

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPC 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 THE CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS 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 THROUGHOUT WITH 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 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.

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PARTICULARS.

PUBLIC WORKS:

CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL. A DAMAGE BOND MAY BE REQUIRED FOR ANY ALLEY DAMAGES OCCURRING DURING CONSTRUCTION.

SIDEWALKS MUST BE BUILT SO THAT THEY WILL BE IN THE FUTURE DEDICATED RIGHT-OF-WAY ON PLANTSIDE DRIVE AND SCHUTTE STATION PLACE.

METROPOLITAN SEWER DISTRICT (MSD) NOTES:

MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAIN THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICT'S WATERSHED COORDINATOR AT 1-502-540-8220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE AN INSPECTION.

SANITARY SEWER NOTE:

SEWERS ARE BY CONNECTION AND ARE SUBJECT TO ALL APPLICABLE FEES. WASTEWATER IS TO BE TREATED AT THE FLOYDS FORK WWTP. SITE SUBJECT TO MSD RECAPTURE FEES.

UTILITY PROTECTION NOTE:

ALL UTILITIES ON THIS PLAN ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. PRIOR TO ANY EXCAVATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY PROTECTION CENTER (BUD) AT 1-800-752-6007, WHICH WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF THE BELOW GROUND UTILITIES. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

DETENTION NOTE:

