

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. State Highway encroachment permit will be required for the entrance.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the Right of Way.
6. There shall be no landscaping in the Right of Way without an encroachment permit.
7. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
8. 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.
9. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
10. KTC permit will be required prior to construction plan approval.
11. A Cross Access Agreement, between Tract 1 & 2, shall be recorded prior to Metro Public Works construction plan approval.
12. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

MSD NOTES:

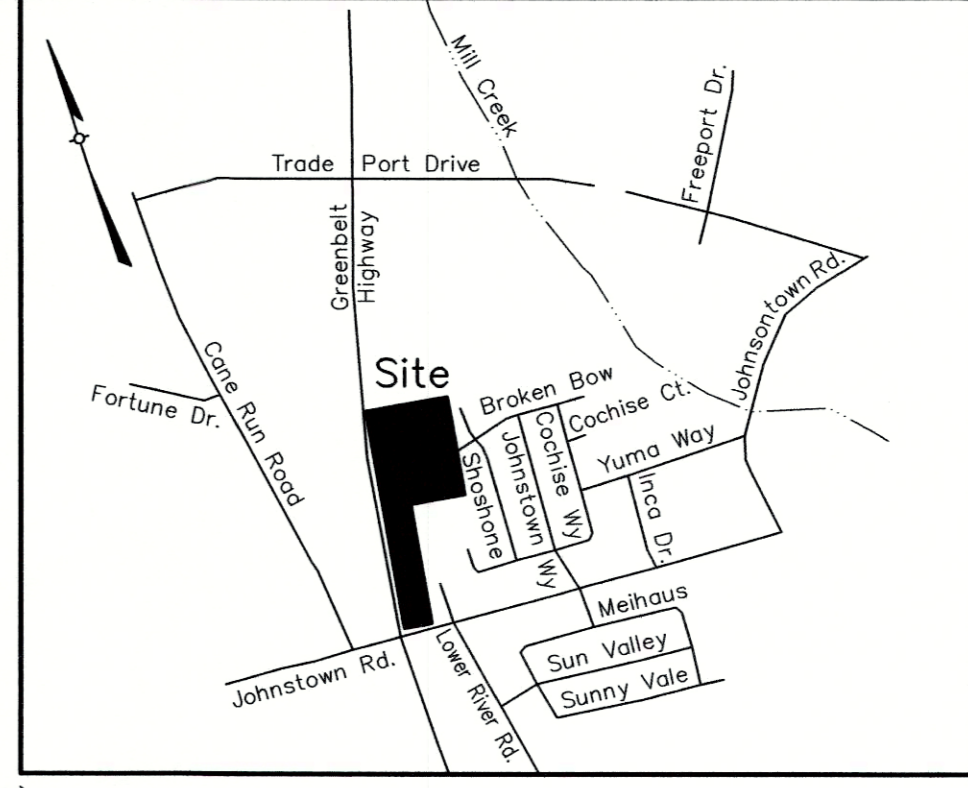
1. Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0104 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (⇒) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. On-site detention will be provided. Post developed peak flows will be limited to pre-developed peak flows for 2,10, 25, and 100 year storms or to the capacity of the downstream system, which ever is more restrictive.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. A Downstream Facilities Capacity Request will be submitted to MSD.
7. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
8. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.

PROJECT DATA

TOTAL SITE AREA	= 11.5± Ac.
TRACT 1 AREA	= 3.0± Ac.
TRACT 2 AREA	= 8.5± Ac.
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= OR-1(TRACT 1)&EZ-1(TRACT 2)
TRACT 1 DATA	
TRACT 1 AREA	= 3.0± Ac.
EXISTING ZONING	= R-4
FORM DISTRICT TO REMAIN	= NEIGHBORHOOD
PROPOSED ZONING	= OR-1
EXISTING USE	= VACANT
PROPOSED USE	= OFFICE
PROPOSED BUILDING AREA	= 15,000 SF
PROPOSED BUILDING HEIGHT	= 2 STORY (45' MAX. ALLOWED)
F.A.R.	= 0.11 (1.0 MAX. ALLOWED)
PARKING REQUIRED OFFICE	
15,000/350 S.F. MIN.	= 43 SP
15,000/200 S.F. MAX.	= 75 SP
TOTAL PARKING PROVIDED	= 57 SPACES (3 ACCESSIBLE SPACES INCLUDED)
BIKE PARKING REQUIRED & PROVIDED	
TOTAL VEHICULAR USE AREA	= 23,218 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,741 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,840 SF

