

**PROJECT DATA:**

FORM DISTRICT	PEC	SUBURBAN WORKPLACE
EXISTING ZONING	PEC	WAREHOUSE
EXISTING LAND USE	WAREHOUSE	WAREHOUSE
PROPOSED LAND USE	3.86 AC	3.86 AC
TOTAL LAND AREA	66,830 S.F.	66,830 S.F.
BUILDING AREA	37'± HT./1 STORY	0.40
FLOOR AREA RATIO	20	14 - 20 SPACES
PARKING REQUIRED	2,000± S.F.	6 - 10 SPACES
WAREHOUSE EMPLOYEES	29 SPACES	
OFFICE		
MIN. 1/350 S.F. - MAX. 1/200 S.F.		
PARKING PROVIDED		
(INCLUDES 2 ACCESSIBLE, 2 CARPOOL & 1 LONG-TERM BICYCLE SPACE)		

**LANDSCAPE DATA:**

PARKING LOT V.U.A.	13,192± S.F.
I.L.A. REQUIRED (7.5% X VUA)	989 S.F.
I.L.A. PROVIDED	1,063 S.F.
LOADING, MANEUVERING, AND STORAGE AREA	38,876± S.F.
(NIC IN VUA ILA CALCULATIONS)	
TOTAL VUA	52,068± S.F.

**TREE CANOPY DATA:**

GROSS SITE AREA	168,229± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	10,999± S.F. (6.54%)
TREE CANOPY TO BE PRESERVED	10,999± S.F. (6.54%)
TREE CANOPY TO BE PLANTED	19,282± S.F. (11.46%)
TOTAL TREE CANOPY PROVIDED	30,281± S.F. (18%)

\*TREE CANOPY AREA BASED ON MSD DIGITAL LOG MAPPING. FINAL CALCULATIONS SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

**WAIVERS REQUESTED:**

A WAIVER OF 10.2.4.B. IS REQUESTED TO NOT PROVIDE A 15' SIDE YARD LANDSCAPE BUFFER ALONG THE NORTHEAST PROPERTY LINE AS REQUIRED IN A PEC ZONE.

A WAIVER OF 10.2.4.B. IS REQUESTED TO ALLOW MORE THAN A 50% OVERLAP BY A UTILITY EASEMENT INTO THE 15' REAR YARD LANDSCAPE BUFFER REQUIRED IN A PEC ZONE.

**LEGEND**

675	EXISTING CONTOUR
(C)	EXISTING TREE MASS
(T)	EXISTING TREE
EX. W	EXISTING WATER LINE W/ SIZE
WM	EXISTING WATER METER
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
ICV	EXISTING IRRIGATION CONTROL VALVE
EX. G	EXISTING GAS LINE
GM	EXISTING GAS METER
GV	EXISTING GAS VALVE
EX. OHU	EXISTING OVERHEAD UTILITIES
EX. UGU	EXISTING UNDERGROUND UTILITIES
EX. UGFO	EXISTING UNDERGROUND FIBER OPTIC
EX. UGE	EXISTING UNDERGROUND ELECTRIC
UP	EXISTING UTILITY POLE
UGP	EXISTING UNDERGROUND GUY
UP	EXISTING UTILITY POLE
ETP	EXISTING TRANSFORMER
ESB	EXISTING ELECTRIC SPICE BOX
EM	EXISTING ELECTRIC MANHOLE
LP	EXISTING LIGHT POLE
TP	EXISTING TELEPHONE PEDESTAL
UT	EXISTING TELEPHONE MANHOLE
EX. UGT	EXISTING UNDERGROUND TELEPHONE
CBW	EXISTING CATCH BASIN W/ PIPE
HWP	EXISTING HEADWALL W/ PIPE
SMHP	EXISTING SANITARY MANHOLE W/PIPE
PC	EXISTING PROPERTY SERVICE CONNECTION
DF	PROPOSED DRAINAGE FLOW

**STORMWATER POLLUTION PREVENTION PLAN NOTE:**

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP BMP'S (BEST MANAGEMENT PRACTICES) 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 SEED, 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.

