

HANDICAPPED PARKING DETAIL

SURVEY NOTE

- THE HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON NAD (83) HORIZONTAL DATUM, KENTUCKY NORTH ZONE (1601), WGS 84 ELLIPSOID, WITH GEOID MODEL G20128U7 (1). ELEVATIONS ARE BASED ON NAVD 88 DATUM.
- A SOKKIA GRX3 (DUAL FREQUENCY) RECEIVER UTILIZING REAL TIME VRS CORRECTIONS FROM THE KYDOT CORS NETWORK WAS USED TO DETERMINE GRID NORTH AND COLLECT DATA FOR THIS TOPOGRAPHIC SURVEY.
- THIS SITE IS LOCATED IN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FIRM MAP No. 2111100091E TO THE BEST OF MY KNOWLEDGE AND BELIEF. FIRM MAP DATE: 12-05-2008.
THE FEMA BASE FLOOD ELEVATION FOR THIS SITE IS 456.1'. THE LOCAL REGULATORY BASE FLOOD ELEVATION IS 456.5'. BOTH ELEVATIONS WERE DETERMINED BY MSD PER LETTER DATED DECEMBER 17, 2020.
- LOJC MAPPING SHOWS THAT NASH ROAD IS MAINTAINED BY METRO WORKS AND SHOWS LINDE LANE IS NOT MAINTAINED BY ANY AGENCY.

UTILITY NOTE

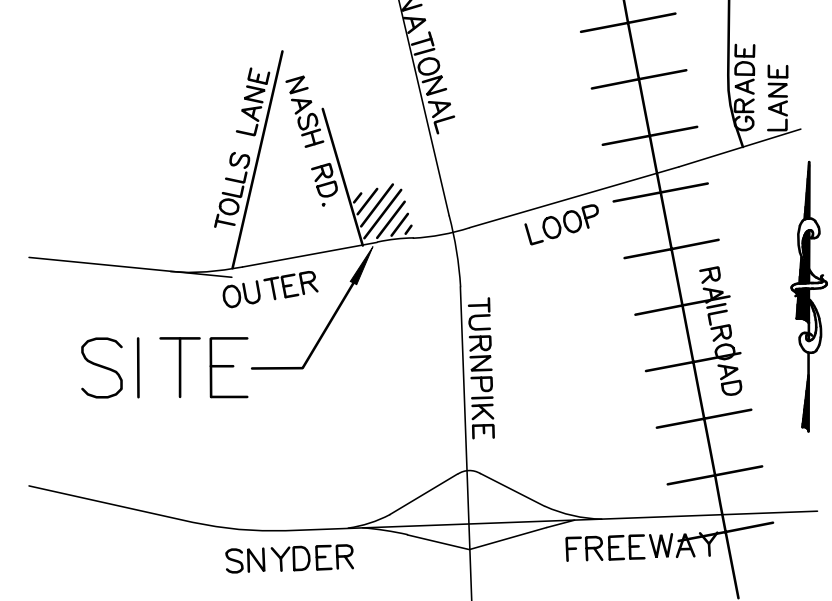
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITY PROTECTION CENTER FOR THE ACCURATE LOCATION OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS REQUIRED TO GIVE AT LEAST 48 HOURS PRIOR NOTICE OF EXCAVATION WORK. THE UNDERGROUND PROTECTION CENTER CAN BE REACHED BY CALLING 1-800-752-6007 OR 811.



GENERAL NOTES

- MSD NOTES:**
- MSD FLOOD PLAN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - ANY REQUIRED FILL IN THE FLOOD PLAN SHALL BE ONSITE AT A RATION OF 1:1.5
 - KDOW APPROVAL REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2,10.25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSYSTEM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
 - NEW SANITARY SEWER SUBJECT TO FEES AND CHARGES.
 - ENTIRE SITE IS IN THE FLOODPLAIN.
- EPSC NOTES:**
- AN 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 THE METROPOLITAN SEWER DISTRICT (MSD) REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND BEST PRACTICE 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. 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES.
 - 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 DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.
 - 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.
- APCD, PDS**
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES. SITE LIGHTING SHALL NOT EXCEED 0.2 FOOTCANDLES AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL AND SHALL NOT CAUSE GLARE ONTO ADJOINING PROPERTIES.
 - 24LL SIGNAGE SHALL COMPLY WITH LOUISVILLE LAND DEVELOPMENT CODE REGULATIONS. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT-OF-WAY (KYTC).
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. LANDSCAPING SHOULD NOT OBSTRUCT SIGHT DISTANCE REQUIREMENT AREAS.
 - ALL SERVICE STRUCTURES, INCLUDING DUMPSTER SHALL BE SEEDING.
 - ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36; ADA STANDARDS FOR ACCESSIBLE DESIGN.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
 - CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.

