

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0033 E dated December 5, 2006.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Detention provided offsite in the adjacent Eastpoint Business Park Lake.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.

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.
- State Highway encroachment permit will be required for any work done in the right-of-way prior to Metro Public Works construction plan approval.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Proposed dumpster to be provided inside building.
- A Minor Subdivision Plat shall be recorded to amend the existing Conservation Easement prior to approval of construction plans.
- Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting 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.
- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.

PROJECT DATA

TOTAL SITE AREA	= 10.74 ACRES (467,834 SF)
EXISTING ZONING	= PEC
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= OFFICE/WAREHOUSE
EXISTING BUILDING AREA	= 73,650 SF
EX. WAREHOUSE	= 61,650
EX OFFICES	= 12,000 SF (2 STORIES = 24,000 SF)
PROPOSED BUILDING AREA	= 80,500 SF
TOTAL BUILDING AREA	= 154,150 SF
PROPOSED BUILDING HEIGHT	= 40' (50' MAX. ALLOWED)
F.A.R.	= 0.34

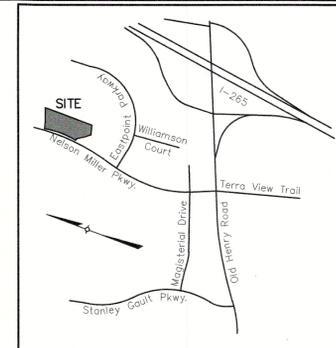
MIN. PARKING REQUIRED:	MIN.	MAX.
OFFICES (24,000 SF)	= 69 SP	120 SP
24,000/350 SF MIN.		
24,000/200 SF MAX.		
WAREHOUSE (100 EMPLOYEES)	= 67 SP	
1.5 SP PER EMPLOYEE		
1 SP PER EMPLOYEE	= 100 SP	
TOTAL PARKING REQUIRED	= 136 SP	220 SP
TOTAL PARKING PROVIDED	= 218 SPACES (7 ADA SP INCLUDED)	
BIKE PARKING	= 4 LONG-TERM & 2 SHORT TERM REQ'D/PROV'D	(LONG-TERM SPACES PROVIDED INSIDE BUILDING)

TOTAL VEHICULAR USE AREA	= 78,403 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 5,880 SF (VUA x 7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 6,449 SF

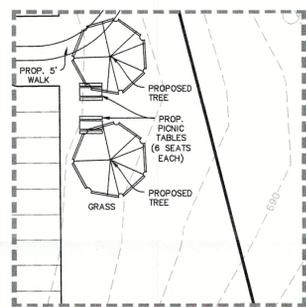
EXISTING IMPERVIOUS AREA	= 218,807 SF
PROPOSED IMPERVIOUS AREA	= 333,909 SF (52.6% INCREASE)

WAIVER REQUEST

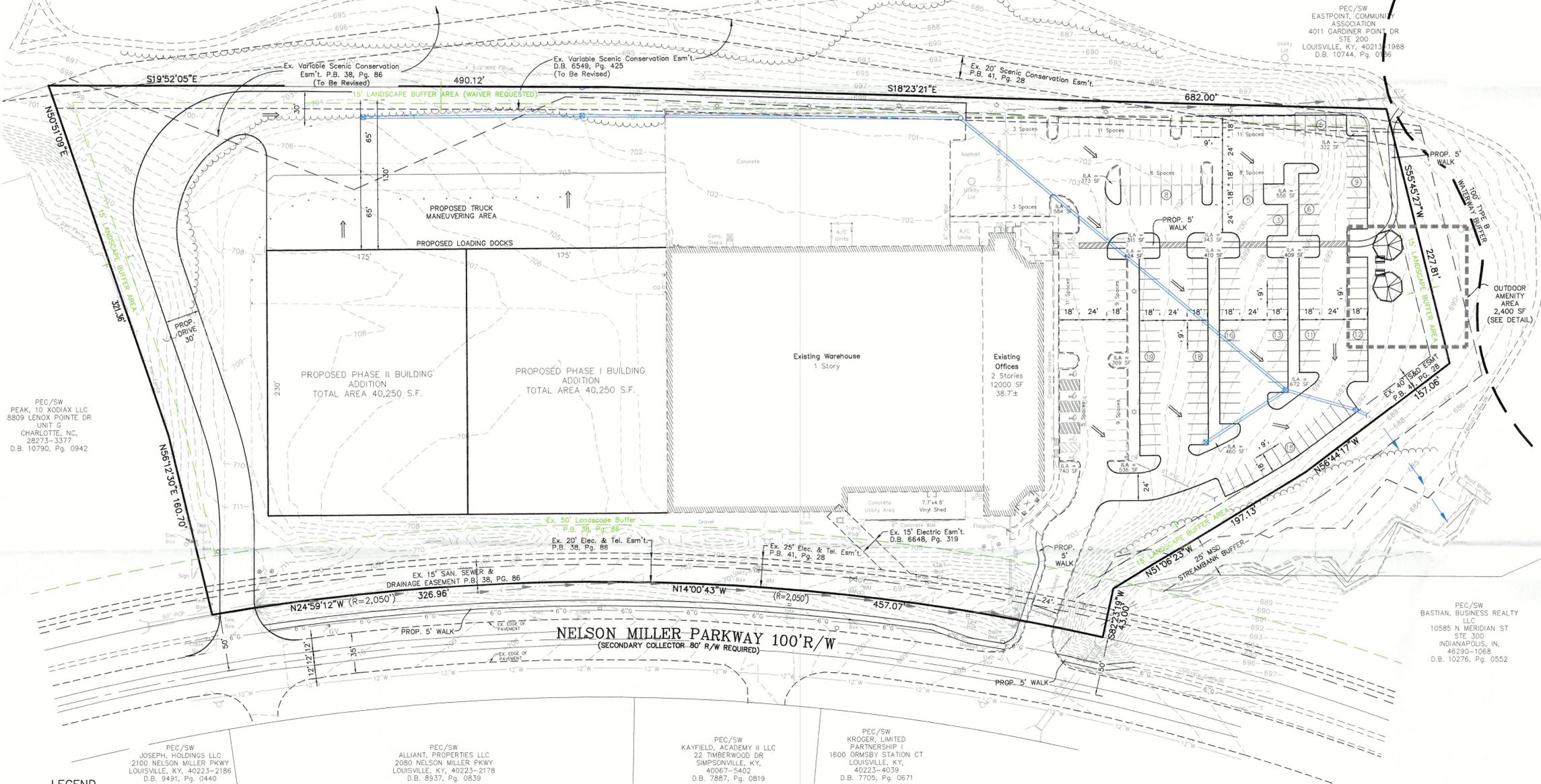
A WAIVER IS REQUESTED FROM SECTION 10.2.4.B.8 OF THE LOUISVILLE-JEFFERSON COUNTY LAND DEVELOPMENT CODE TO NOT PROVIDE THE 15' REAR YARD LANDSCAPE BUFFER AREA ALONG THE EASTERN PROPERTY LINE.