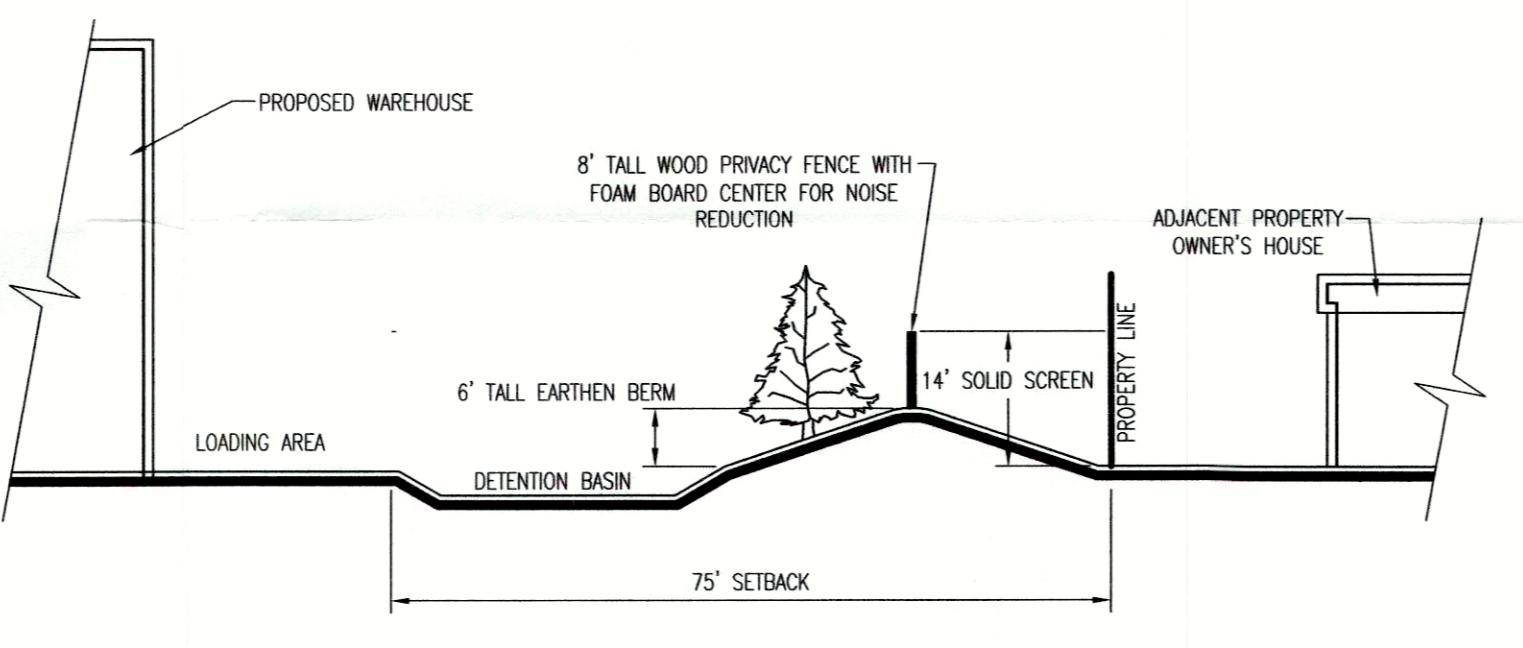
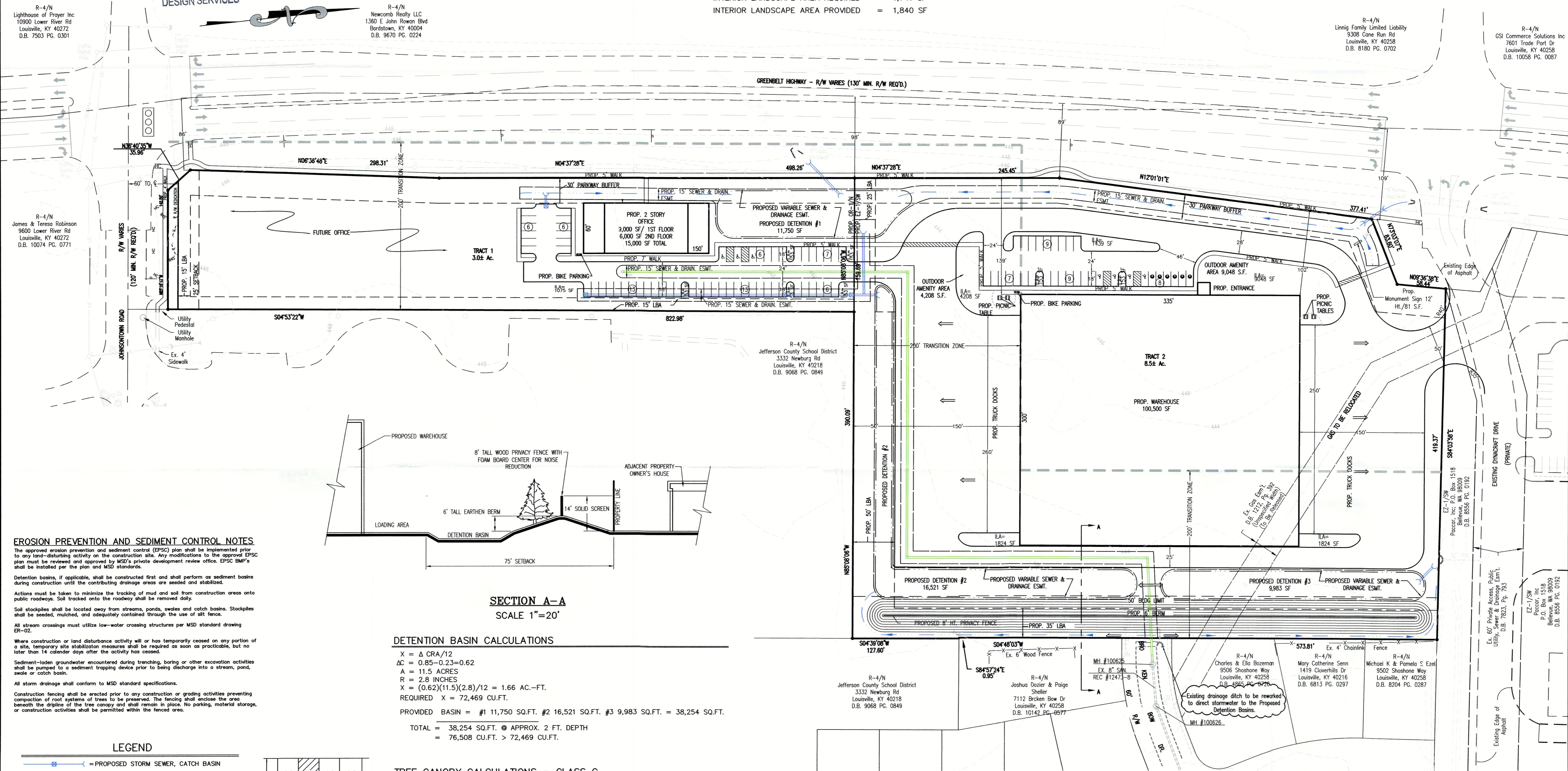
TRACT 2 DATA

