

WAIVER REQUESTED:

- REQUEST WAIVER OF CHAPTER 5.9.2.A.1.b.i TO OMIT THE REQUIRED INTERIOR SIDEWALKS WITHIN THE INDUSTRIAL SITE.

MSD NOTES

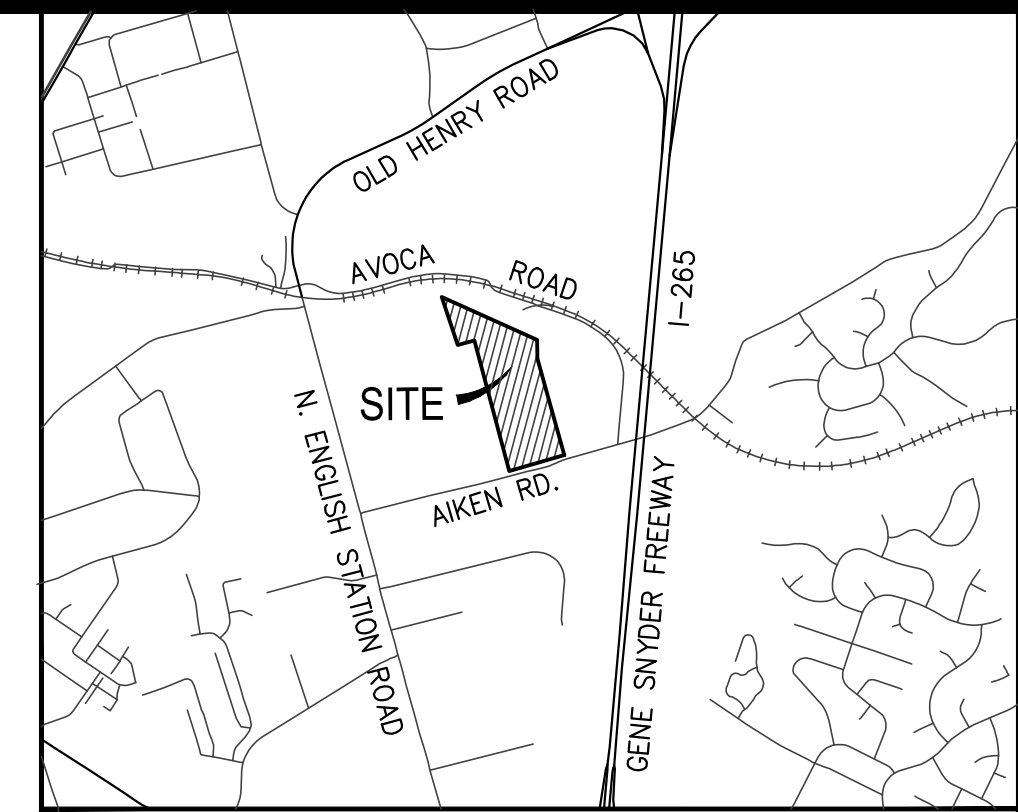
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION 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.
- 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 SILT FENCE.
- ON-SITE DETENTION WILL BE PROVIDED IN THE EXISTING BASIN. 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 DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. BASIN CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. MODIFICATIONS MAY BE REQUIRED.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- 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.
- MSD DRAINAGE BOND MAY BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

GENERAL NOTES

- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- BOUNDARY INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING AND MSD LOJC MAPPING.
- DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- ALL SITE SIGNAGE SHALL COMPLY WITH CHAPTER 8 REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
- STREET TREES SHALL BE PLANTED PER CHAPTER 10 OF THE L.D.C.
- DEVELOPMENT SUBJECT TO CITY OF MIDDLETOWN APPROVAL.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

