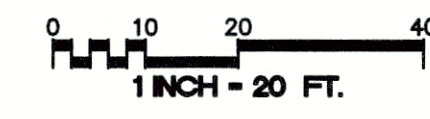


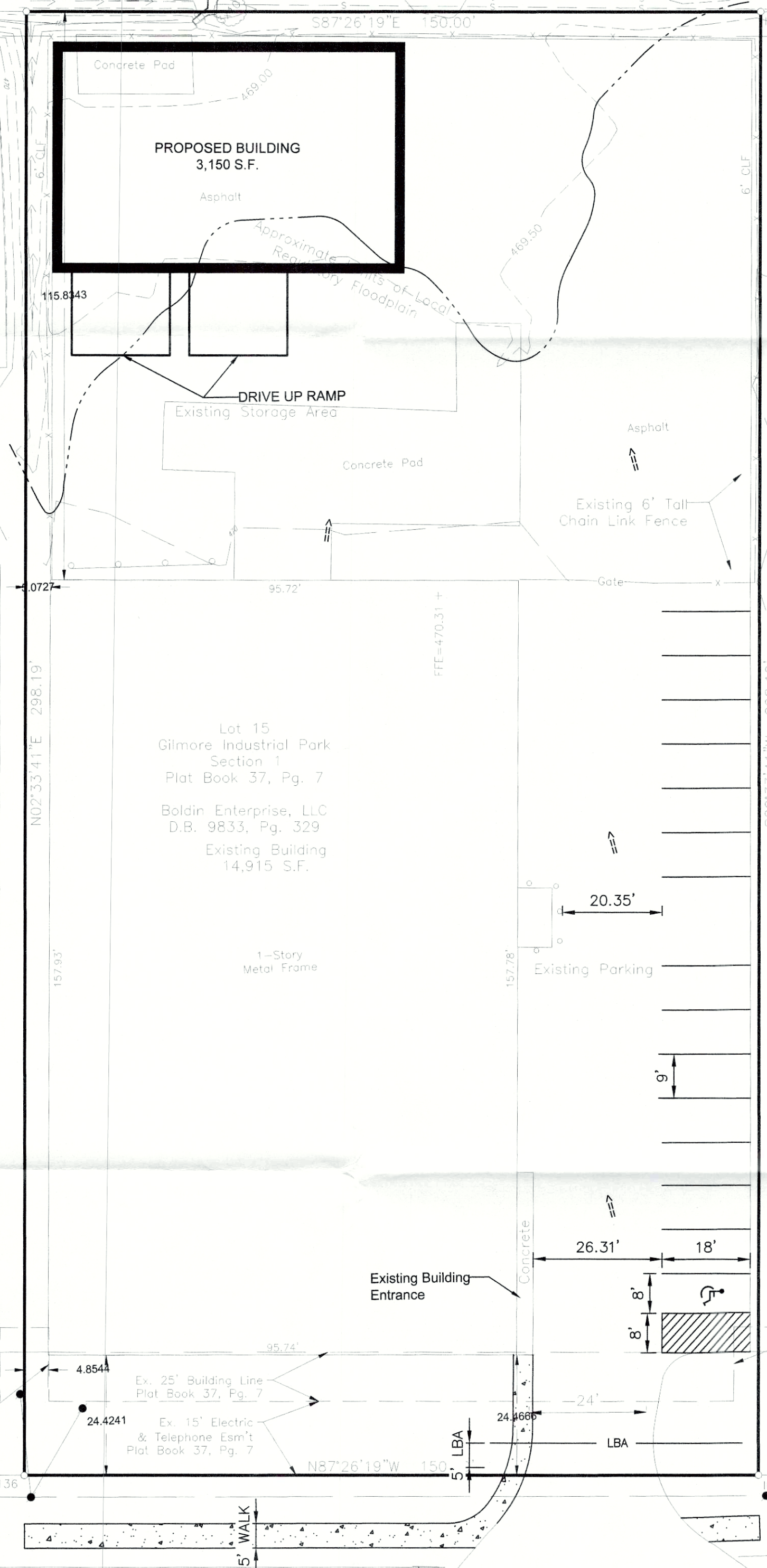


VICINITY MAP (LOJIC)
NTS



3315 Gilmore Industrial Blvd.
CU Ventures LLC
7953x895
M2/SWFD

BM #M-148-12B
Elev.=471.08
Cut square on southwest
concrete pad for general
northwest of property.