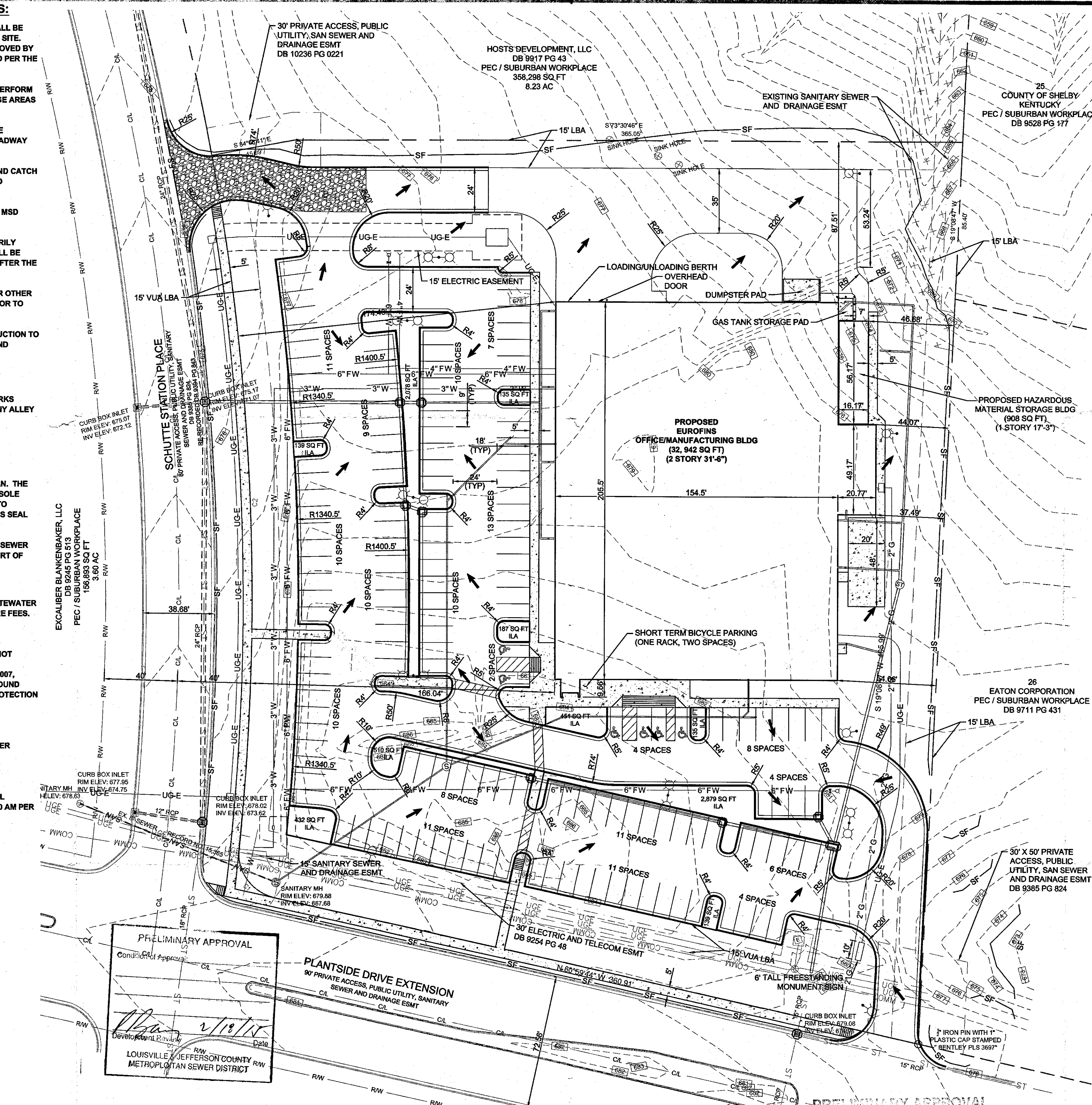
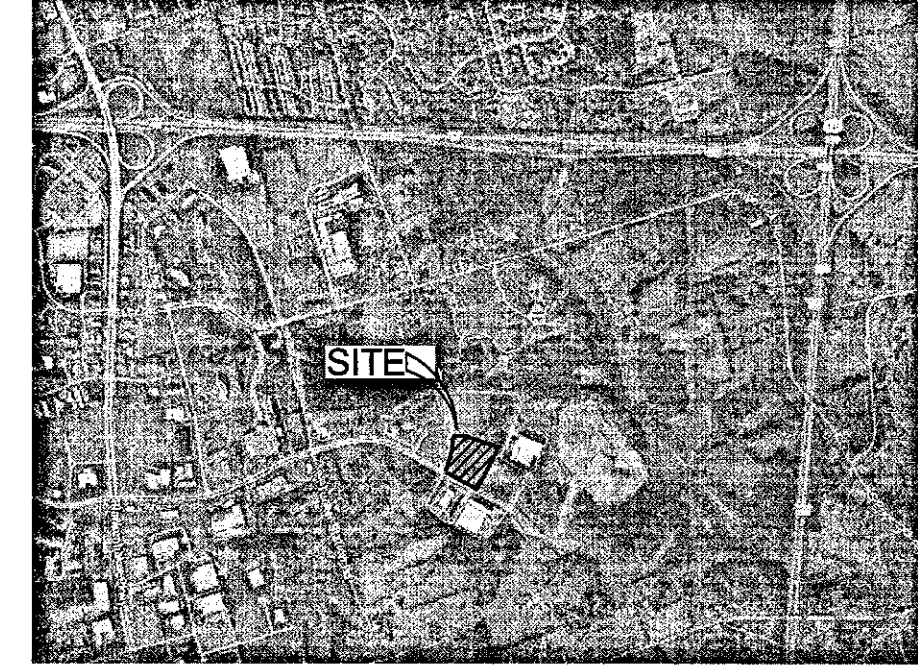
DETENTION HAS BEEN PROVIDED FOR THIS PARCEL IN THE EXISTING BLANKENBAKER CROSSING DETENTION BASIN.

