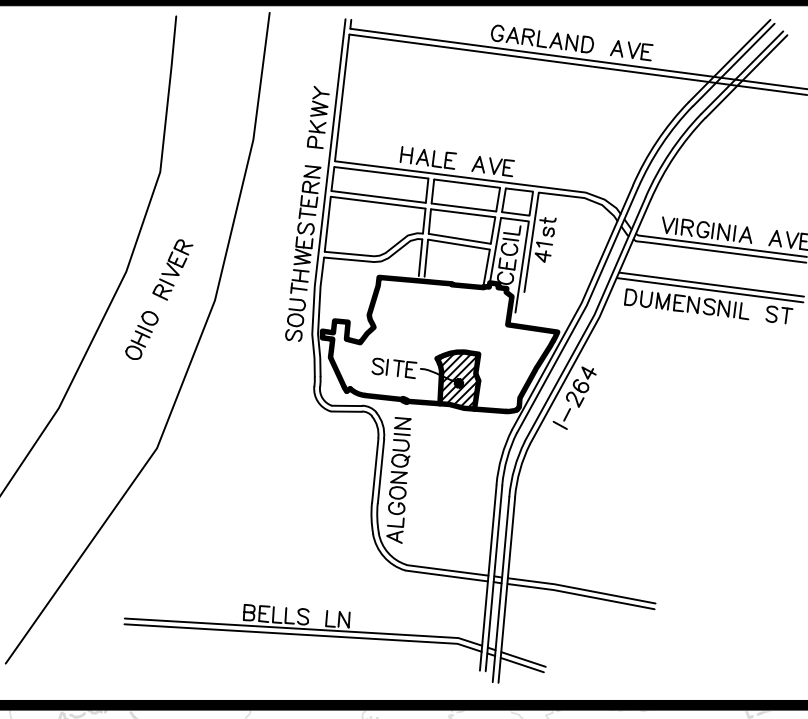
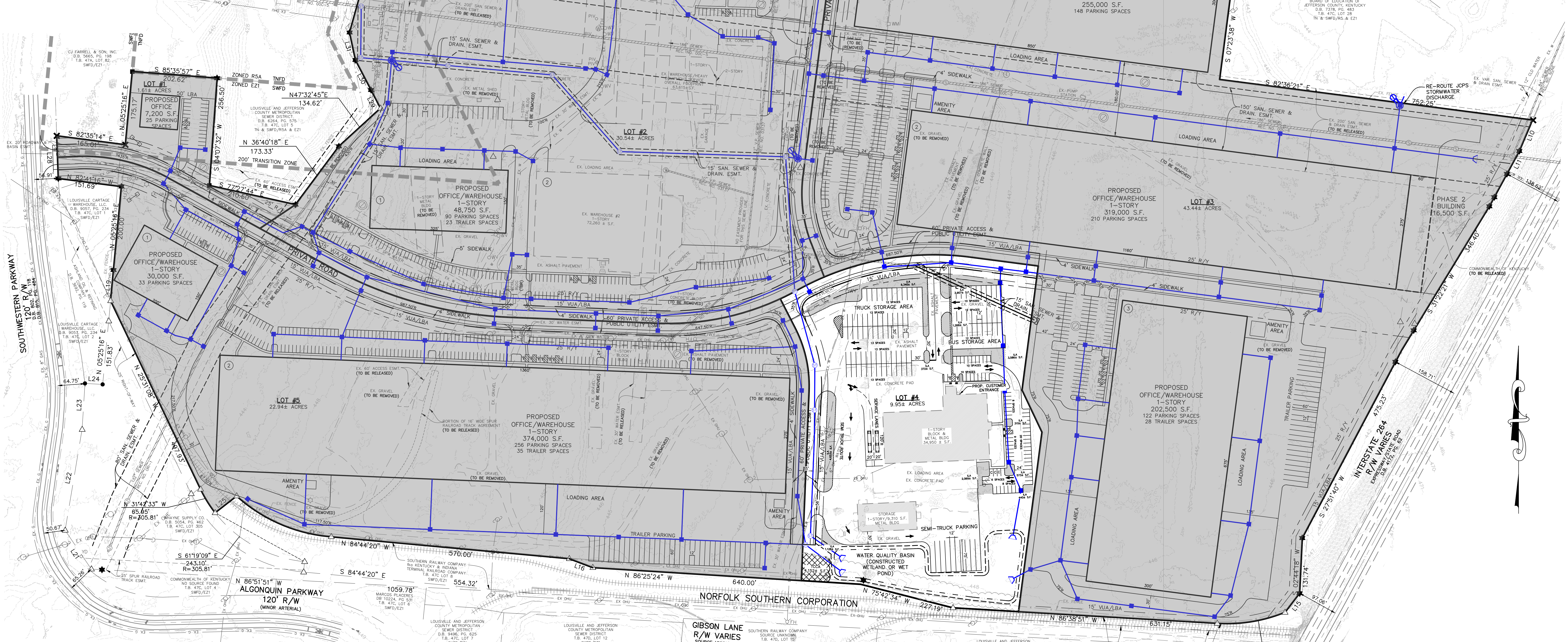