3321 Gilmore Industrial Blvd.
McFaddin Holdings LLC
9403x419
M2/SWFD

Lot 15
Gilmore Industrial Park
Section 1
Plat Book 37, Pg. 7
Baldin Enterprise, LLC
D.B. 9833, Pg. 329
Existing Building
14,915 S.F.

3317 Gilmore Industrial Blvd.
Prather Watson LLC
6691x63
M2/SWFD

SITE DATA

LAND USE	3319 GILMORE INDUSTRIAL BLVD. 40213
TAX BLOCK & LOT:	T.B. 2163; T.L. 15
EXISTING ZONING DISTRICT:	M2
EXISTING FORM DISTRICT:	SUBURBAN WORKPLACE
EXISTING USE:	METAL FABRICATION
PROPOSED USE:	METAL FABRICATION
EXISTING PARCEL AREA:	1.01 ACRES
DEED BOOK & PAGE:	9833X329
BUILDING DATA	
PROPOSED BUILDING HEIGHT:	33'
EXISTING BUILDING FOOTPRINT:	14,915 S.F.
PROPOSED NEW BUILDING:	3,150 S.F. (21% INCREASE)
PROPOSED TOTAL BUILDING FOOTPRINT/GROSS FLOOR AREA:	18,065 S.F.
FLOOR TO AREA RATIO:	0.41
PARKING CALCULATIONS	
MIN REQUIRED:	13 SPACES
MAX PERMITTED:	20 SPACES
PARKING PROVIDED:	14 SPACES
ACCESSIBLE PARKING PROVIDED:	1 VAN ACCESSIBLE SPACE
BIKE PARKING REQUIRED:	2 SPACES
TREE CANOPY CALCULATIONS	
NONE REQUIRED PER 10.1.2	
IL/VUA CALCULATIONS	
NONE REQUIRED PER 10.2.2	
EPSC DATA (IN DISTURBED AREA)	
EXISTING IMPERVIOUS AREA:	39,296 S.F.
PROPOSED IMPERVIOUS AREA:	37,296 S.F.
DECREASE IN IMPERVIOUS:	5% (APPROX. 2,000 S.F.)
SENSITIVE FEATURES:	NONE
SOIL TYPE:	UaHc
HYDROLOGIC SOIL GROUP:	ASSUMED C
SETBACKS	
FRONT/STREET SIDE:	25'
SIDE/REAR:	0'

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 BY NEW PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FARM WQTC.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED BY FEE IN LIEU AT 1.5 TO 1 BY THE REGIONAL FACILITY FEE.
 - THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS APPROXIMATELY 12,365 S.F.
 - LOWEST FINISHED FLOOR TO BE AT OR ABOVE 471.5 AND LOWEST MACHINERY TO BE AT OR ABOVE 472.5
- 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 LAND DEVELOPMENT CODE.
 - ALL SIGNAGE SHALL COMPLY WITH THE LAND DEVELOPMENT CODE.
- 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.
 - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

LEGEND

- EXISTING TOPO
- LBA LANDSCAPE BUFFER AREA
- EASEMENT
- == DRAINAGE ARROW
- SS SANITARY SEWER

RECEIVED
MAR 06 2020
PLANNING & DESIGN SERVICES

Engineering
Planning

104 E. Chestnut Street, Louisville, Kentucky 40204
Phone: 502-586-2222 Fax: 502-581-1405 Internet: www.levi.com
Kentucky - Indiana - Georgia - Tennessee

Louisville Exchanger and Vessel Inc.
Revised Detailed District Development Plan
3319 Gilmore Industrial Boulevard
Louisville, Kentucky 40213
Owner:
Baldin Enterprise LLC
644 Philips Lane, Unit 2
Louisville, Kentucky 40209

REV #	DATE	DESCRIPTION
1	01/27/2020	Agency Revisions
2	02/03/2020	Agency Revisions
3	02/24/2020	Thoroughplan Compensation
4	03/02/2020	Building Location

Job No: 20311.000
Date: January 6, 2020
Scale: 1" = 20'
Drawn By: AWB
Checked By: AWB
Drawing Title: Louisville Exchanger & Vessel Inc. Revised Landscaping Development Plan
Drawing No: 1 of 1

User: mcsborne Plot Date: March 6, 2020 3:35 PM
File Name: U:\20311.000 - Louisville Exchanger and Vessel Civil Site Drawings\Development Plans\20311.DWG