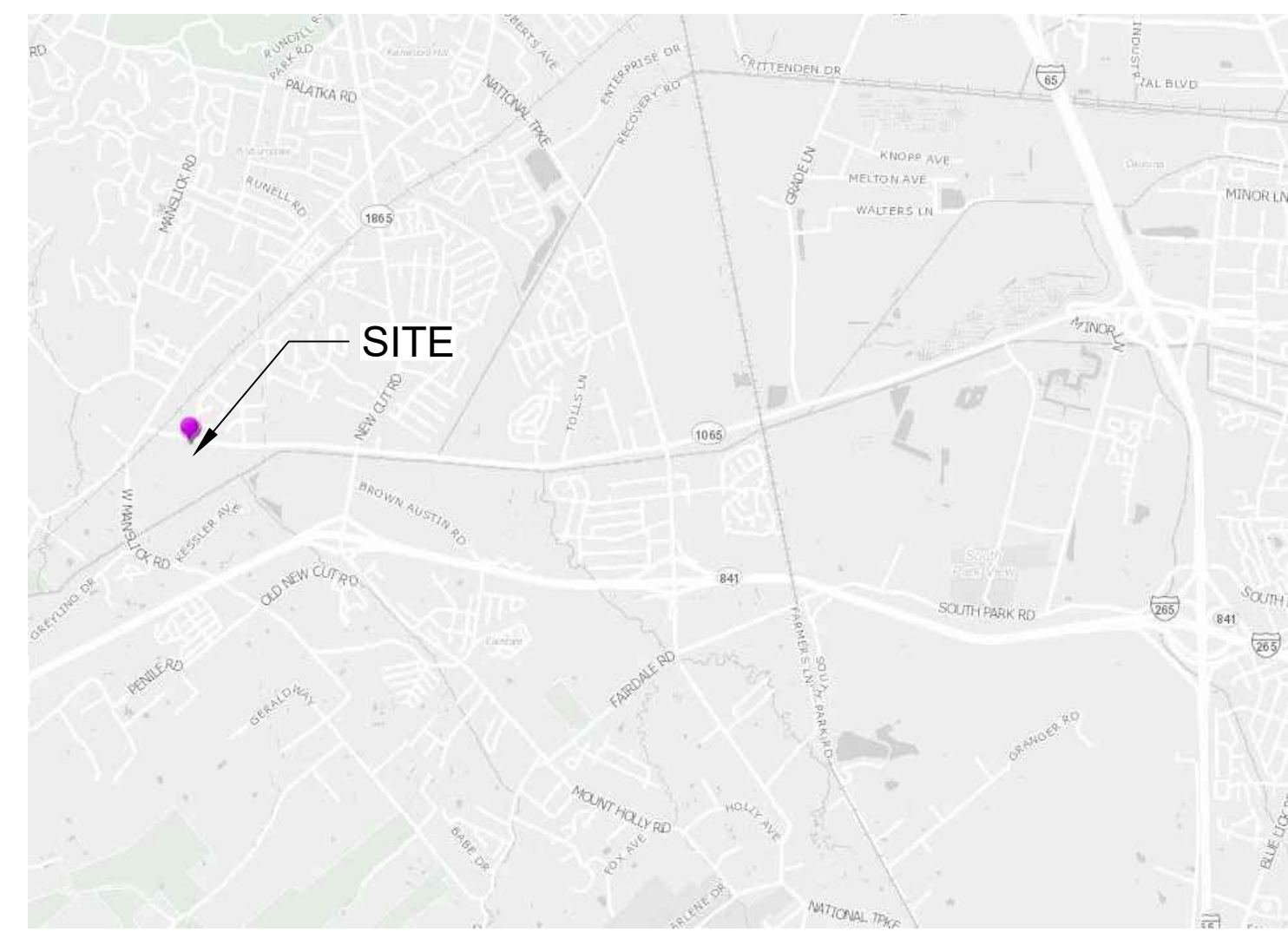
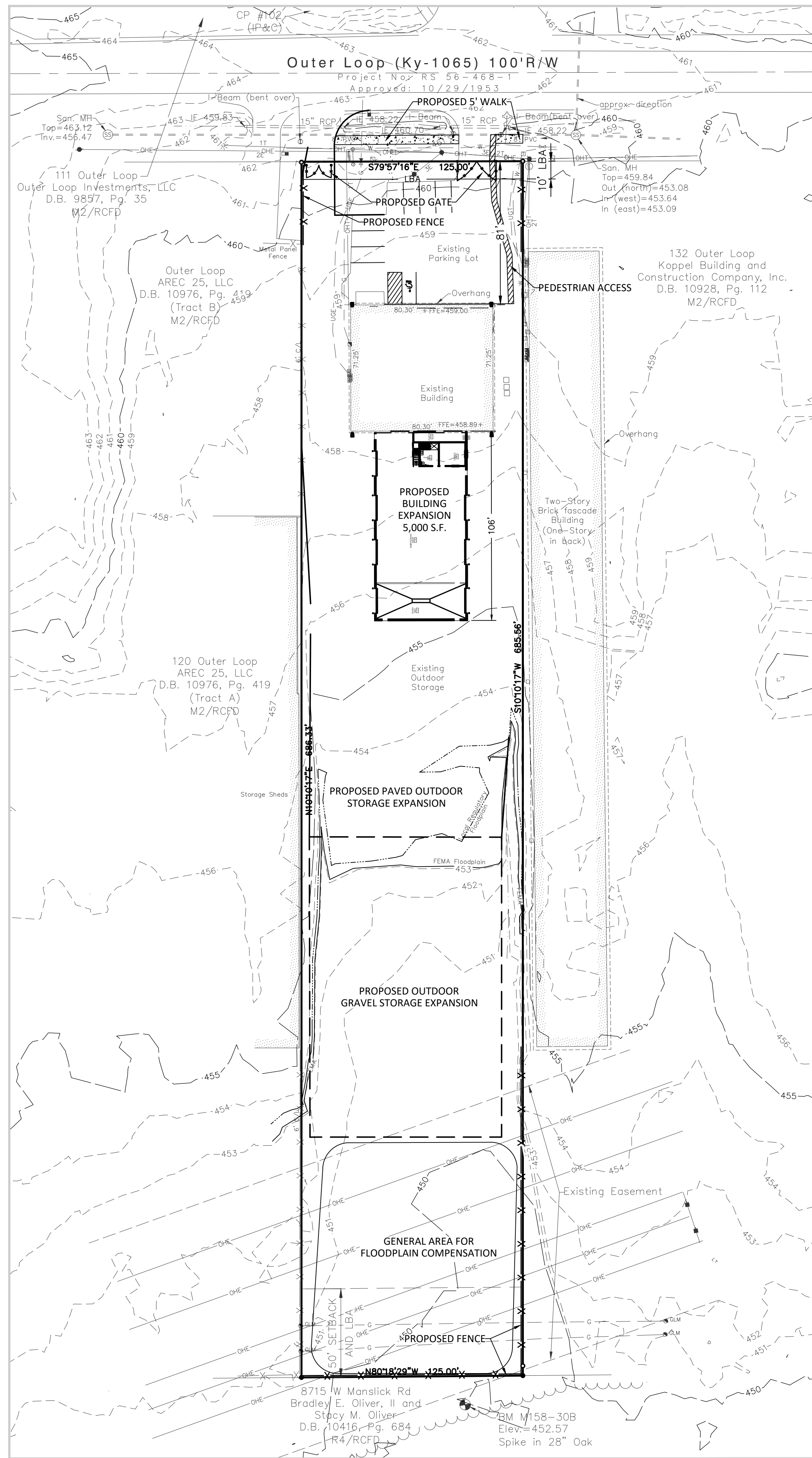