LINE	BEARING	DISTANCE
L1	S 04°01'09" W	15.00'
L2	N 08°46'09" E	15.05'
L3	S 85°58'51" E	80.30'
L4	N 09°15'09" E	61.74'
L5	S 82°52'12" E	135.00'
L6	S 09°21'53" W	54.33'
L7	S 85°58'51" E	130.40'
L8	S 09°24'27" W	55.66'
L9	S 53°49'08" E	107.00'
L10	S 22°55'18" W	80.04'
L11	S 28°30'36" W	62.11'
L12	N 08°25'16" E	48.63'
L13	N 06°57'49" E	16.19'
L14	S 06°57'49" W	95.91'
L15	S 37°33'30" W	57.35'
L16	N 69°16'22" W	60.00'
L17	N 05°25'16" E	73.48'
L18	N 08°25'16" E	48.63'
L19	N 34°01'44" E	111.56'
L20	N 09°33'16" E	243.80'
L21	N 03°38'16" E	109.95'
L22	S 86°54'20" E	42.16'
L23	S 52°06'02" W	65.00'
L24	S 05°15'40" W	25.00'
L25	S 84°44'20" E	60.67'
L26	N 02°06'10" W	101.55'
L27	N 27°28'17" W	48.89'
L28	N 27°28'17" W	80.76'
L29	N 12°00'40" W	67.02'



SYMBOL	DESCRIPTION
---	EXISTING CONTOUR
---	EXISTING TREE MASS
---	EXISTING FENCE
---	EXISTING RAILROAD TRACKS
---	EXISTING LOT LINE TO BE CONSOLIDATED
---	FORM DISTRICT BOUNDARY
---	ZONING LINE
---	EXISTING WATER LINE W/SIZE
---	EXISTING WATER METER
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING GAS METER
---	EXISTING GAS VALVE
---	EXISTING GAS W/SIZE
---	EXISTING OVERHEAD UTILITIES
---	EXISTING ELECTRIC BOX
---	EXISTING ELECTRIC TRANSFORMER
---	EXISTING ELECTRIC METER
---	EXISTING UTILITY POLE
---	EXISTING DOWN GUY
---	EXISTING SERVICE UTILITY POLE
---	EXISTING LIGHT POLE
---	EXISTING SPLIT BOX
---	EXISTING SANITARY MANHOLE W/PIPE
---	EXISTING SANITARY FLOW ARROW
---	PROPOSED HANDICAP SPACE
---	PROPOSED CARPOOL SPACE
---	PROPOSED CATCH BASIN W/PIPE
---	PROPOSED HEADWALL W/PIPE
---	PROPOSED WATER QUALITY STRUCTURE
---	PROPOSED DITCH/SWALE
---	PROPOSED TREE CANOPY CREDIT AREA

LEGEND

EXISTING CONTOUR
EXISTING TREE MASS
EXISTING FENCE
EXISTING RAILROAD TRACKS
EXISTING LOT LINE TO BE CONSOLIDATED
FORM DISTRICT BOUNDARY
ZONING LINE
EXISTING WATER LINE W/SIZE
EXISTING WATER METER
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING GAS METER
EXISTING GAS VALVE
EXISTING GAS W/SIZE
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PROPOSED HANDICAP SPACE
PROPOSED CARPOOL SPACE
PROPOSED CATCH BASIN W/PIPE
PROPOSED HEADWALL W/PIPE
PROPOSED WATER QUALITY STRUCTURE
PROPOSED DITCH/SWALE
PROPOSED TREE CANOPY CREDIT AREA

