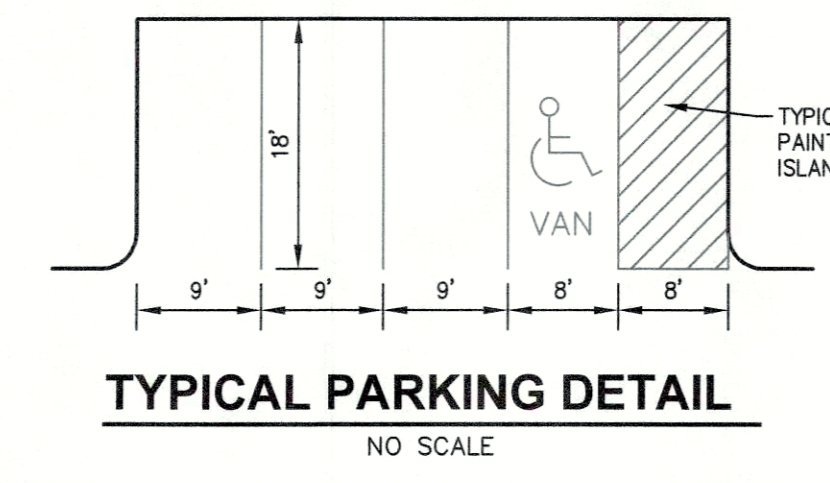


WAIVER REQUESTS

1. WAIVER OF CHAPTER 5.5.4.B.1 TO ALLOW VEHICLE MANEUVERING TO ENCRUCH INTO A PORTION OF THE REQUIRED 50' LANDSCAPE BUFFER AREA.
2. WAIVER OF CHAPTER 10.2.4.B.3 AND 10.3.5.A.7 OF THE L.D.C. TO ALLOW A SEWER AND DRAINAGE EASEMENT TO ENCRUCH MORE THAN 50% OF THE REQUIRED 30' PARKWAY BUFFER ALONG BLANKENBAKER PARKWAY.



IMPERVIOUS AREA (SITE)

NET SITE AREA	3.30 ACRES
AREA OF DISTURBANCE	2.31 ACRES
EXISTING IMPERVIOUS SURFACE	0 ACRES
PROPOSED IMPERVIOUS SURFACE	1.99 ACRES (60%)
INCREASE IN IMPERVIOUS SURFACE	1.99 ACRES