User: dberkeley Plot Date: May 24, 2021 11:32 AM  
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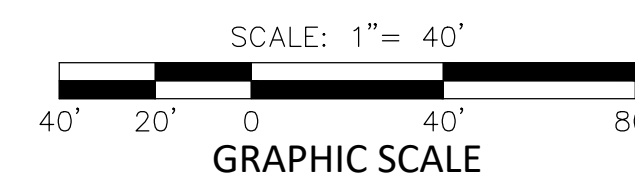


VICINITY MAP



LEGEND

- Power Pole
- Utility Pole
- Light Pole
- △ Guy Anchor
- ⊕ Elec. MH
- ⊕ Elec. Junc. Box
- ⊕ Tele. Junc. Box
- ⊕ Tele. Pedestal
- ◇ Misc. (as noted)
- ⊕ Core Hole
- ⊕ Benchmark
- Bollard
- Post
- ⊕ Mailbox
- ⊕ Water Valve
- ⊕ Water Meter
- ⊕ Fire Hydrant
- ⊕ Gas Valve
- ⊕ Gas Meter
- GLM Gas Line Marker
- ⊕ Sanitary MH
- Electric Overhead
- Electric Underground
- Gas
- Telephone Overhead
- Telephone Underground
- Water
- Misc. Underground Utility
- Fence
- Flowline
- Treeline



SITE DATA

**LAND USE**  
 SITE ADDRESS: 130 OUTER LOOP  
 TAX BLOCK & LOT: T.B. 1049; T.L. 773  
 EXISTING ZONING DISTRICT: M2  
 EXISTING FORM DISTRICT: REGIONAL CENTER  
 EXISTING USE: EQUIPMENT RENTAL  
 PROPOSED USE: SAME (EXPANSION)  
 EXISTING PARCEL AREA: 1.968 ACRES (85,743 S.F.)  
 DEED BOOK & PAGE: 11148x832

