

PROJECT DATA

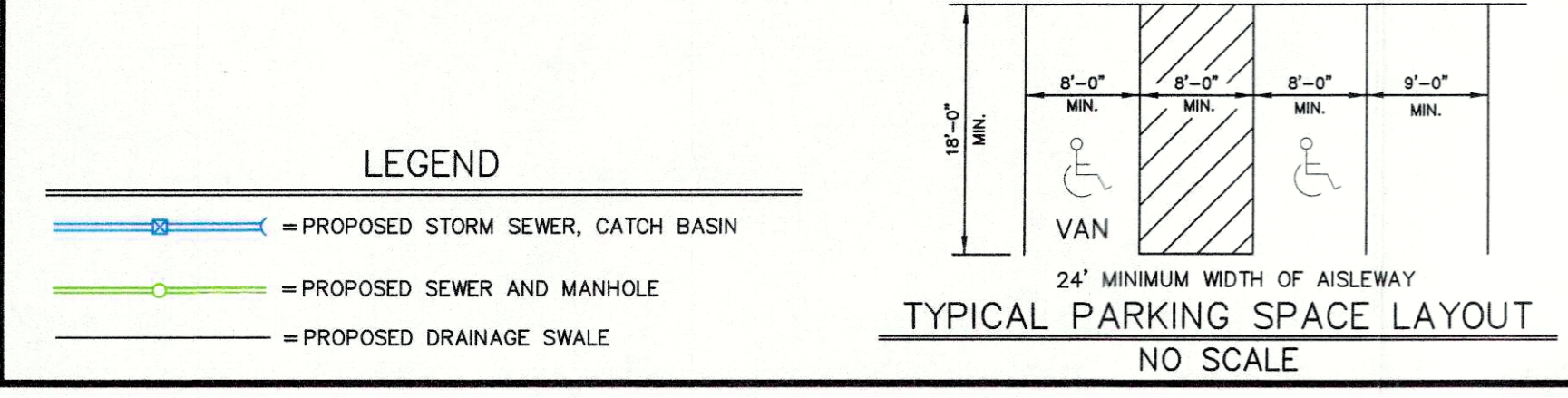
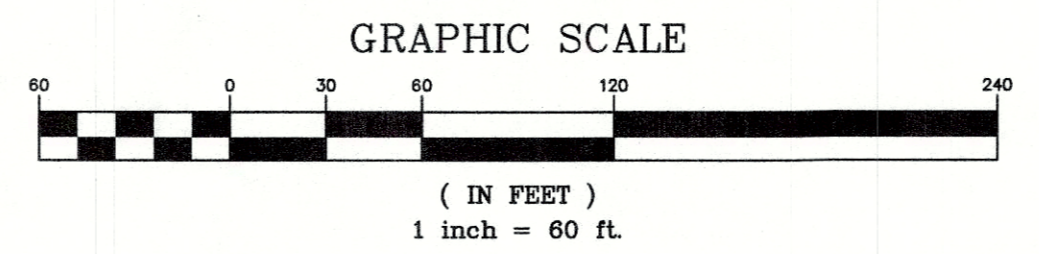
TOTAL SITE AREA	= 26.1 Ac. (1,135,237 SF)
EXISTING ZONING	= E2-U
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= OFFICE/WAREHOUSE
BUILDING HEIGHT	= (50 FT. MAX. ALLOWED)
BUILDING AREA	= 273,600 SF
F.A.R.	= 0.24 (5.0 MAX. ALLOWED)
PARKING REQUIRED	
WAREHOUSE (267,100 SF)	= MIN. MAX.
1 SP/10,000 S.F. MIN.	= 27 SP
1 SP/1500 S.F. MAX.	= 178 SP
OFFICE (6,500 SF)	= MIN. MAX.
1 SP/400 S.F. MIN.	= 17 SP
1 SP/150 S.F. MAX.	= 44 SP
TOTAL PARKING REQUIRED	= MIN. MAX.
TOTAL PARKING PROVIDED	= 44 SP 222 sp
	= 164 SPACES
	(6 HC SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 298,014 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 22,351 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 23,857 SF (8.0%)
EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 276,813 SF
AMENITY AREAS	
BUILDING OFFICE AREA	= 6,500 SF
OUTDOOR AMENITY AREA REQUIRED	= 650 SF (10% OF OFFICE AREA)
OUTDOOR AMENITY AREA PROVIDED	= 650 SF
REQUIRED SEATS (650 SF/200 SF)	= 4 SEATS
PROVIDED SEATS (1 PICNIC TABLE)	= 6 SEATS
REQUIRED SHADE/LANDSCAPE (25%)	= 165 SF
PROVIDED SHADE/LANDSCAPE	= 1200 SF (1 TYPE A TREES)

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - There shall be no commercial signs in the right-of-way.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
 - Construction fencing shall be erected 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 drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
 - An access easement in a form acceptable to the Planning Commission legal counsel shall be created to allow legal access to Tower Rd for the properties at 4049 and 4050 Tower Road. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to requesting a building permit.

- MSD NOTES:**
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
 - Sanitary sewer services will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
 - A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0094 F dated February 26, 2021.
 - Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
 - If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
 - Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1. Volume to be calculated using the regional facility fee calculation.
 - All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
 - 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 Mgmt. Practices.
 - Increased run off volume shall be compensated onsite below the floodplain at 1.5:1. Volume to be calculated using the regional facility fee calculation.
 - KDOW approval required prior to MSD Construction Plan approval.
 - MSD floodplain permit required prior to issue of building permits.
 - Increased run off and floodplain mitigation shall be designed so that the floodplain is free to flow in and out of the basin.
 - Lowest finished floor to be at or above 466.9 and lowest machinery to be at or above 467.9.
 - No on-site stormwater mitigation or floodplain compensation to occur within any LG&E easement not vacated.
 - RXR approval required for any work in the ROW prior to MSD construction approval.
 - LG&E approval required prior to MSD construction approval.
 - ACOE approval required prior to MSD construction approval.
 - Increased run off and floodplain mitigation shall be designed so that the floodplain is free to flow in and out of the basins.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 1,135,237 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 35% (397,333 S.F.)
EXISTING TREE CANOPY AREA	= 8% (85,028 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 35% (397,333 S.F.)



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10/2021	Rev per agency comments	TB
2	11/2021	Rev per agency comments	

PROJECT DATA
FILE NAME: 21004-00P
DATE: 10/2021
CHECKED BY: AR

SCALE: AS SHOWN
DRAWN BY: JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTURE
509 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
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CATEGORY 3 SITE PLAN
JOHNSON DEVELOPMENT
GEIL LANE
OWNER/DEVELOPER
TOWER, DEV LLC
P.O. BOX 19527
LOUISVILLE, KY 40259

JOB NO. 21004
SHEET 1 OF 1

SITE ADDRESS:
4052 TOWER ROAD
TAX BLOCK 2022, LOT 0006
D.B. 7309, PG. 0711

SITE ADDRESS:
6560 GEIL LANE
TAX BLOCK 2022, LOT 0005
D.B. 7309, PG. 0711

DEC 13 2021
PLANNING & DESIGN SERVICES

COUNCIL DISTRICT - 2
FIRE PROTECTION DISTRICT - OKOLONA
MUNICIPALITY - LOUISVILLE

21 1157
WM#12361