ALONG THE SITES NORTH PROPERTY LINE.
 - AN ENCROACHMENT PERMIT SHALL BE REQUIRED FOR ANY WORK WITHIN THE RIGHT-OF-WAY.



TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE



Mindel, Scott & Associates, Inc.
 Planning - Engineering - Surveying - Landscape Architecture
 Utility Consulting - Property Management
 Phone: 602.485.1500 Fax: 602.485.1501
 17401 E. WILSON AVE., SUITE 100
 DENVER, CO 80231

DEVELOPER
 RWSS PROPERTIES LLC
 2908 BROWNSBORO ROAD
 LOUISVILLE, KY 40206

OWNERS
 CHARLTON CO. INC.
 115 S. CHALTON ST.
 LOUISVILLE, KY 40206
 DOUGHERTY REALTY GROUP LLC
 1801 PAYNE ST.
 LOUISVILLE, KY 40206

CATEGORY 3 & VARIANCE PLAN
ADVANCED BUSINESS SOLUTIONS
 1829 R. PAYNE STREET & 115 S. CHARLTON STREET
 LOUISVILLE, KENTUCKY 40206
 T.B. 70A, LOTS 42 & 52
 D.B. 10084 PG. 927, D.B. 4090 PG. 527

RECEIVED
 JUL 24 2017
 PLANNING & DESIGN SERVICES

Vertical Scale:	N/A
Horizontal Scale:	1"=50'
Date:	6/12/17
Job Number:	3363
Sheet:	1
of 1	

CASE #17DEVPLAN1110
 MSD WM #4726