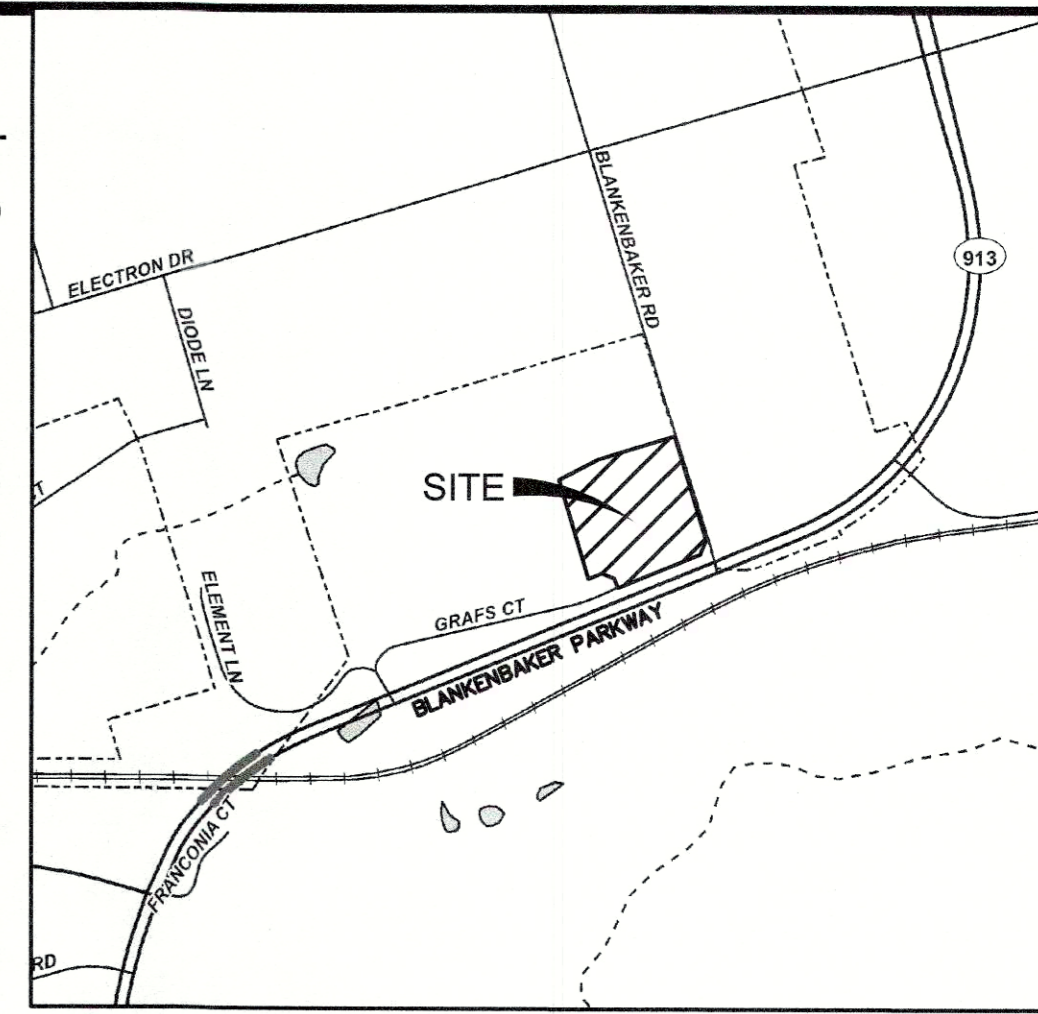
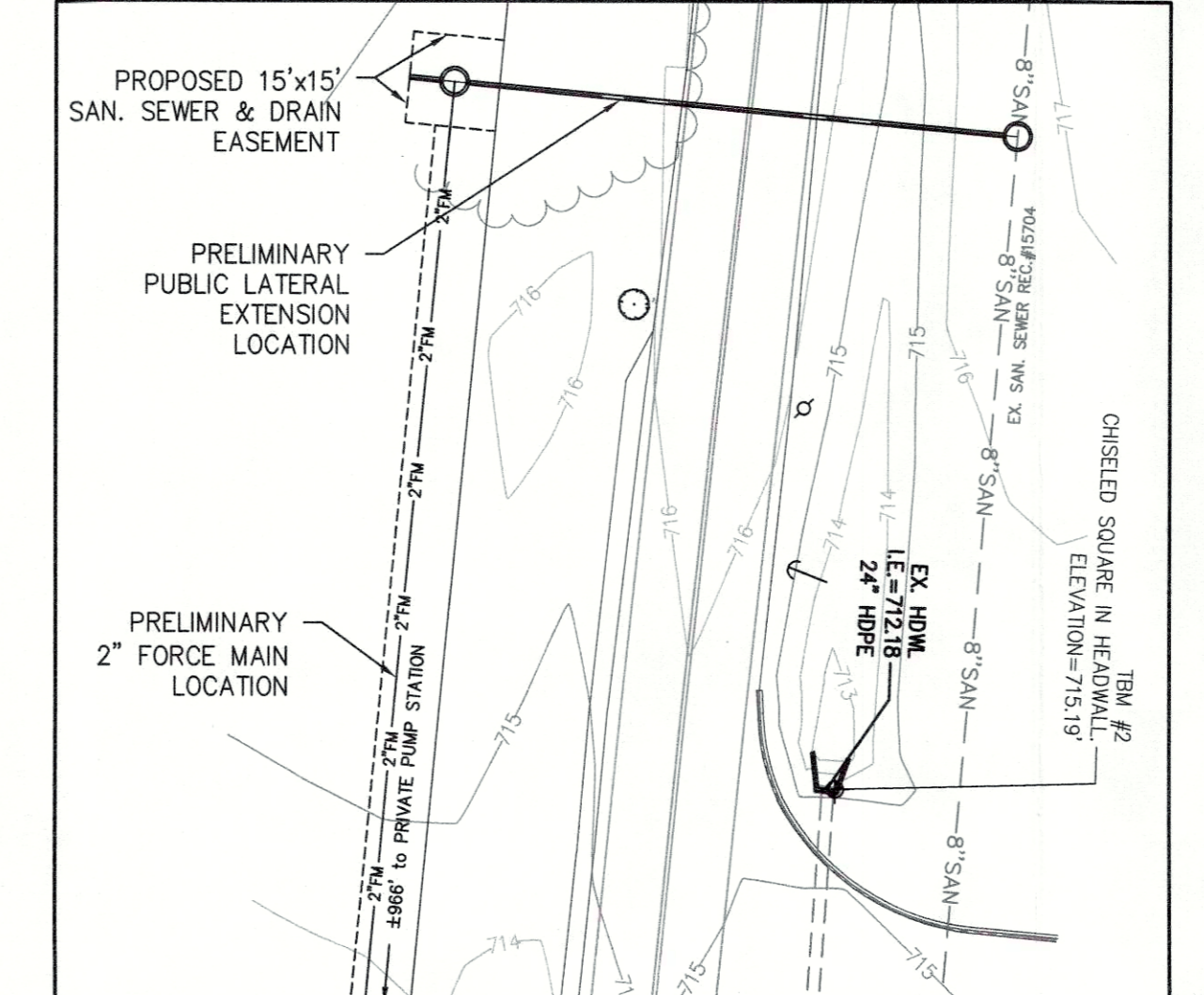
APPROX. DETENTION CALCULATIONS