**BUILDING DATA/OPEN SPACE**  
 BUILDING HEIGHT: ONE STORY; APPROX. 14'  
 EXISTING BUILDING FOOTPRINT/GFA: 5,760 S.F.  
 PROPOSED BUILDING EXPANSION: 5,000 S.F.  
 PROPOSED GROSS FLOOR AREA: 10,760 S.F.  
 FLOOR TO AREA RATIO: 0.13

**PARKING CALCULATIONS**  
 MIN. PARKING REQUIRED (1 SPACE/3,000 S.F.): 4 SPACES  
 MAX. PARKING PERMITTED (1 SPACE/1,000 S.F.): 11 SPACES  
 PARKING PROVIDED: 8 SPACES  
 ACCESSIBLE PARKING PROVIDED: 1 VAN

**TREE CANOPY CALCULATIONS**  
 SITE AREA: 85,743 S.F.  
 EXISTING TREE CANOPY TO BE PRESERVED: 0%  
 NEW TREE CANOPY REQUIRED: 30% (25,723 S.F.)  
 NEW TREES REQUIRED: 22 ~ 1.5" CAL. TREES  
 \* TREE CANOPY FEE IN LIEU WILL BE UTILIZED IF THE SITE CANNOT MEET THE 30% REQUIREMENT.

**IL/VUA CALCULATIONS**  
 IL/VUA: 5,877 S.F.  
 VEHICULAR USE AREA (EXCLUDING STORAGE AREA): 27,883 S.F.  
 EXISTING VEHICULAR USE AREA (INCLUDING STORAGE): 21,888 S.F.  
 PROPOSED NEW VUA/STORAGE AREA: 49,771 S.F.  
 TOTAL PROPOSED VEHICULAR USE AREA:  
 NO INTERIOR LANDSCAPE AREA REQUIRED PER 10.2.12

**EPSC DATA (IN DISTURBED AREA)**  
 EXISTING IMPERVIOUS AREA: 33,810 S.F.  
 PROPOSED IMPERVIOUS AREA: 19,577 S.F.  
 INCREASE IN IMPERVIOUS: 58%  
**FLOODPLAIN**  
 Uoic, ZpA  
 SOIL TYPE: PART ASSUMED C, ZpA = D  
 HYDROLOGIC SOIL GROUP: 35,208 S.F.  
 DISTURBED AREA:

**BUILDING SETBACKS**  
 FRONT/STREET SIDE MIN.: 65'  
 FRONT/STREET SIDE MAX.: 275'  
 SIDE/REAR: 0'

WAIVERS

- 5.2.B.1.g. TO WAIVE ADJACENT PARKING LOT CONNECTIONS
- 10.1. TO PERMIT FEE IN LIEU FOR TREE CANOPY
- 10.2.4. TO WAIVE PROPERTY PERIMETER PLANTINGS
- 10.2.6. TO REDUCE VUA BUFFER FROM 15' TO 10'

AGENCY NOTES

- MSD
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
  - SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQTC.
  - MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - SITE IS SUBJECT TO REGIONAL FACILITY FEES X 1.5. SITE SHALL REMAIN SHEET FLOW ONTO THE REAR PROPERTY LOCATED AT 8715 W MANSLICK ROAD. A LETTER ACCEPTING THE INCREASE IN RUNOFF SHALL BE PROVIDED FROM THE DOWNSTREAM PROPERTY OWNER PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
  - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
  - KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
  - ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED BY 1.5:1 RATIO.
  - MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO ISSUANCE OF ANY PERMITS.
  - LOWEST FINISHED FLOOD TO BE AT OR ABOVE 454.5 AND LOWEST MACHINERY TO BE AT OR ABOVE 455.5.
  - THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN ONE ACRE OF DISTURBANCE. AREA OF DISTURBANCE FOR THIS PROJECT IS APPROXIMATELY 35,208 S.F.

- APCD
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

- HEALTH DEPARTMENT
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
  - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

- PDS
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
  - ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC.

- MPW
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
  - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - KYTC APPROVAL REQUIRED.



Engineering  
 Planning

104 E. Chestnut Street, Louisville, Kentucky 40204  
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 Kentucky - Indiana - Georgia - Tennessee

Prime Construction Rentals  
 Expansion  
 130 Outer Loop  
 Louisville, Kentucky 40214  
 Owner  
 RAH Ventures Inc.  
 4900 Bridle Bend Way  
 Louisville, Kentucky 40299

REV #	DATE	DESCRIPTION
1	04/19/2021	Agency Comments
2	05/03/2021	Agency Comments
3	05/24/2021	Agency Comments

Category 2B Plan  
 Job No: 21313.000  
 Date: March 29, 2021  
 Scale: 1" = 40'  
 Drawn By: AWB  
 Checked By: AWB  
 Drawing Title:  
 Prime Construction  
 Rentals  
 Category 2B  
 Development  
 Plan

Drawing No:  
 1 of 1