TRACT 2 AREA	= 8.5± Ac.
EXISTING ZONING	= R-4
PROPOSED ZONING	= EZ-1
EXISTING FORM DISTRICT	= NEIGHBORHOOD
PROPOSED FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= VACANT
PROPOSED USE	= WAREHOUSE
PROPOSED BUILDING AREA	= 100,500 SF
PROPOSED BUILDING HEIGHT	= 45' (45' MAX. ALLOWED)
F.A.R.	= 0.20 (5.0 MAX. ALLOWED)
PARKING REQUIRED WAREHOUSE	
1 SP/1.5 EMPLOYEE MIN.	= 22 SP
1 SP/1 EMPLOYEE MAX.	= 33 SP
TOTAL PARKING PROVIDED	= 33 SPACES (4 ACCESSIBLE SP INCLUDED) (5 CARPOOL SPACES INCLUDED)
BIKE PARKING REQUIRED & PROVIDED	
TOTAL VEHICULAR USE AREA	= 134,417 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 10,081 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 18,649 SF



LOCATION MAP NOT TO SCALE

RECEIVED
FEB 18 2016
PLANNING & DESIGN SERVICES



DETENTION BASIN CALCULATIONS

$$X = \Delta CRA/12$$

$$\Delta C = 0.85 - 0.23 = 0.62$$

$$A = 11.5 \text{ ACRES}$$

$$R = 2.8 \text{ INCHES}$$

$$X = (0.62)(11.5)(2.8)/12 = 1.66 \text{ AC.-FT.}$$

REQUIRED X = 72,469 CU.FT.

