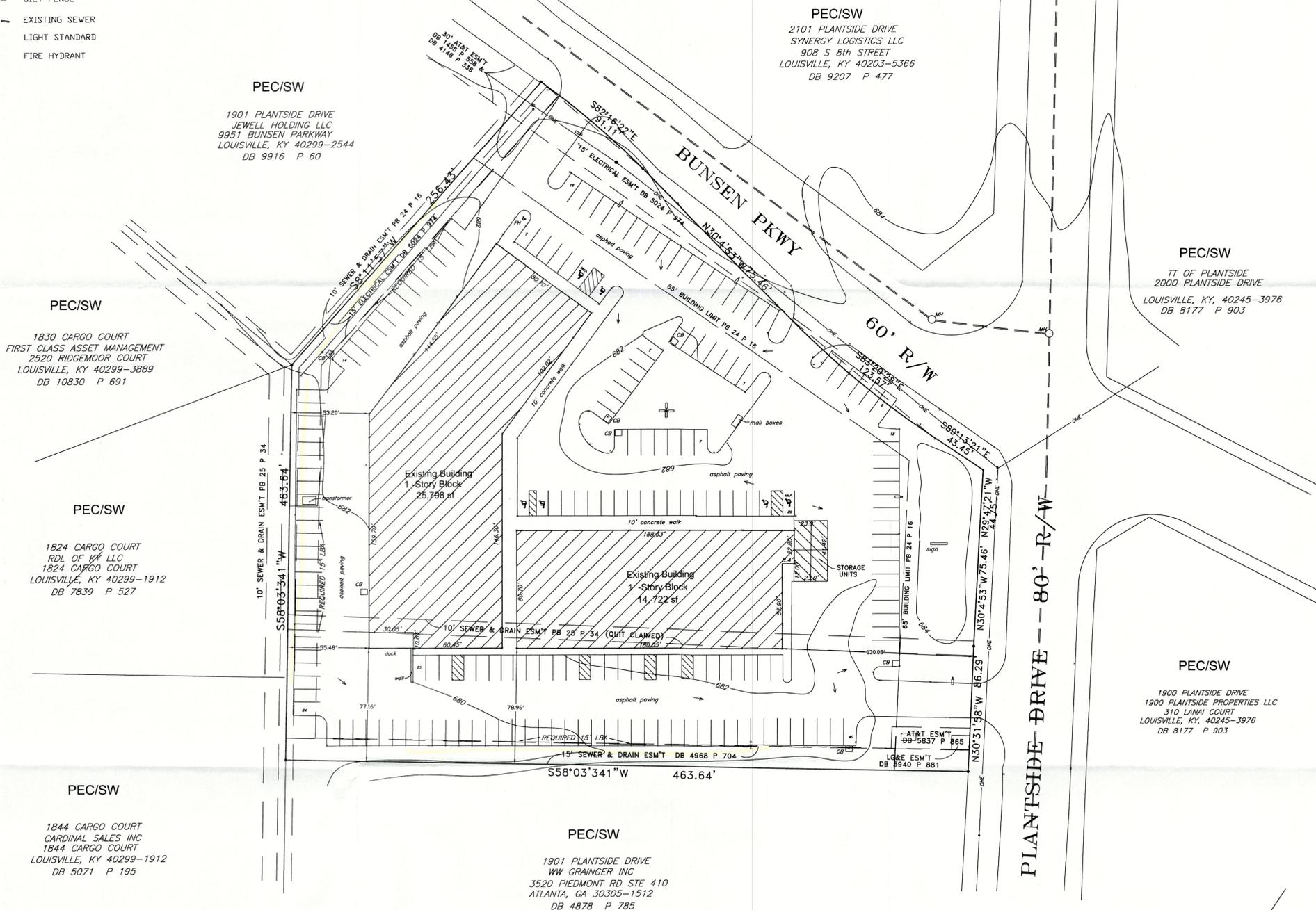
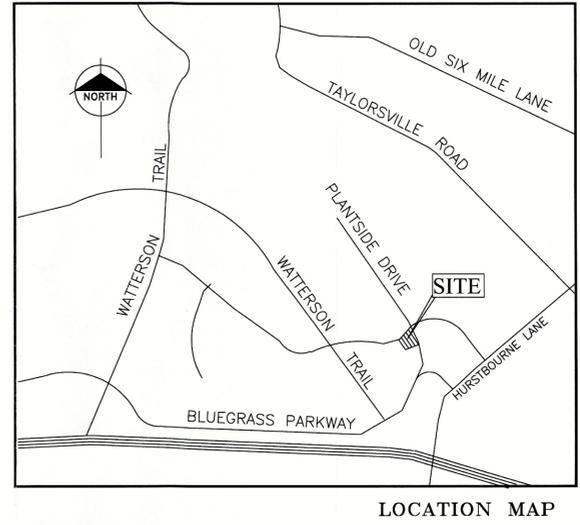