SITE DATA

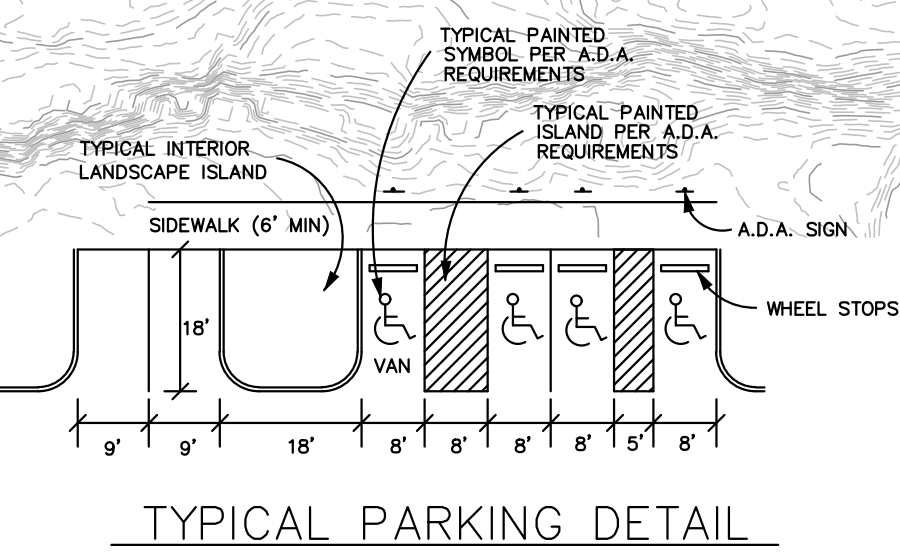
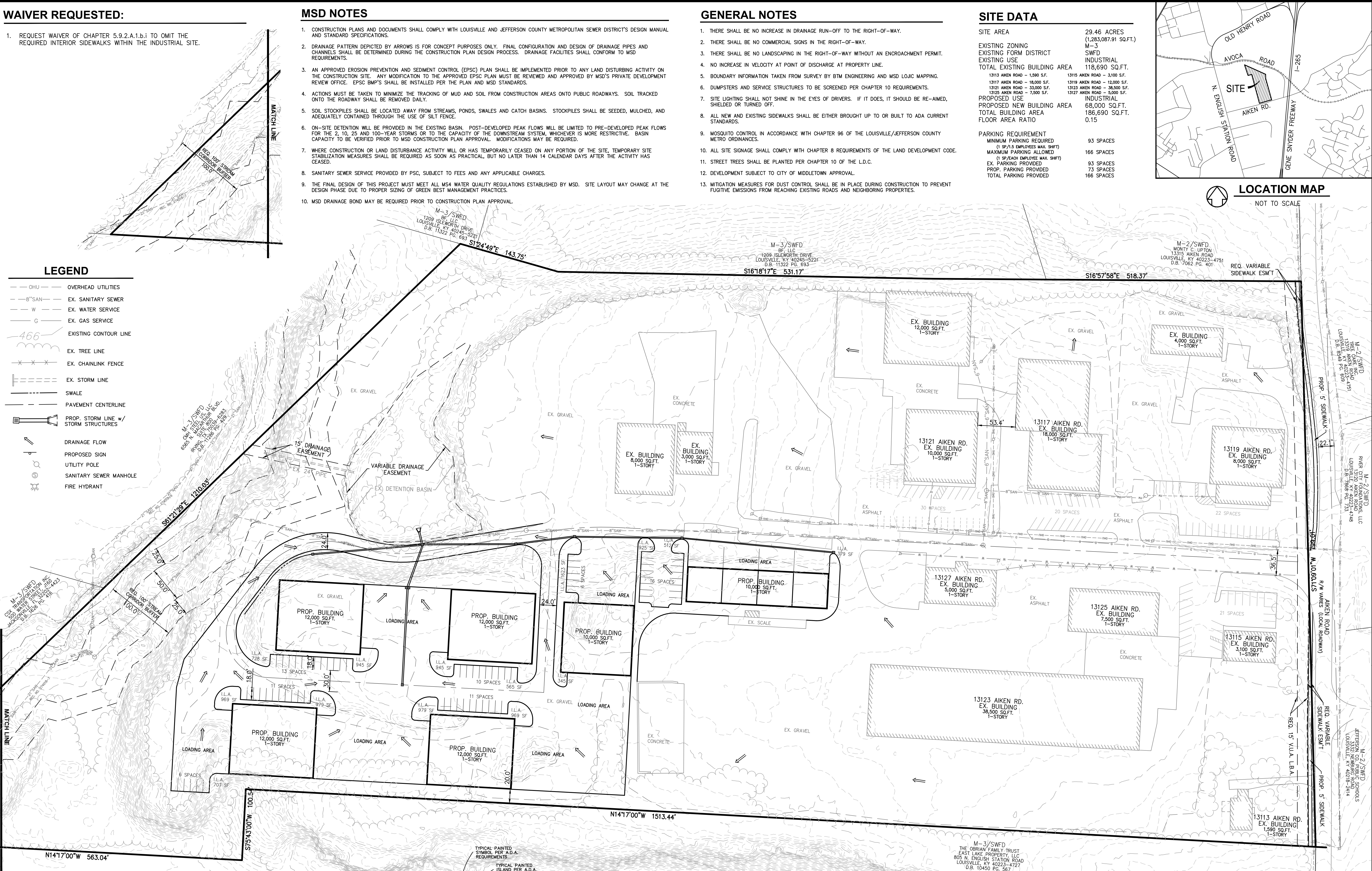
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|---|--------------------------------------|
| SITE AREA | 29.46 ACRES (1,283,087.91 SQ.FT.) |
| EXISTING ZONING | M-3 |
| EXISTING FORM DISTRICT | INDUSTRIAL |
| EXISTING USE | INDUSTRIAL |
| TOTAL EXISTING BUILDING AREA | 118,690 SQ.FT. |
| 13117 AIKEN ROAD - 1,590 S.F. | 13115 AIKEN ROAD - 3,100 S.F. |
| 13117 AIKEN ROAD - 18,000 S.F. | 13119 AIKEN ROAD - 12,000 S.F. |
| 13121 AIKEN ROAD - 33,000 S.F. | 13123 AIKEN ROAD - 38,500 S.F. |
| 13125 AIKEN ROAD - 7,500 S.F. | 13127 AIKEN ROAD - 5,000 S.F. |
| PROPOSED USE | INDUSTRIAL |
| PROPOSED NEW BUILDING AREA | 68,000 SQ.FT. |
| TOTAL BUILDING AREA | 186,690 SQ.FT. |
| FLOOR AREA RATIO | 0.15 |
| PARKING REQUIREMENT | 93 SPACES |
| MINIMUM PARKING REQUIRED (1 SP/15 EMPLOYEES MAX. SHFT) | 166 SPACES |
| MAXIMUM PARKING ALLOWED (1 SP/EACH EMPLOYEE MAX. SHFT) | 93 SPACES |
| EX. PARKING PROVIDED | 73 SPACES |
| PROP. PARKING PROVIDED | 166 SPACES |
| TOTAL PARKING PROVIDED | 166 SPACES |



