

HATCH LEGEND

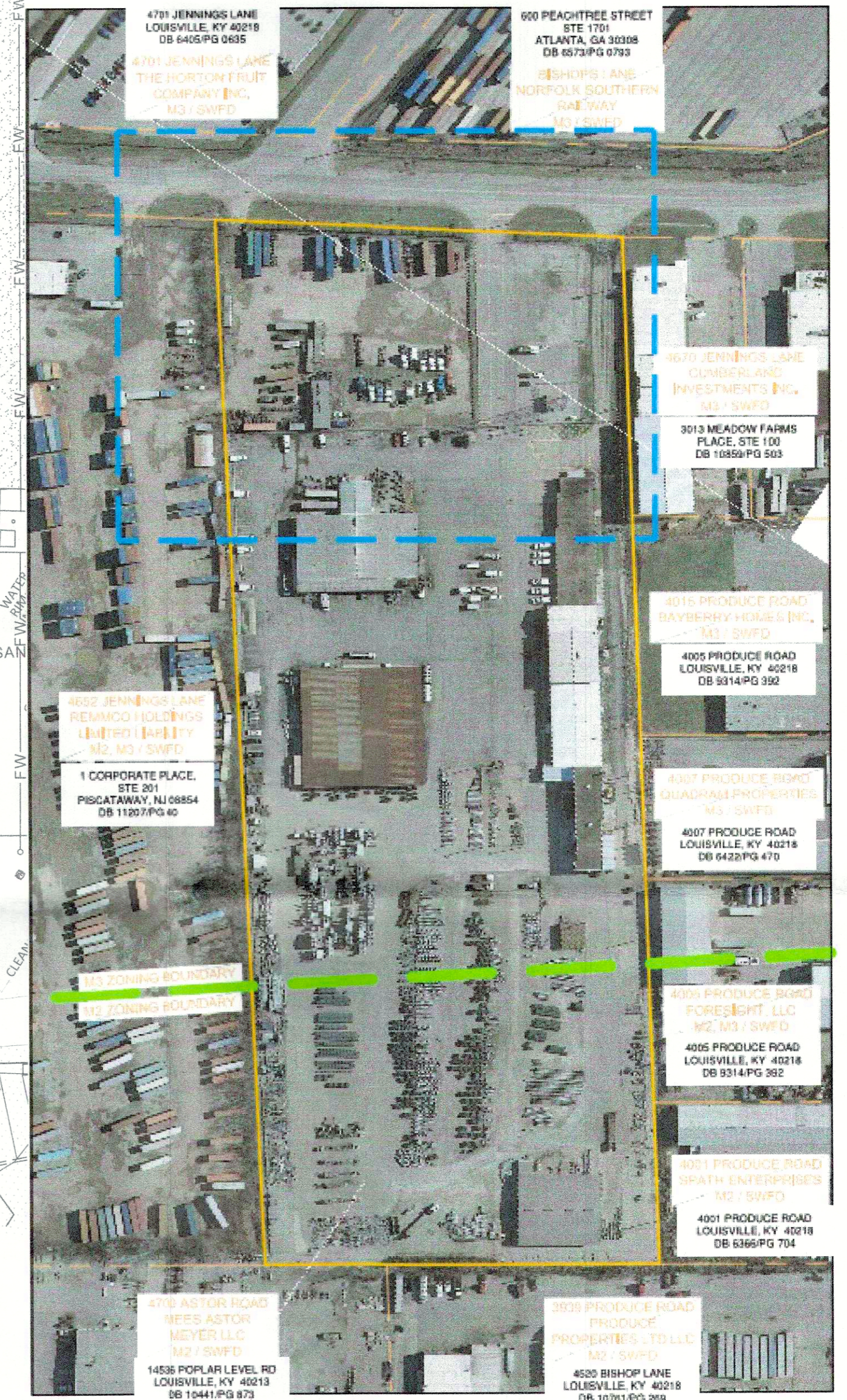
- EXISTING ASPHALT PAVEMENT TO REMAIN
- PROPOSED ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT

IMPERVIOUS AREA
 EXISTING IMPERVIOUS AREA: 625,521 SF (100%)
 PROPOSED IMPERVIOUS AREA: 606,711 SF (97%)
 INCREASE IN IMPERVIOUS AREA: -15,310 SF (-3%)

LIMITS OF DISTURBANCE
 53,000 SF TOTAL AREA OF DISTURBANCE

MSD NOTES:

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- 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.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- EXISTING PROPERTY SERVICE CONNECTION HAS BEEN LOCATED BY MSD. PSC NOT TO BE DISTURBED WITH THIS PROJECT.
- SANITARY SEWER SERVICE TO PROPOSED BUILDING TO BE PROVIDED BY NEW PSC. SUBJECT TO FEES AND ANY APPLICABLE CHARGES.



LOCATION MAP RECEIVED

PLANNING & DESIGN SERVICES

SITE DATA
 ADDRESS: 4664 JENNINGS LANE
 TAX ID: 06160045
 DB 3640 PG 470
 OWNER: LOUISVILLE GAS & ELECTRIC CO
 820 W BROADWAY
 LOUISVILLE, KY 40202

FORM DISTRICT: SUBURBAN WORKPLACE
 ZONING: M3/M2 INDUSTRIAL
 SPECIAL ZONING: ENTERPRISE
 SETBACKS (FRONT/SIDE/REAR):
 25'/NONE/NONE (LDC CHAPTER 5)

BUILDING HEIGHT: 40 FT. MAX
 SITE AREA: 14.36 ACRES (625,321 SF)
 EXISTING USE: WAREHOUSE/FACILITY MAINTENANCE 51 EMPLOYEES
 PROPOSED USE: OFFICE
 PROPOSED BUILDING FOOTPRINT: 16,500 SF
 F.A.R. 0.036
 BUILDING HEIGHT: 40 FT. MAX

