

UTILITIES NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION SO EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES). WHEN CONTRACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

SANITARY SEWER NOTES

1. THE PROPOSED BUILDING WILL NOT HAVE ANY FACILITIES THAT REQUIRE A PSC CONNECTION
2. 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.
3. SITE IS SUBJECT TO REGIONAL FACILITY FEES.
4. SITE DRAINAGE SHALL BE DIRECTED TO THE S. PRESTON STREET RIGHT-OF-WAY. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL FOR THE INCREASE IN RUN OFF TO THE RIGHT-OF-WAY.
5. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

GENERAL NOTES

1. NO PARKING AREAS ARE TO BE PROVIDED WITH THIS DEVELOPMENT. THE ONLY SITE IMPROVEMENT WILL BE THE ADDITION OF THE NEW BUILDING.
2. NO PORTION OF THE SITE IS WITHIN THE 100-YEAR FLOODPLAIN PER FIRM MAPS No. 21111C0041E & 21111C0042E, BOTH DATED DECEMBER 5TH, 2006.
3. NO DUMPSTERS/REFUSE CONTAINERS OR SERVICE STRUCTURES ARE TO BE PROVIDED WITH THIS DEVELOPMENT.
4. NO ADDITIONAL LIGHTING WILL BE PROVIDED WITH THIS DEVELOPMENT.
5. THERE ARE NO WETLANDS OR FLOODPLAIN RECORDED ON THIS PROPERTY.
6. PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.
7. NO ADDITIONAL WATER SERVICES WILL BE REQUIRED FOR THIS DEVELOPMENT.
8. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
9. COMPATIBLE UTILITIES, IF NEEDED, SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
10. MATERIALS STORED WITHIN THE PROPOSED BUILDING SHALL BE MOVED BY HAND, AND THEREFORE WILL NOT REQUIRE ANY TRUCK MANEUVERING ON THE SITE.
11. IF, DURING CONSTRUCTION, EXISTING SIDEWALKS ARE DAMAGED, RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
12. A RECIPROCAL ACCESS AND CROSSOVER AGREEMENT SHALL BE CREATED AND RECORDED BETWEEN THE ADJOINING PROPERTY OWNERS TO THE EAST.
13. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
14. CONTACT SHALL BE MADE WITH METRO EMERGENCY SERVICES PRIOR TO THE CONSTRUCTION PERMITTING PROCESS TO ESTABLISH AN ADDRESS FOR THE PROPOSED STRUCTURE.
15. CONSTRUCTION WORK SHALL NEITHER IMPACT NOR BE PERMITTED IN THE KYTC STATE RIGHT-OF-WAY.

ADJACENT PROPERTY INFO (1st Tier)

1. PARCEL ADDRESS: 1353 S. Preston Street
FORM/ZONING: TN / OR-2
OWNER INFO: George & Magnolia Pantoja
6803 John Paul Lane
Louisville, KY 40229-1538
8915 / 849
DB/PG:
2. PARCEL ADDRESS: 1420 S. Jackson Street
FORM/ZONING: TW / EZ-1
OWNER INFO: Midwest Sprinkler Corp.
1420 S. Jackson Street
Louisville, KY 40208
8196 / 133
DB/PG:
3. PARCEL ADDRESS: 1419 S. Jackson Street
FORM/ZONING: TW / EZ-1
OWNER INFO: Republic Services of Kentucky, LLC
PO Box 29246
Phoenix, AZ 85038-9246
9442 / 5
DB/PG:
4. PARCEL ADDRESS: 1402 S. Preston Street
PARCEL ADDRESS: N/A (Parcel 032H01700000)
5. PARCEL ADDRESS: N/A (Parcel 032H01560000)T
6. FORM/ZONING: N/A (Expressway R/W)
OWNER INFO: Commonwealth of Kentucky
Department of Highways, District 5
8310 Westport Road
Louisville, KY 40242
DB/PG: ??? / ???

ADJACENT PROPERTY INFO (2nd Tier)