PROVIDED BASIN = #1 11,750 SQ.FT. #2 16,521 SQ.FT. #3 9,983 SQ.FT. = 38,254 SQ.FT.

TOTAL = 38,254 SQ.FT. @ APPROX. 2 FT. DEPTH = 76,508 CU.FT. > 72,469 CU.FT.

TREE CANOPY CALCULATIONS = CLASS C

TOTAL SITE AREA	= 500,940 S.F. (TRACT 1 & 2)
EXISTING TREE CANOPY COVERAGE	= 62% (310,198 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 25% (125,235 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 25% (125,235 S.F.)

EROSION PREVENTION AND SEDIMENT CONTROL NOTES
The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC 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 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 seeded, mulched, and adequately contained through the use of all fence.

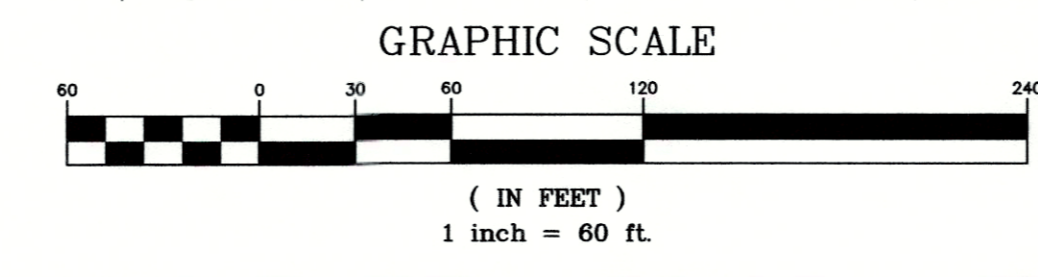
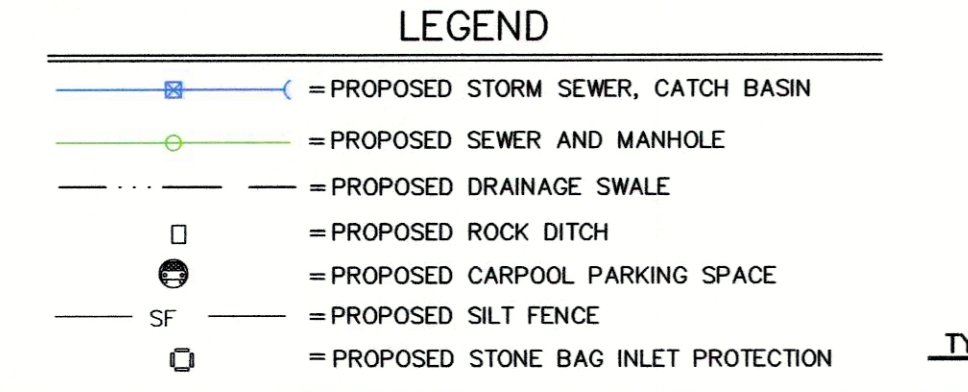
All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.

Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site 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 discharge into a stream, pond, swale or catch basin.

All storm drainage shall conform to MSD standard specifications.

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.



OWNER: IMELDA LINNIG & CRIMMI FOX
3720 CANTERBURY DR
LOUISVILLE, KY 40299

SITE ADDRESS: 7205 JOHNSONTOWN RD
LOUISVILLE, KY 40258
TAX BLOCK 1047, LOT 1018
D.B. 8454, PG. 0047

COUNCIL DISTRICT - 12
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK

CASE #15ZONE1053
WM #11288

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/18/16	REMOVED JOHNSONTOWN ROAD ENTRANCE REDUCED OFFICE BUILDINGS	KWY

PROJECT DATA

FILE NAME: 12179-DRDP
DATE: 1-11-16
CHECKED BY: KY/AR
SCALE: AS SHOWN
DRAWN BY: JH/SES

DEVELOPER
DYNACRAFT
10901 GREENBELT HIGHWAY
LOUISVILLE, KY 40258

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SERVICES • LANDSCAPE ARCHITECTURE
695 WASHINGTON ST. SUITE 100 PHOENIX, AZ 85001
TEL: 602.442.2222 FAX: 602.442.2222
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DETAILED DISTRICT DEVELOPMENT PLAN
7205 JOHNSONTOWN ROAD

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JOB NO. 12179
SHEET 1 OF 1

15 ZONE 1053