WATER QUALITY TREATMENT FACILITY
 METROPOLITAN SEWER DISTRICT MORRIS FORMAN

SOUTH SERVICE CENTER ENGINEERING CENTER DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 10 20 40 60
 GRAPHIC SCALE

LANDSCAPING SUMMARY (LDC CHAPTER 10)

TREE CANOPY (PART 1)
 EXISTING: 0%
 REQUIRED NEW TREE CANOPY: NONE (LDC 10.1.2.B3)

VUA LANDSCAPE BUFFER (PART 2)
 VUA: 19,000 SF
 VUA LBA: 15 FT. WITH 3 FT. CONTINUOUS LANDSCAPING SCREEN

INTERIOR LANDSCAPE AREA (PART 2)
 ILA REQUIRED: 7.5% (1,425 SF)
 ILA PROVIDED: 7.9% (1,500 SF)

PARKING SUMMARY (LDC CHAPTER 10)

VEHICLE PARKING REQUIREMENTS

MINIMUM REQUIRED		
OFFICE	(1 SPACE/350 SF)=	48 SPACES
WAREHOUSE/MAINTENANCE	(1 SPACE/EMPLOYEE)=	87 SPACES
TOTAL		135 SPACES
MAXIMUM ALLOWED		
OFFICE	(1 SPACE/200 SF)=	84 SPACES
WAREHOUSE/MAINTENANCE	(1.5 SPACE/EMPLOYEE)=	130 SPACES
TOTAL		214 SPACES
PROVIDED		
EXISTING		101 SPACES
PROPOSED		48 SPACES
TOTAL		149 SPACES

BICYCLE PARKING
 TEMPORARY: 4 SPACES AT BIKE RACK
 PERMANENT: 4 SPACES LOCATED IN BUILDING

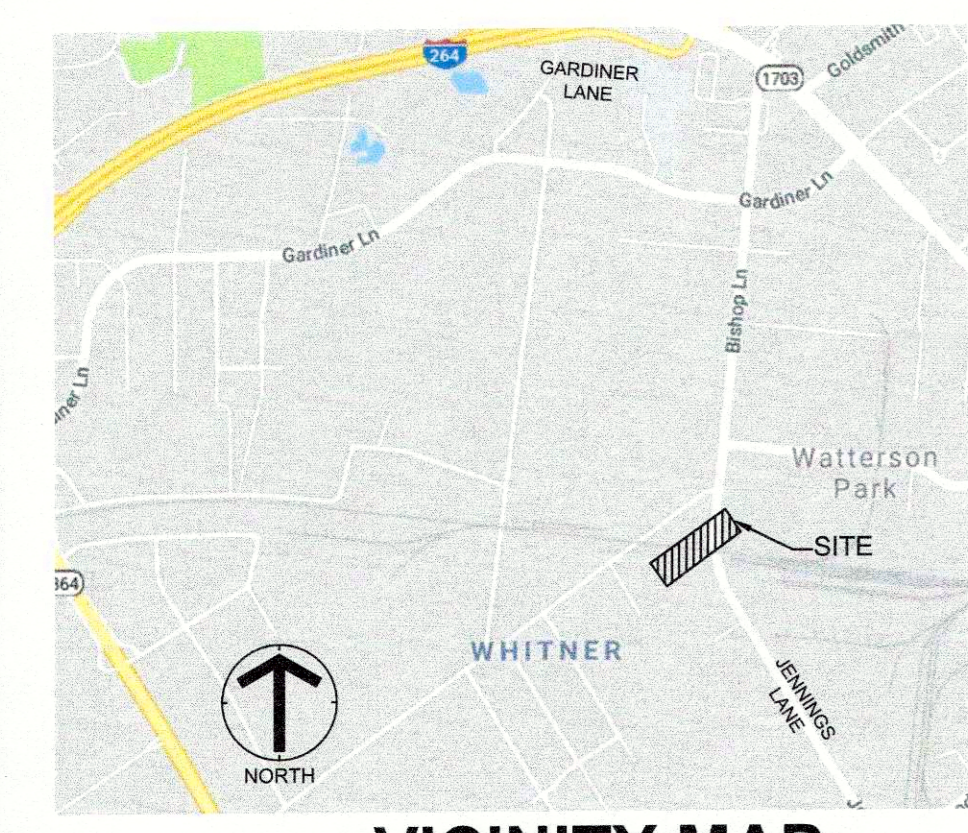
LOUISVILLE METRO PLANNING AND DESIGN NOTES:

- UTILITIES TO UTILIZE COMMON TRENCH.
- LANDSCAPE PLAN REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

HEALTH DEPARTMENT NOTES:

- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- DEVELOPMENT MUST COMPLY WITH MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- DEVELOPMENT MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.

WAIVERS REQUESTED:
 WAIVER OF LDC 5.9.2.A.1.b.i. TO PROVIDE PEDESTRIAN ACCESS FROM PUBLIC RIGHTS-OF-WAY.
 GENERAL WAIVER OF LDC 5.6.1.D. TO VARY ROOFLINES EXCEEDING 100 FT IN LENGTH FACING PUB



VICINITY MAP

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 www.luckett-farley.com



LG&E SOUTH SERVICE CENTER ENGINEERING CENTER
 4664 JENNINGS LANE
 LOUISVILLE, KY 40218

DATE	
REVISIONS	

COMM. NO: 2019.191
 MADE BY: EME RLC
 DATE: 12/20/2019
DEVELOPMENT PLAN
 DRAWING NO: G-001
 BID PKG.