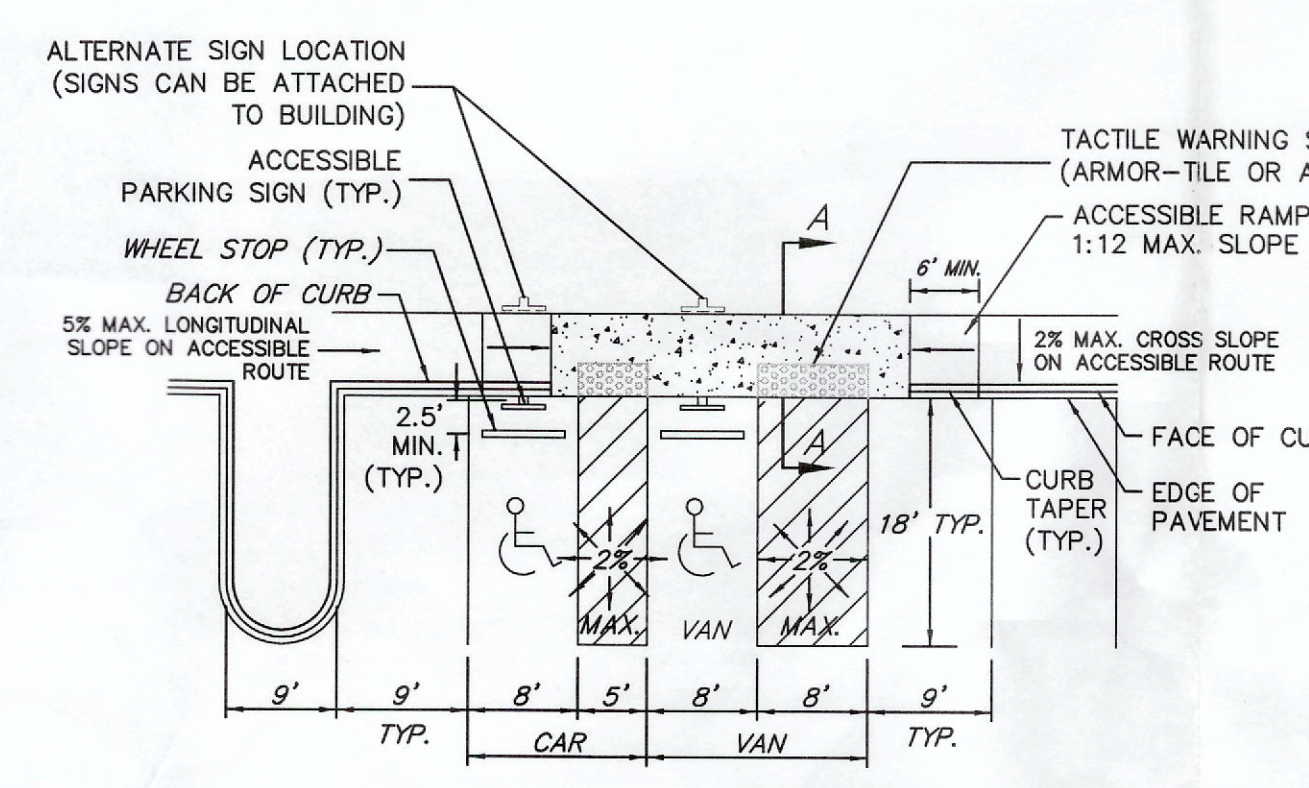
**DETENTION CALCULATIONS**

2.9/12 (0.88-0.45) (3.86) = 0.49 AC.FT.

- 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 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.
  - THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
  - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - 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 5.5 AND 5.6 OF THE LDC.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

- MSD NOTES:**
- WASTEWATER: EXISTING SANITARY SEWER PROPERTY SERVICE CONNECTION SHALL BE UTILIZED FOR NEW BUILDING. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
  - DRAINAGE / STORM WATER DETENTION: PROPERTY SUBJECT TO REGIONAL FACILITY FEE. 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 CHANNELS 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, (21111C0046E, 21111C0064E).

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - 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.
  - 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.



**TYPICAL ACCESSIBLE PARKING SPACES**  
NO SCALE

RECEIVED  
OCT 09 2015  
PLANNING & DESIGN SERVICES

GRAPHIC SCALE 1"=30'  
0 7.5 15 30 60

CASE # 15WAIVER1030  
MSD WM #

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Utility Consulting · Property Management  
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**MSA**

OWNER/DEVELOPER  
NOLTEMEYER CAPITAL, LTD  
122 N. PETERSON AVE.  
LOUISVILLE, KY 40206  
(502) 895-1677

LANDSCAPE WAIVER PLAN  
**RESEARCH DRIVE BUILDING EXPANSION**  
1733 RESEARCH DRIVE  
LOUISVILLE, KY 40299  
TAX BLOCK: 38 LOT: 593  
D.B. 9759 PG. 361

Revisions	
10/7/15	PER PDS REVIEW
10/9/15	PER PDS REVIEW

Vertical Scale: N/A  
Horizontal Scale: 1"=30'  
Date: 07/28/15  
Job Number: 3274

Sheet  
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