LIGHTING NOTE:

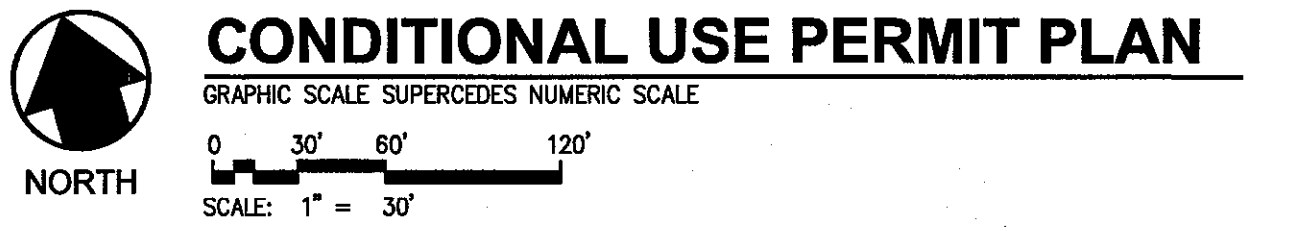
ALL EXTERIOR LIGHTING SHALL BE TURNED OFF OR DIMMED TO THE LOWEST LEVEL NECESSARY FOR ADEQUATE SECURITY BETWEEN THE HOURS OF 11:00 PM AND 7:00 AM PER BINDING ELEMENT #13.

LEGEND

- EXISTING STORM ST ST
- EXISTING SANITARY SS SS
- EXISTING ELECTRIC UGE UGE
- EXISTING COMM COMM COMM
- BOUNDARY - - - - -
- EASEMENT - - - - -
- EXISTING TREE LINE - - - - -
- FLOW ARROW → →
- SILT FENCE ————
- INLET PROTECTION ⊕
- CONSTRUCTION ENTRANCE []



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	36.37'	33.25'	N 19°19'03" W	83°21'53"
C2	1315.00'	378.82'	377.51'	N 14°06'28" E	16°30'20"



REQUESTED WAIVERS:

- A WAIVER OF LDC SECTION 10.2.4 HAS BEEN REQUESTED TO ALLOW LANDSCAPE BUFFER AREAS TO OVERLAP AN EASEMENT BY MORE THAN 50%.
- A WAIVER OF LDC SECTION 10.2.4 HAS BEEN REQUESTED TO ALLOW DRIVEWAY ENCROACHMENTS IN THE LANDSCAPE BUFFER AREAS ALONG THE PERIMETER OF THE SITE.
- A WAIVER OF LDC SECTION 10.2.4 HAS BEEN REQUESTED TO ALLOW SIDEWALK WITHIN THE LANDSCAPE BUFFER AREAS ALONG THE PERIMETER OF THE SITE.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

BY: *Bryce Niblett*
DATE: 2-11-15
LOUISVILLE, JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

SITE DATA

LOUISVILLE REAL ESTATE, INC.
2211 SEMINOLE DRIVE
HUNTSVILLE, AL 35805

SITE ADDRESS: 12701 PLANTSIDE DRIVE
LOUISVILLE, KY 40299

D.B., PG.: DB 10236 PG 221

PARCEL ID: 00391170000
TAX BLOCK & LOT NO.: TAX BLOCK: LOT NO.

GROSS ACREAGE: 3.95 ACRES
NET ACREAGE: 3.95 ACRES

EXISTING ZONING: PEC
PROPOSED ZONING: PEC
ADJACENT ZONING: PEC

FORM DISTRICT: SUBURBAN WORKPLACE

EXISTING USE: OFFICE/MANUFACTURING
PROPOSED USE: OFFICE/MANUFACTURING

EXISTING BUILDING AREA: 32,942 SQ FT
PROPOSED BUILDING AREA: 33,850 SQ FT
EXISTING BUILDING HEIGHT: 31'-6"
PROPOSED BUILDING HEIGHT: 31'-6"

REQUIRED SETBACK: 10'

COUNCIL DISTRICT: 20

FIRE DISTRICT: JEFFERSONTOWN

PARKING CALCULATIONS:

MIN ALLOWABLE OFFICE: 19,198 SQ FT/350 = 55 SPACES
MAX ALLOWABLE OFFICE: 19,198 SQ FT/200 = 96 SPACES

MIN ALLOWABLE MANUFACTURING: 156 EMP/1.5 = 104 SPACES
MAX ALLOWABLE MANUFACTURING: 156 EMP/1.0 = 156 SPACES

SPACES PROVIDED = 153 STANDARD SPACES
= 6 H/C SPACES
= 159 TOTAL SPACES

BICYCLE PARKING CALCULATIONS:

