

PRELIMINARY APPROVAL

Condition of Approval: _____

Development Review: *[Signature]* 3/4/15 Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LEGEND

---	EXISTING CONTOUR
---	EXISTING OVERHEAD UTILITY
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING SANITARY
---	EXISTING SANITARY
---	EXISTING TREE
---	EXISTING STORM DITCH
---	EXISTING CONCRETE PAD (TO BE REMOVED)
---	EXISTING LOT NUMBER
---	PROPOSED FENCE
---	PROPOSED STORM (CONCEPT)
---	TEMPORARY SEDIMENT BASIN
---	PROPOSED STORM DITCH
---	PROPOSED FLOW ARROW
---	PROPOSED SILT FENCE
---	ZONING LINE
---	PROPOSED LANDSCAPE BUFFER AREA
---	PROPOSED PSC

145

DON & MARTHA TUFFLI
2790 SKYPARK DR. STE. 410
TORRANCE, CA 90505
TB: 1003 LOT: 145
DB: 9999 PG: 849
TW/EZ1

21

MOUNT VERNON MISSIONARY BAPTIST
3640 CANE RUN ROAD
LOUISVILLE, KY 40211
TB: 1003 LOT: 21
DB: 6972 PG: 849
TW/EZ1

160

SENN ENTERPRISES INC.
3700 CANE RUN ROAD
LOUISVILLE, KY 40211
TB: 1003 LOT: 160
DB: 5927 PG: 287
TW/EZ1

76

ZOELLER PUMP COMPANY LLC
P.O. BOX 16347
LOUISVILLE, KY 40226
TB: 1003 LOT: 76
DB: 10291 PG: 302
TW/EZ1

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]*

DATE: 2-26-15

LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPCS PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCS BMP'S (BEST MANAGEMENT PRACTICES) 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 SEEDING 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 SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
- ALL WORK WITHIN RIGHT OF WAY WILL REQUIRE KYTC PERMIT AND BOND.
- 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.

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- THE DEVELOPMENT LIES IN THE LAKE DREAMLAND FIRE DISTRICT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO INSTALLATION OF BUILDING PERMIT.
- ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL WORK WITHIN THE R/W SHALL REQUIRE KYTC PERMIT AND BOND.
- NO LANDSCAPING IN THE KYTC R/W WITHOUT ENCROACHMENT PERMIT.

TREE CANOPY DATA:

GROSS SITE AREA	151,773± S.F.
TREE CANOPY CATEGORY	CLASS A
EXISTING TREE CANOPY	54,480± S.F. (35%)
TREE CANOPY TO BE PRESERVED*	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	15,177± S.F. (15%)

*TREES FOR PRESERVATION TO BE EVALUATED PER SITE VISIT.

MSD NOTES:

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY 6" PROPERTY SERVICE CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. 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.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100039E & 2111100055E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS SET BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- A MSD DRAINAGE BOND WILL BE REQUIRED.

PROJECT DATA:

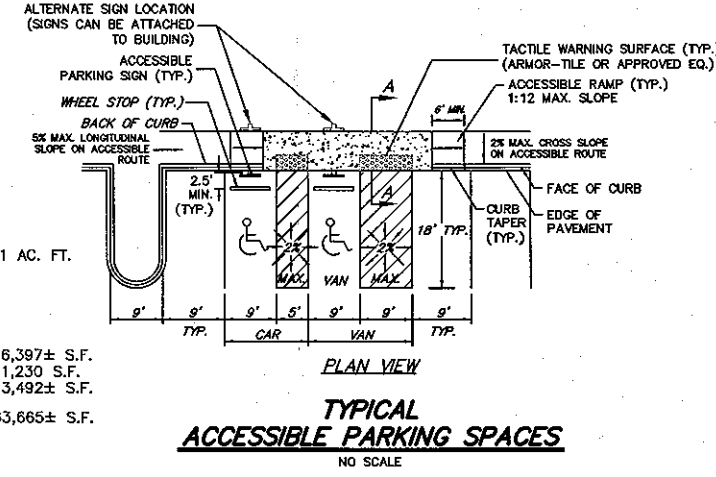
FORM DISTRICT	TW & EZ1
EXISTING ZONING	EZ1
PROPOSED ZONING	VACANT
EXISTING LAND USE	WAREHOUSE FACILITY
PROPOSED LAND USE	25 SPACES (MAX.)
TOTAL LAND AREA	3,482± AC.
BUILDING AREA	28,300± S.F.
BUILDING HEIGHT	28'
PARKING SPACES REQUIRED	16 SPACES (MIN.)
1 SPACE X 1.5 EMPLOYEES	25 SPACES (MAX.)
1 SPACE X 1 EMPLOYEES	21
PARKING SPACES PROVIDED (INCLUDES 1 HDCP SPACE)	2 (INSIDE BUILDING)
LONG TERM BICYCLE PARKING	

DETENTION CALCULATIONS

2.9/12 (0.80-0.35) (3.48) = .38 AC.FT.
WATER QUALITY: 2.9 AC. X 0.0499 (.6") = 0.11 AC. FT.

LANDSCAPE DATA:

V.U.A. (EMPLOYEE/VISITOR PARKING AREA)	16,397± S.F.
L.L.A. REQUIRED (7.5% X VUA)	1,230 S.F.
L.L.A. PROVIDED	3,492± S.F.
V.U.A. (TRAILER STORAGE/LOADING AREA)	63,665± S.F.



RECEIVED

FEB 23 2015

PLANNING & DESIGN SERVICES

CASE # 14ZONE1061
MSD WM # 3473

GRAPHIC SCALE 1"=30'

0 7.5 15 30 60

Mindel, Scott & Associates, Inc.
Planning - Engineering - Surveying - Landscape Architecture
Utility Consulting - Property Management
5151 Jefferson Boulevard, Louisville, KY 40219
Phone (502) 485-1508 • Fax (502) 485-1506 • Email msand@msand.com

MSA

OWNER

TUFFLI FAMILY TRUST
2780 SKYPARK DRIVE, STE. 410
TORRANCE, CA. 90505

DETAILED DISTRICT DEVELOPMENT PLAN

CANE RUN ROAD FACILITY
3650 CANE RUN ROAD
LOUISVILLE, KY 40211
TAX BLOCK: 1003, LOT: 152
DB: 10294, PG: 145

Vertical Scale:	N/A
Horizontal Scale:	1"=30'
Date:	2/2/15
Job Number:	3223
Sheet	1
of 1	