7. PARCEL ADDRESS: 1356 S. Preston Street
FORM/ZONING: TN / OR-2
OWNER INFO: Brooke Realty, LLC
10221 Linn Station Road
Louisville, KY 40223-5609
9473 / 943
DB/PG:
8. PARCEL ADDRESS: 1334 S. Preston Street
FORM/ZONING: N/A (Expressway R/W)
OWNER INFO: Commonwealth of Kentucky
Department of Highways, District 5
8310 Westport Road
Louisville, KY 40242
DB/PG: ??? / ???
9. PARCEL ADDRESS: 1351 S. Preston Street
FORM/ZONING: TN / OR-2
OWNER INFO: 1351 S. Preston Street Land Trust
PO Box 33354
Louisville, KY 40232-3354
9929 / 998
DB/PG:
10. PARCEL ADDRESS: 415 Woodbine Street
FORM/ZONING: TW / EZ-1
OWNER INFO: Steiner-Reck Inc.
415 Woodbine Street
Louisville, KY 40208-2039
5400 / 663
DB/PG:
11. PARCEL ADDRESS: 421 Woodbine Street
FORM/ZONING: TW / EZ-1
OWNER INFO: 427 East Woodbine LLC
429 Woodbine Street
Louisville, KY 40208-2039
9497 / 429
DB/PG:
12. PARCEL ADDRESS: 423 Woodbine Street
FORM/ZONING: TW / EZ-1
OWNER INFO: 427 East Woodbine LLC
429 Woodbine Street
Louisville, KY 40208-2039
9497 / 429
DB/PG:
13. PARCEL ADDRESS: 427 Woodbine Street
FORM/ZONING: TW / EZ-1
OWNER INFO: 427 East Woodbine LLC
429 Woodbine Street
Louisville, KY 40208-2039
9497 / 429
DB/PG:
14. PARCEL ADDRESS: 501 Woodbine Street
FORM/ZONING: TW / EZ-1
OWNER INFO: Spalted Investments LLC
4006 Landherr Drive
Louisville, KY 40299-4470
8398 / 401
DB/PG:
15. PARCEL ADDRESS: 500 Bergman Street
FORM/ZONING: TW / EZ-1
OWNER INFO: Meredith Group Real Estate, LLC
500 Bergman Street
Louisville, KY 40203-2617
11130 / 274
DB/PG:
16. PARCEL ADDRESS: N/A (Parcel 032H01570000)
17. PARCEL ADDRESS: N/A (Parcel 032H01560000)
18. PARCEL ADDRESS: N/A (Parcel 032H01300000)
19. PARCEL ADDRESS: N/A (Parcel 032H01290000)
20. PARCEL ADDRESS: N/A (Parcel 032H01280000)
21. FORM/ZONING: N/A (Expressway R/W)
OWNER INFO: Commonwealth of Kentucky
Department of Highways, District 5
8310 Westport Road
Louisville, KY 40242
DB/PG: ??? / ???
22. PARCEL ADDRESS: 1420 S. Preston Street
FORM/ZONING: TW / EZ-1
OWNER INFO: Ervin K & Nancy Mercer
18209 State Road 60
Borden, IN 47106-8610
5998 / 691
DB/PG:
23. PARCEL ADDRESS: 1426 S. Preston Street
FORM/ZONING: TW / EZ-1
OWNER INFO: Outdoor Systems Inc.
PO Box 404
Broadway, NJ 08808-0404
6234 / 662
DB/PG:
24. PARCEL ADDRESS: 1428 S. Preston Street
FORM/ZONING: TW / EZ-1
OWNER INFO: Mike Lutz
3010 Christiana Woods Court
Louisville, KY 40299-2903
10312 / 730
DB/PG:
25. PARCEL ADDRESS: 1430 S. Preston Street
FORM/ZONING: TW / EZ-1
OWNER INFO: Daniel & Beth Rose
1840 Sherwood Avenue
Louisville, KY 40205-1041
11296 / 327
DB/PG:
26. PARCEL ADDRESS: 1438 S. Preston Street
FORM/ZONING: TW / EZ-1
OWNER INFO: Treasured Real Estate LLC
1200 Falls Trace
Louisville, KY 40223-3745
10146 / 42
DB/PG:



VICINITY MAP
NOT TO SCALE

SITE DATA

| PROJECT DATA | |
|------------------------------------|----------------------------------|
| SITE AREA | 39,712 SF (± 0.91 Ac.) |
| DISTURBED AREA | 5,000 SF |
| NET INCREASE OF IMPERVIOUS SURFACE | 4,080 SF |
| EXISTING FORM DISTRICT | TRADITIONAL NEIGHBORHOOD |
| PROPOSED FORM DISTRICT | TRADITIONAL WORKPLACE |
| EXISTING ZONING | C2 & OR2 |
| PROPOSED ZONING | EZ1 |
| EXISTING USE | VACANT BUILDINGS (TO REMAIN)/LOT |
| PROPOSED USE | OPEN STORAGE BUILDING |

BUILDING INFORMATION

| | |
|---|----------|
| PROPOSED BUILDING (PIPE STORAGE) | 4,080 SF |
| EXISTING VACANT BUILDING (TO REMAIN) | 2,352 SF |
| EXISTING GARAGE (TO REMAIN) | 718 SF |
| TOTAL BUILDING AREA | 7,150 SF |
| MAXIMUM FLOOR AREA RATIO (F.A.R.) ALLOWED | 5.0 |
| PROPOSED F.A.R. | 0.18 |
| MAXIMUM BUILDING HEIGHT ALLOWED | 45'-0" |
| PROPOSED BUILDING HEIGHT | 18'-0" |