LOCATION MAP
NOT TO SCALE

LEGEND

- OHU OVERHEAD UTILITIES
- 8" SAN EX. SANITARY SEWER
- W EX. WATER SERVICE
- G EX. GAS SERVICE
- 466 EXISTING CONTOUR LINE
- EX. TREE LINE
- EX. CHAINLINK FENCE
- EX. STORM LINE
- SWALE
- PAVEMENT CENTERLINE
- PROP. STORM LINE W/ STORM STRUCTURES
- DRAINAGE FLOW
- PROPOSED SIGN
- UTILITY POLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT



TREE CANOPY CALCULATIONS

| | |
|--|----------------------|
| TREE CANOPY CLASS B (CITY OF MIDDLETOWN LDC) | |
| TOTAL SITE AREA | 1,283,088 SQ.FT. |
| EX. TREE CANOPY ON SITE | 189,838 SQ.FT. (15%) |
| EX. TREE CANOPY TO BE PRESERVED | 178,682 SQ.FT. (14%) |
| TREE CANOPY REQUIRED | 128,309 SQ.FT. (10%) |
| ADDITIONAL TREE CANOPY REQUIRED | 0 SQ.FT. |

LANDSCAPE REQUIEMENTS

| | |
|----------------------------------|--------------------------------|
| EXISTING VEHICLE USE AREA | 574,103 SQ.FT. |
| PROPOSED NEW V.U.A. | 144,609 SQ.FT. (25% INCREASE) |
| TOTAL VEHICLE USE AREA | 718,712 SQ.FT. |
| 7.5% L.L.A. REQUIREMENT | 10,846 SQ.FT. (PROPOSED AREAS) |
| INTERIOR LANDSCAPE AREA PROVIDED | 11,570 SQ.FT. |

IMPERVIOUS AREA (SITE)

| | |
|--------------------------------|---------------------|
| NET SITE AREA | 29.46 ACRES |
| AREA OF DISTURBANCE | 5.71 ACRES |
| EXISTING IMPERVIOUS SURFACE | 18.80 ACRES (64%) |
| PROPOSED IMPERVIOUS SURFACE | 20.75 ACRES (70.4%) |
| INCREASE IN IMPERVIOUS SURFACE | 1.95 ACRES |

DETAILED DEVELOPMENT PLAN
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 30' 60' 120'
SCALE: 1" = 60'

REVISIONS

| NO. | BY | CHK | DATE | DESCRIPTION |
|-----|-----|-----|----------|-------------------------------|
| 1 | DHS | CRB | 11/02/21 | REVISIONS PER CLIENT COMMENTS |
| 2 | DHS | CRB | 11/02/21 | REVISIONS PER CLIENT COMMENTS |
| 3 | DHS | CRB | 12/02/21 | REVISIONS PER AGENCY COMMENTS |
| 4 | DHS | CRB | 12/29/21 | REVISIONS PER AGENCY COMMENTS |

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| | |
|-----------|--|
| DATE | |
| SIGNATURE | |
| DATE | |
| SIGNATURE | |

DETAILED DEVELOPMENT PLAN
HOLLOWAY & SON CONSTRUCTION INC.
13117 AIKEN ROAD
LOUISVILLE, KY 40223

BTM PROJECT NO.: 210256
SITE INFORMATION:
DEED BOOK 5501, PAGE 436
TAX BLOCK 23, LOT 631

OWNER / DEVELOPER:
HOLLOWAY & SON CONSTRUCTION, INC.
13115 AIKEN ROAD
LOUISVILLE, KY 40223-4147

DRAWN BY: DHS
CHECKED BY: CRB

DATE: 11-15-2021
DRAWING: 210256 - DDP
SCALE: 1" = 60'
SHEET

CASE # 21-CAT2-0037
MSD WM #11991

1.00