ExCm = $(0.00 \times 0.95) + (3.30 \times 0.22) = 0.22$

PostCm = $(1.99 \times 0.95) + (1.31 \times 0.22) = 0.66$

DETENTION CALCS
 $(0.66 - 0.22) \times (2.8/12) \times (3.30 \text{ Ac.}) = 0.339 \text{ AcFt} \sim 14,767 \text{ CuFt.}$

- GENERAL NOTES**
1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 2. 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.
 3. 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.
 4. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.
 5. 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.
 6. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
 7. 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.
 8. SANITARY SEWERS TO BE PROVIDED BY L.E. AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES. OFFSITE EASEMENTS REQUIRED, PUBLIC LATERAL EXTENSION ACROSS BLANKENBAKER ROAD WITH A GRAVITY PSC, PRIVATE EASEMENT AND PRIVATE FORCEMAIN ACROSS 11512 REHL ROAD.
 9. 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.
 10. ONSITE 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 DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
 11. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 12. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
 13. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF OR VELOCITY TO THE RIGHT-OF-WAY OR PROPERTY LINE.
 14. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
 15. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 16. CONSTRUCTION PLANS, PERMIT AND BOND ARE REQUIRED BY KYTC AND CITY OF JEFFERSONTOWN DEPARTMENT OF PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 17. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
 18. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
 19. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 20. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
 21. ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
 22. ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
 23. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 24. BUILDING DESIGN WILL FOLLOW CHAPTER 5.5 AND 5.6 OF THE L.D.C.
 25. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
 26. ALL SIDEWALKS SHALL BE BUILT TO A.D.A. CURRENT STANDARDS.
 27. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
 28. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS AND CITY OF JEFFERSONTOWN DEPARTMENT OF PUBLIC WORKS.



SITE DATA

GROSS SITE AREA	3.298 ACRES (143,845.289 S.F.)
EXISTING ZONING	PEC
EXISTING FORM DISTRICT	SWFD
EXISTING USE	VACANT
PROPOSED USE	WAREHOUSE w/ OFFICE
PROPOSED BUILDING AREA	22,675 SQ.FT.
OFFICE AREA	7,550 SQ.FT.
WAREHOUSE - 4 EMP.	15,125 SQ.FT.

PARKING REQUIREMENTS

MIN. PARKING REQUIRED	25 SPACES
OFFICE (1SP/350 SQ.FT.)	22 SPACES
MANUFACTURING (1SP/1.5 EMP. MAX SHIFT)	3 SPACES
MAX. PARKING ALLOWED	42 SPACES
OFFICE (1SP/200 SQ.FT.)	38 SPACES
MANUFACTURING (1SP/1 EMP. MAX SHIFT)	4 SPACES

PARKING PROVIDED
(NC. 2 ACCESSIBLE SPACES)

28 SPACES

BIicycle PARKING

SHORT TERM	NO SPACES REQUIRED
LONG TERM	2 SPACES LOCATED WITHIN PROP. BUILDING

LANDSCAPE REQUIREMENTS

VEHICLE USE AREA	56,805 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	4,260 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	5,123 SQ.FT.

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C

TOTAL SITE AREA	143,645 S.F.
EX. TREE CANOPY ON SITE	19,269 S.F. (13.4%)
2 PINE TREES 10" + @ 1,200 S.F. EA.	2,400 S.F.
TREE MASS	16,869 S.F.
EX. TREE CANOPY TO BE PRESERVED	4,273 S.F. (3.0%)
2 PINE TREES 10" + @ 1,200 S.F. EA.	2,400 S.F.
TREE MASS	1,873 S.F.
TREE CANOPY REQUIRED (TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	27,293 S.F. (19%)
ADDITIONAL TREE CANOPY REQUIRED	23,020 S.F. (16.0%)
ADDITIONAL TREE CANOPY TO BE PROVIDED	23,040 S.F.
32 "TYPE A" TREES @ 720 S.F.	
TOTAL TREE CANOPY TO BE PROVIDED	27,313 S.F. (19.0%)

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DHS	12/9/19	REVISIONS PER AGENCY COMMENTS

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
"Serving the Bluegrass and Beyond"
3001 Taylor Springs Drive Louisville, Kentucky 40220
(502) 659-8600 Fax (502) 659-8427 Fax
www.btmeng.com

DATE

SIGNATURE

DATE

FOR REVIEW ONLY

SIGNATURE

DETAILED DEVELOPMENT PLAN

11521 GRAFS COURT
LOUISVILLE, KY 40299

BTM PROJECT NO.: 190147
SITE INFORMATION:
DEED BOOK 11483, PAGE 140
TAX BLOCK 39, LOT 65

OWNER/DEVELOPER:
EAP, LLC
5000 N KENTUCKY AVE
EVANSVILLE, IN 47725-1396

DATE: 11-4-2019
DRAWN BY: DHS
CHECKED BY: JMA
DRAWING: 150126.03-DDP 2
SCALE: 1" = 30'
SHEET: 1.00

RECEIVED
DEC 09 2019
PLANNING & DESIGN SERVICES
CASE# 19-DDP-0064
RELATED CASE: 9-21-97
MSD SUB #906

NOT FOR CONSTRUCTION