SITE DIMENSIONAL REQUIREMENTS (EZ1)

| | |
|---|-------|
| MINIMUM FRONT YARD / STREET SIDE YARD SETBACK | 0 FT |
| MAXIMUM FRONT YARD / STREET SIDE YARD SETBACK | 25 FT |
| SIDE YARD SETBACK | 10 FT |
| REAR YARD SETBACK | 15 FT |

1. PER TABLE 5.2.2: MIXED USE AND NON-RESIDENTIAL STRUCTURES ON CORNER LOTS MAY HAVE A ZERO FRONT YARD & STREET SIDE YARD SETBACK/BUILD-TO LINES IN THESE ZONING DISTRICTS.
2. SEE VARIANCE REQUEST

PARKING REQUIREMENTS

| | |
|-----------------------|---------------------------|
| PROPOSED USE | STORAGE |
| UNIT OF CALCULATION | EMPLOYEES |
| NO. OF EMPLOYEES | 0 |
| MIN. REQUIRED PARKING | 1 SPACE PER 1.5 EMPLOYEES |
| MAX. REQUIRED PARKING | 1 SPACE PER EMPLOYEE |
| TOTAL REQUIRED | 0 |

TREE CANOPY REQUIREMENTS (CLASS A)

| | |
|---|-------------------------|
| TOTAL SITE AREA | 39,712 SF |
| TREE CANOPY TO BE PRESERVED | N/A (NO EXISTING TREES) |
| NEW TREE CANOPY REQUIRED | 10% |
| TREE CANOPY TO BE PLANTED (6 TYPE "A" TREES @ 720 SF) | 4,320 SF |
| TOTAL TREE CANOPY PROVIDED | 4,320 SF, OR 11% |

VARIANCE REQUESTS

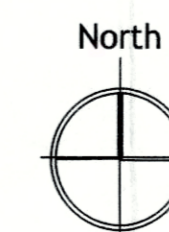
1. A VARIANCE IS REQUESTED TO REDUCE THE REQUIRED 20'-0" REAR YARD SETBACK (LDC 5.2.5.C.3.c) BY 13'-0", THUS RESULTING IN A 7'-0" REAR YARD SETBACK.
2. A VARIANCE IS REQUESTED TO ALLOW THE PROPOSED STORAGE STRUCTURE TO BE PLACED FURTHER THAN 5'-0" AWAY FROM THE RIGHT-OF-WAY LINE OF BOTH S. JACKSON STREET AND S. PRESTON STREET (LDC 5.5.1.A.2).

WAIVER REQUESTS

1. A WAIVER IS REQUESTED TO NOT PROVIDE THE SCREENING REQUIRED BETWEEN THE ACCESSORY STRUCTURE AND SOUTH PRESTON STREET (LDC 5.5.A.1).
2. A WAIVER IS REQUESTED TO NOT PROVIDE THE LANDSCAPE BUFFER AND ASSOCIATED PLANT MATERIAL ALONG THE NORTH PROPERTY LINE THAT IS ADJACENT TO OR-2 ZONING (LDC 10.2.4).

AMENDMENT REQUEST

IT IS REQUESTED THAT THE PLANNING COMMISSION AMEND THE RESTRICTION SET FORTH IN LDC 2.6.1.A.1, WHICH REQUIRES A 200'-0" SETBACK FROM ANY RESIDENTIAL USE ADJACENT TO THE PROPERTY.