VICINITY MAP - NOT TO SCALE



LEGEND

- SITE BOUNDARY LINE
- ADJACENT BOUNDARY LINE (BY DEED)
- SURVEY CONTROL MONUMENT (SEE T)
- EXISTING SPOT ELEVATION
- TEMPORARY BENCHMARK
- EXISTING CONTOUR
- NEW CONTOUR
- EXISTING UTILITY POLE
- EXISTING GUY WIRE AND ANCHOR
- EXISTING SANITARY SEWER
- EXISTING TREE LINE
- EXISTING SANITARY SEWER MANHOLE
- CENTERLINE (AS CONSTRUCTED)
- BROKEN LINES (NOT TO SCALE)
- PAVEMENT (TYPE NOTED)
- EXISTING OVERHEAD ELECTRIC LINE
- NEW UNDERGROUND ELECTRIC
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING FIBER OPTIC LINE
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- FORM DISTRICT BOUNDARY LINE
- DRAINAGE FLOW ARROW
- TRAFFIC DIRECTION ARROW
- NEW TREES
- NEW BUILDING
- NEW CONCRETE WALK
- AREA OF DISTURBANCE 54,880 S.F.

SITE INFORMATION

ZONING:	M2
FORM DISTRICT:	SUBURBAN WORKPLACE
EXISTING USE:	VACANT
PROPOSED USE:	PRIVATE TRUCK REPAIR, PARKING
GROSS ACREAGE:	5.768 AC. / 251,266 S.F.
NEW BUILDING:	9,000 S.F., 1,500 S.F. OFFICE, 7,500 S.F. SERVICE = 8 BAYS
F.A.R.:	ALLOWABLE : 3.0 PROPOSED: 0.03
SUBURBAN WORKPLACE FORM DISTRICT:	(LDC 5.3.4)
NON RES. BLDG. REQUIRED FRONT SETBACK:	25' PUBLIC ST & EAMNT (OFF STREET PAVG ALLOWED IN SETBACK)

PARKING CALCULATION

	MIN. PARKING REQUIRED	MAX. PARKING REQUIRED	MIN. REQ.	MAX. REQ.
OFFICE EMPLOYEE/ PARKING	1 SPACE PER EMPLOYEE PER 400 S.F. OFFICE	1 SPACE PER EMPLOYEE PER 200 S.F. OFFICE	4	8
SERVICE BAY	1 SPACES PER SERVICE BAY = 8	2 SPACES PER SERVICE BAY = 16	8	16
TOTAL PARKING REQUIRED				12
TOTAL PARKING PROVIDED				14
INCLUDES 2 HANDICAPPED ACCESSIBLE PARKING SPACES				
SHORT TERM BICYCLE PARKING REQUIRED = 1, PROVIDED = 2				
LONG TERM BICYCLE PARKING REQUIRED = 1, PROVIDED INSIDE THE BUILDING				

TREE CANOPY

TOTAL SITE AREA	251,685 S.F.
TREE CANOPY REQUIRED	75,505 S.F. (30%)
EXISTING TREE CANOPY TO BE PRESERVED	34,000 S.F. (14%)
NEW TREE CANOPY	39,600 S.F. (16%)
(33 PROPOSED NEW TYPE A TREES (1,200 S.F.) = 39,600 S.F.)	
TOTAL TREE CANOPY	73,600 S.F. (29%)
REMAINDER OF REQUIRED TREE CANOPY TREES TO BE PLANTED IN A LOCATION TO BE DETERMINED BY LANDSCAPING.	