LEGEND

- CATCH BASINS
- SHEET DRAINAGE FLOW
- EXISTING CONTOUR
- EXISTING UPDLE W/ OVERHEAD ELECTRIC
- SILT FENCE
- EXISTING SEWER
- LIGHT STANDARD
- FIRE HYDRANT



PROJECT DATA

EXISTING ZONING : PEC
 FORM DISTRICT : SUBURBAN WORKPLACE
 TOTAL SITE AREA : 3.692 ACRES 160,823 SQ. FT.
 EXISTING USE : COMMERCIAL CENTER
 PROPOSED USE : MIXED COMMERCIAL AND INDUSTRIAL USES
 EXISTING BUILDING AREA : 40,520 SF
 PROPOSED BUILDING AREA : 943 SF
 TOTAL BUILDING AREA : 41,463 SF
 MAXIMUM BUILDING HEIGHT : 24'
 FLOOR AREA RATIO : 0.25 SF

PARKING CALCULATION:
 REQUIRED SPACES 163 SPACES MINIMUM - 333 SPACES MAXIMUM

COMMERCIAL USES
 Retail (mixed) - 17,644sf/250 = 71 spaces minimum /150 = 117 maximum
 Restaurant - 1,650sf/125 = 13 spaces minimum /50 = 33 maximum
 Indoor Athletic / Gym - 8,800sf/300 = 29 spaces minimum /100 = 88 maximum
 Dance Hall - 3,983sf/100 = 40 spaces minimum /50 = 80 spaces maximum

INDUSTRIAL USES Catering/ Dental & Apparel Light Manufacturing/Storage Use 8,800 sf
 10 employees @ 1 parking space per = 10 spaces minimum
 10 employees @ 1.5 parking spaces per = 15 spaces maximum

TOTAL PARKING PROVIDED: 194 SPACES (Includes 5 handicapped spaces)

A Waiver is being requested to omit the 15' Landscape Buffer Area required along the side and rear property lines, because those areas are already occupied by existing utility easements and/or parking.

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DEVELOPMENT PLAN

DB 10852 PG 153 TAX BLOCK 38 PG 467

PLANTSIDE COMMONS

1819-1845 PLANTSIDE DRIVE
 JEFFERSONTOWN, KY 40299

OWNER/DEVELOPER: PLANTSIDE COMMONS LLC
 4010 DUPONT CIRCLE SUITE 700
 LOUISVILLE, KY 40207-4884
 (502) 889-6566

FILE	DP
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PRELIMINARY DRAINAGE CALCULATION

EXISTING IMPERVIOUS AREA : 137,652 SF PROPOSED IMPERVIOUS AREA : (no change)

MSD NOTES

- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FIRM PANEL 21111C0063E, DATED DECEMBER 5, 2006.
- DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR INFORMATIONAL PURPOSES. ALL AREAS OF THE SITE ARE TO BE PAVED OR FINISH GRADED IN A MANNER THAT RESULTS IN SHEET FLOW AS DEPICTED. NO AREAS OF PONDING WATER.
- EROSION & SILT CONTROL: PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
- CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIFLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES PERMITTED WITHIN THE FENCED AREA.

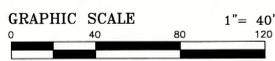
EROSION PREVENTION AND SEDIMENT CONTROL NOTES: The approved erosion prevention and sediment control (EPC) plan shall be implemented prior to any land disturbing activity on the construction site. Any modifications to the approved EPC plan must be reviewed and approved by MSD's Private Development Review office. EPC BMPs shall be installed per the plan and MSD's standards. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized. Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. 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. All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02. 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 calendar days after the activity has ceased. 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 or catch basin.

GENERAL NOTES

- LOTS TO BE CONSOLIDATED PRIOR TO CONSTRUCTION APPROVAL.
- COMPAHILIL UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- WHEELS OPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERRUNNING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF-WAYS TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE AT LEAST THREE FEET FROM ANY ADJACENT PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.

APCD NOTES

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.



MILLER • WIHRY
 MWGLLC
 Engineers • Surveyors • Planners
 1387 South Fourth St. Louisville, KY 40208 (502)636-5501

REVISIONS	SCALE
	1"=40'
	DR.
	CK.
	DATE
	11/12/18

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