LOCATION MAP NOT TO SCALE

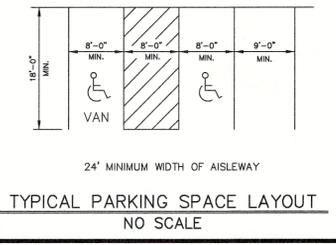


OUTDOOR AMENITY AREA DETAIL SCALE: 1"=30'



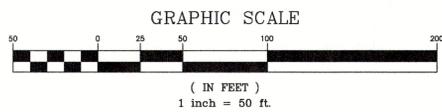
LEGEND

•	EX. BOLLARD	— G —	EX. UNDERGROUND GAS LINES
○	EX. UTILITY POLE	— W —	EX. UNDERGROUND WATER LINES
▶	EX. GUY ANCHOR	— E —	EX. OVERHEAD ELECTRIC LINES
□	EX. LIGHT POLE	— X —	EX. FENCE
■	EX. CATCH BASIN	— S —	EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
□	EX. DRAIN INLET	— M —	EXISTING SEWER AND MANHOLE
□	EX. FIRE HYDRANT	— S —	EX. STREAM
□	EX. WATER METER	— S —	PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
□	EX. WATER VALVE	— S —	EX. DITCH/SWALE
○	EX. SANITARY SEWER CLEAN-OUT	— T —	EX. TREE LINE
⇒	DRAINAGE FLOW DIRECTION	— C —	EX. CONTOUR



TREE CANOPY CALCULATIONS

TOTAL SITE AREA (CLASS C SITE)	= 10.74 ACRES (467,834 SF)
EXISTING TREE CANOPY AREA	= 32,838 SF (7% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
TOTAL TREE CANOPY AREA REQUIRED	= 20% (93,567 SF)



SITE ADDRESS:
2055 NELSON MILLER PKWY
LOUISVILLE, KY 40223
TAX BLOCK 2775, LOT 0048
D.B. 6549, PG. 0425

COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN

RECEIVED
AUG 30 2019

DESIGN SERVICES

RELATED CASE:
09-005-89
WM# 12016

REVISIONS

NO.	DATE	DESCRIPTION
1	8-19-19	per agency comments
2	8-30-19	per agency comments

PROJECT DATA

FILE NAME: 18199-R000P
DATE: 7-18-19
CHECKED BY: DT
SCALE: AS SHOWN
DRAWN BY: ARH

PROFESSIONAL'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
505 WASHINGTON AVENUE, SUITE 100, LOUISVILLE, KENTUCKY 40202
TEL: 502-261-1234 FAX: 502-261-1234

THOMAS EASTPOINT
OWNER
THOMAS DEV CO
2055 NELSON MILLER PARKWAY
LOUISVILLE, KY 40223

JOB NO. 18199
SHEET 1 OF 1