GENERAL NOTES:

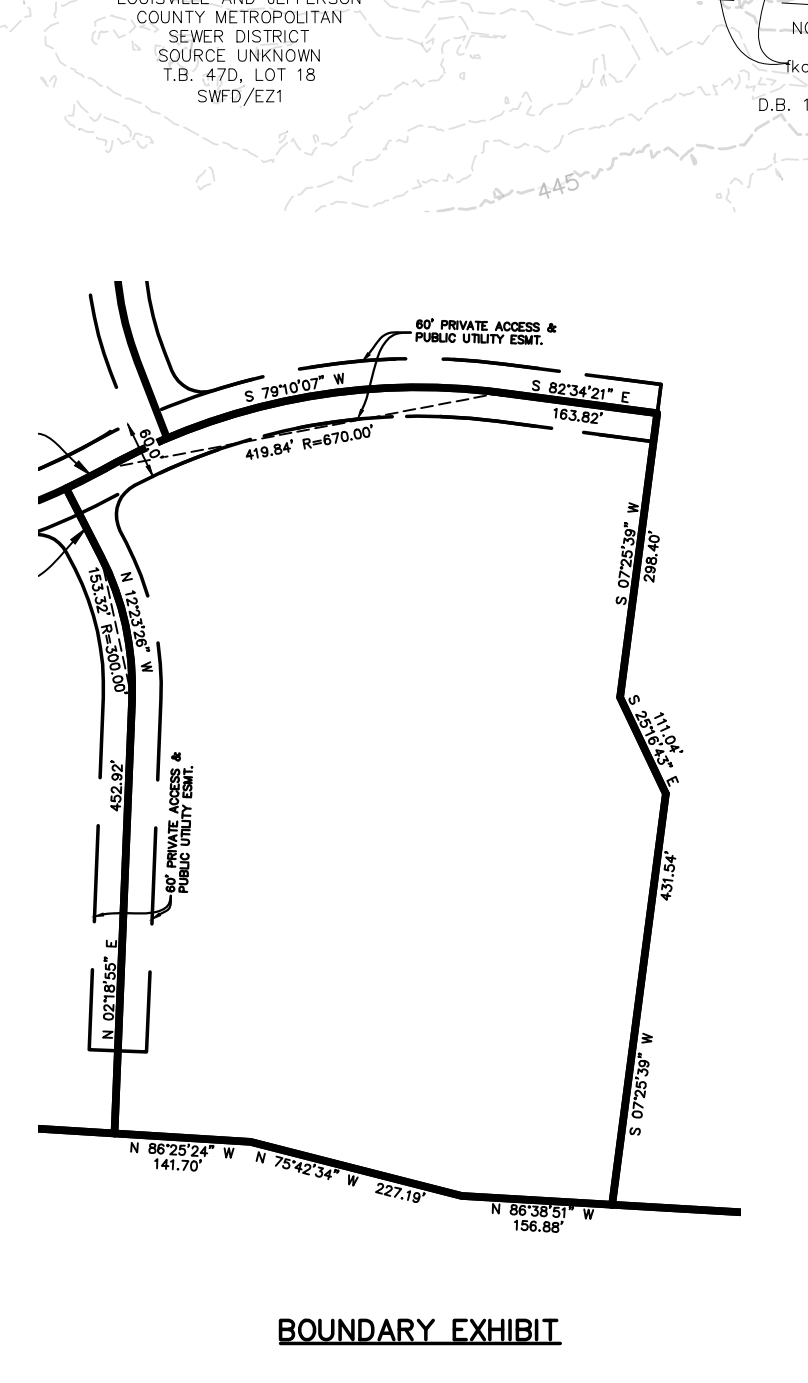
- DOMESTIC WATER SUPPLY: THE SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED 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.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #1 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 PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND HIGHWAYS PER CHAPTER 4.1.3 OF THE LDC.
- ALL DAMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING PAVEMENT SHALL REMAIN, EXCEPT AS SHOWN ON THE PLAN.
- TREE TRIMS TO BE PROVIDED PER LDC 10.2.8 AND SHOWN ON LANDSCAPE PLAN.