REQUIRED SHORT TERM: OFFICE = 2 SPACES, MANUFACTURING = 0 SPACES

REQUIRED LONG TERM: OFFICE = 2 SPACES, MANUFACTURING = 2 SPACES

SPACES PROVIDED: SHORT TERM (PROVIDED OUTSIDE BUILDING) = 2 SPACES, LONG TERM (PROVIDED INSIDE BUILDING) = 4 SPACES

SQUARE FOOTAGE CALCULATIONS:

EXISTING: 32,942 SQ FT
PROPOSED: 33,850 SQ FT
INCREASE: 2.9%

TOTAL FLOOR AREA: 33,850 SQ FT
FLOOR AREA RATIO: 0.20

LANDSCAPE REQUIREMENTS

V.U.A. (SQ. FT.): 72,428 SQ. FT.
7.5% REQUIREMENT: 5,432 SQ. FT.
I.L.A. PROVIDED: 7,085 SQ. FT.

V.U.A. INTERIOR LANDSCAPE

1 MED. OR LARGE TREE PER 4,000 SQ FT
72,428 SQ FT / 4,000 = 18 TREES
TREES PROVIDED = 19

TREE CANOPY REQUIREMENTS

TOTAL AREA: 170,262 SQ FT
EXISTING TREE CANOPY: 47% (BASED ON SURVEY)
EXISTING TREE CANOPY TO REMAIN COUNTING TOWARDS REQUIREMENT: 0%

REQUIRED TREE CANOPY: CLASS C
25% TOTAL TREE CANOPY
42,566 SQ FT

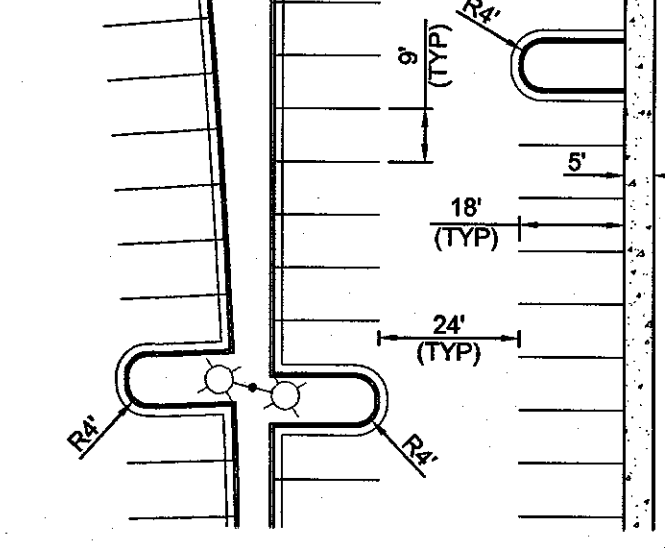
TREE CANOPY CALCULATIONS: 60 NEW VUA TYPE A TREE > 1 3/4" CALIPER
720 SQ FT PER TYPE A TREE

TOTAL TREE CANOPY PROVIDED: 43,200 SQ FT

IMPERVIOUS SITE DATA

EXISTING IMPERVIOUS AREA: 117,529 SQ FT (2.70 acres)
NEW IMPERVIOUS AREA: 118,437 SQ FT (2.72 acres)
IMPERVIOUS AREA INCREASE: 0.8%

TYPICAL PARKING SPACES AND AISLES:



207 South Third Street, Louisville, Kentucky 40202-2100
502-584-4181 502-587-0488 Fax www.luckettfarley.com

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Louisville, KY 40202
Telephone: (502) 211-0000
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Birmingham, AL 35203

DATE	REVISIONS

COMM. NO.: 2014.014
MADE BY: KDE
CHECKED BY: PRG
DATE: 02/03/2015

CONDITIONAL USE PERMIT PLAN

DRAWING NO.: CUP
BID PKG.

WM# 10982

AWP032