ILA VUA CALCULATIONS

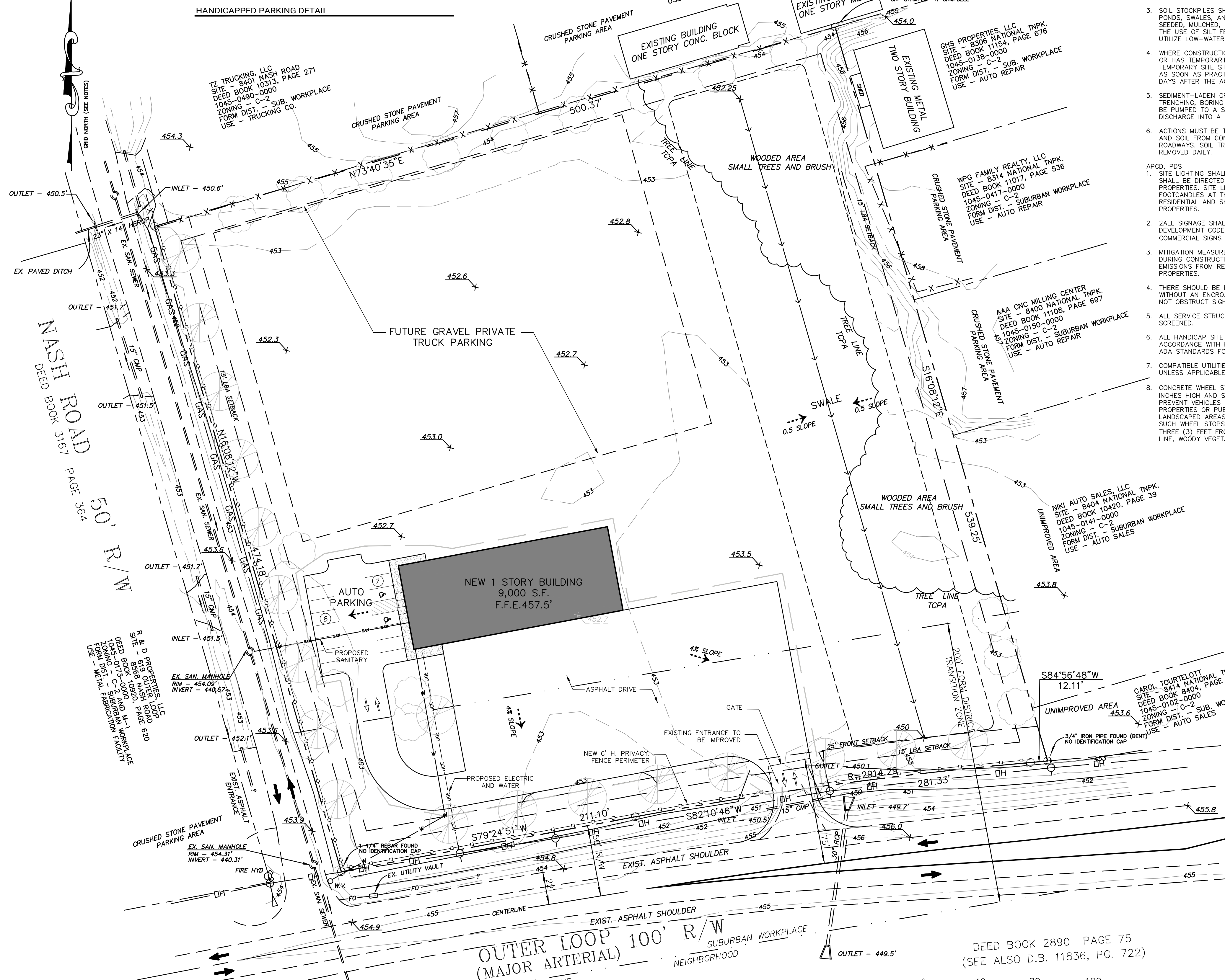
PROPOSED TOTAL VUA:	38,022 S.F.
INTERIOR LANDSCAPING AREAS NOT REQUIRED IN VEHICULAR USE AREAS IN M-2 USE. (LDC 10.2.12)	

IMPERVIOUS AREA

EXISTING IMPERVIOUS SURFACE	0 S.F.
POST-DEVELOPMENT IMPERVIOUS AREA	47,694 S.F.
AREA OF DISTURBANCE	54,880 S.F.
SITE AREA	251,685 S.F.

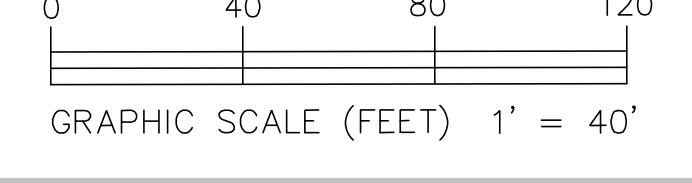
WAIVER REQUESTED

A WAIVER FROM LDC 5.8 TO NOT PROVIDE SIDEWALK ALONG OUTER LOOP AND NASH ROAD.



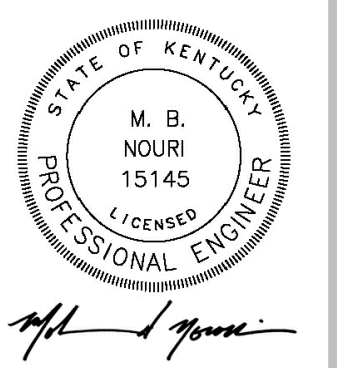
EXCEPTIONS TO DRAWING
THIS DRAWING IS SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, CONVEYANCES AND RESTRICTIONS THAT A TITLE EXAMINATION WOULD REVEAL. NO TITLE REPORT WAS PROVIDED BY OWNER.

SAMI KAMERI
DEED BOOK 9466, PAGE 668
1045-0036-0000
ZONING - R-6
FORM DIST. - NEIGHBORHOOD
USE - VACANT



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OWNER / DEVELOPER
AYALA TRANSPORT LLC
1913 FERN VALLEY ROAD
LOUISVILLE KENTUCKY 40213

AYALA TRANSPORT LLC
OUTER LOOP LOUISVILLE KENTUCKY 40213
VARIOUS PVA PARCEL
DEED BOOK 11836, PAGE 722

SHEET TITLE:
DEVELOPMENT PLAN
DRAWN: AMN
CKD: MN
DATE: MARCH 30, 2020
SCALE:
REV:
SHEET NUMBER
C-1
DRAWING TO SCALE IF 24"x36"