PUBLIC WORKS NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SET DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- 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 SPECIFICATION.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #1 FIRE DISTRICT. STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.

MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK R GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER: DETENTION NOT TO BE PROVIDED ON SITE AS LONG AS STORMWATER IS PIPED DIRECTLY TO THE 122" SEWER PIPE DOWNSTREAM OF THE COMBINED SEWER OUTFALL STRUCTURE #211. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE 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 AND 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.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111C00039E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL USE WATER QUALITY RELATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- IF SITE HAS THE DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- MSD APPROVAL MAY BE REQUIRED.
- MSD DRAINAGE BOND REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.



SITE DATA

EXISTING FORM DISTRICT	EZ-1
EXISTING ZONING	EZ-1
EXISTING LAND USE	HEAVY EQUIPMENT SERVICE & CUSTOMIZATION
PROPOSED LAND USE	HEAVY EQUIPMENT SERVICE & CUSTOMIZATION
LAND AREA	9.95± AC.
BUILDING AREA	3,970± S.F.
OFFICE/SALES AREA	22,290± S.F.
STORAGE	25,984± S.F. (6%)
SERVICE AREA	18,000± S.F.
TOTAL	42,290± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.10
BUILDING HEIGHT (50' AT BLDG SETBACK)	45'

PARKING REQUIRED

MINIMUM (1 SPACE/400 S.F.)	10 SPACES
MAXIMUM (1 SPACE/200 S.F.)	20 SPACES
STORAGE/WAREHOUSE	11 SPACES
MINIMUM (1 SPACE/2,000 S.F.)	45 SPACES
MAXIMUM (1 SPACE/900 S.F.)	45 SPACES
SERVICE BAYS (14)	14 SPACES
MINIMUM (1 SPACE/BAY)	28 SPACES
MAXIMUM (2 SPACE/BAY)	35-53 SPACES
TOTAL (MINIMUM - MAXIMUM)	11 SPACES
PARKING PROVIDED	10 SPACES
(INCLUDES 3 ACCESSIBLE & 3 CARPOOL SPACES)	10 SPACES
SEMI TRUCK	34 SPACES
SERVICE VEHICLE STORAGE (OUTDOOR)	64 SPACES
BUS	98 SPACES
TOTAL (BUS & TRUCK)	2 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
SHORT TERM	2 SPACES
LONG TERM	2 SPACES

LANDSCAPE DATA

V.U.A.	234,358± S.F.
LLA REQUIRED (7.5% X V.U.A.)	17,577± S.F.
LLA PROVIDED	27,651± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	216,023± S.F.
EXISTING IMPERVIOUS AREA NET GAIN IMPERVIOUS AREA	69,233± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	433,422± S.F.
LAND USE	25,984± S.F. (6%)
EXISTING TREE CANOPY	4,152± S.F. (1%)
PROPOSED TREE CANOPY	125,875± S.F. (29%)
TOTAL TREE CANOPY REQUIRED/PROVIDED	130,027± S.F. (30%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

MINDEL SCOTT
ENGINEERING & ARCHITECTURE
5151 Jefferson Blvd., Louisville, KY 40215
502-465-1508 | MindelScott.com

OWNER/DEVELOPER
WAYNE SUPPLY COMPANY
P.O. BOX 35900
LOUISVILLE, KY 40232

CATEGORY 3 DEVELOPMENT PLAN
BOYD LOGISTICS PARK - LOT 4
(FKA: WHAYNE SUPPLY-BOYD REAL PROPERTY)
1400 CECIL AVENUE
LOUISVILLE, KY 40211
D.B. 5054, P.C. 462
TAX BLOCK 47C, LOT 29

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 9/13/2021
Job Number: 3695-100

Sheet **1** of 1

Case # 21-CAT3-0017
RELATED CASE # 21-MP-1037,
20-CAT3-0017
MSD WM # 1700