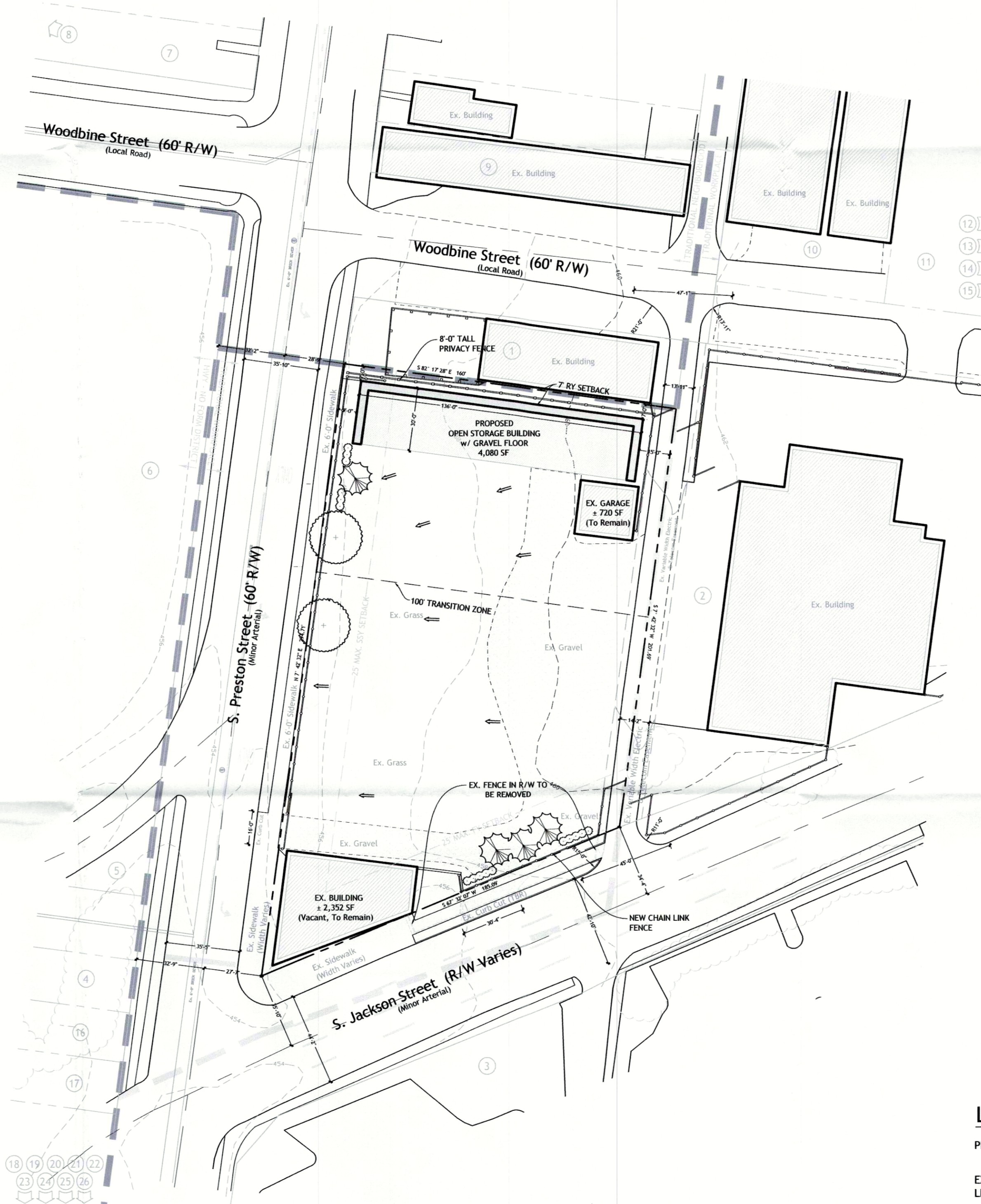


Site Development Plan

full size plot scale: 1"=20'-0"

| OWNER/DEVELOPER | OWNER SOURCE OF TITLE | SITE ADDRESS |
|---|-----------------------|---|
| Midwest Sprinkler Corp. 1420 S. Jackson Street Louisville, KY 40208 | DB 10781 / PG 519 | 1375 S. Preston St. Louisville, KY 40208 (Parcels 023 F001 00000) |

WM# 11800



LEGEND

| | | | |
|--------------------------------|-----|--------------------------|---|
| PROPERTY LINE | --- | EXISTING TREE CANOPY | ○ |
| EXISTING CHAIN LINK FENCE | — | GRAVEL SURFACE | ▭ |
| EX. WOODEN FENCE | — | ROAD CENTERLINE | — |
| EX. / PROP. FORM DISTRICT LINE | — | DRAINAGE ARROW | ← |
| REMOVED FORM DISTRICT LINE | --- | PROPOSED EVERGREEN TREE | ⊗ |
| PROPOSED DECIDUOUS TREE | ○ | PROPOSED EVERGREEN SHRUB | ⊙ |
| PROPOSED PRIVACY FENCE | — | | |

PRELIMINARY APPROVAL

Condition of Approval: _____

Tony Kelly 4-17-19
Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

NOTE: THIS DRAWING IS INTENDED TO BE PLOTTED IN COLOR. IF THIS SHEET APPEARS IN BLACK AND WHITE, IT IS PLOTTED INCORRECTLY. DISCARD AND OBTAIN AN ACCURATE DRAWING.

© 2014 KovertHawkins Architects
ALL RIGHTS RESERVED

403 Woodbine Street
Jeffersonville, IN 47130
812-282-9771 FAX
www.koverthawkins.com

KovertHawkins
architects

| CP | CP | CP |
|-------------|-------------|-------------|
| Drawn | Checked By | Project No. |
| 1 3.4.2019 | 2 3.12.2019 | 1828.01 |
| 2 3.12.2019 | 3 4.15.2019 | Date |
| 3 4.15.2019 | 4 2.1.2019 | 2.1.2019 |

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Emmanuel Udou*
DATE: 4/17/19
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

Midwest Sprinkler Corp.
New Storage Building
1375 S. Preston St.
Louisville, KY

RECEIVED
DP-101 APR 15 2019
DESIGN SERVICES