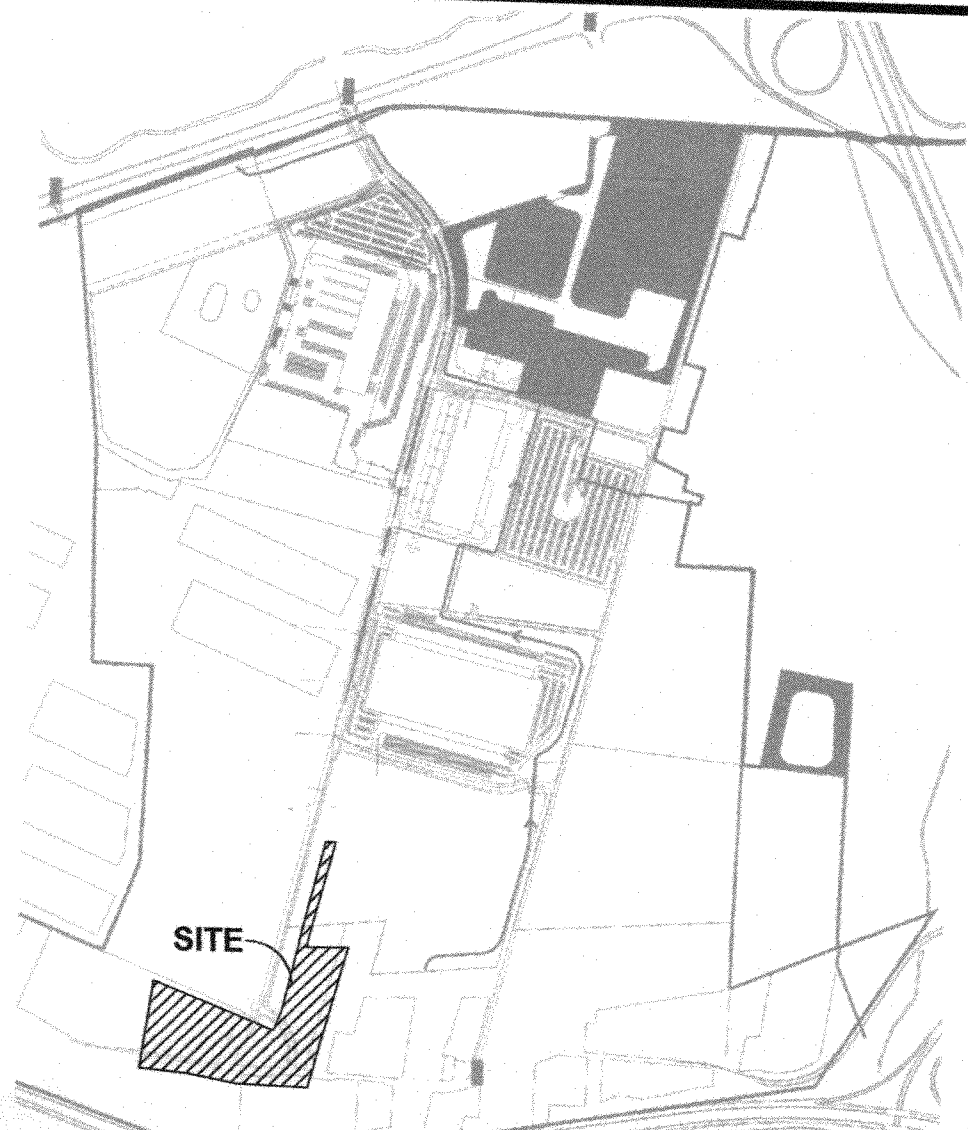
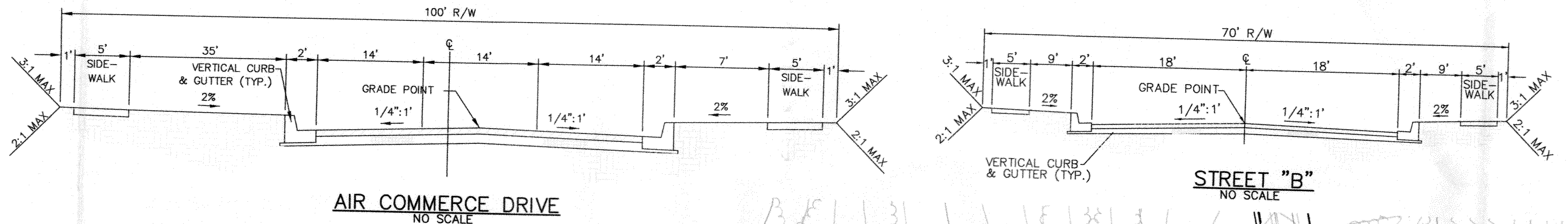


LEGEND

- EXISTING STREETS TO REMAIN
- PROPOSED STREETS
- PROPOSED STORM SEWER
- EXISTING STORM SEWER TO REMAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING SANITARY SEWER TO BE ABANDONED
- HEADWALL
- TEMPORARY CONSTRUCTION ENTRANCE
- DRAINAGE FLOW ARROWS
- SETBACK/ EASEMENT LINE
- LBA/ EASEMENT LINE
- EXISTING TREE AREA



LOCATION MAP
NO SCALE

SITE DATA

EXISTING ZONING: EZ-1
 FORM DISTRICT: SUBURBAN WORKPLACE
 EXISTING USE: VACANT
 PROPOSED USE: INDUSTRIAL
 GROSS SITE AREA: 24.3 AC
 AREA IN PUBLIC R/W: 5.1 AC
 NET SITE AREA: 19.2 AC
 TOTAL NO. OF BUILDABLE LOTS: 3 LOTS

LOT REQUIREMENTS

	STANDARD	EZ-1
MIN. LOT AREA	NONE	NONE
MIN. LOT WIDTH	NONE	NONE
FRONT YARD	25'	25'
STREET SIDE YARD	25'	25'
SIDE YARD	NONE	NONE
REAR YARD	NONE	NONE

TREE CANOPY CALCULATIONS

GROSS SITE AREA: 972,847 SF
 EXISTING TREE CANOPY: 407,291 SF (42%)
 TREE CANOPY TO BE PRESERVED: 0 SF (0%)
 TREE CANOPY REQUIRED: 243,212 SF (25%)
 TREE CANOPY PROPOSED: 243,212 SF (25%)

TREES PROPOSED

TREE CANOPY REQUIREMENTS WILL BE MET BY:
 1) PLANTING STREET TREES
 2) PLANTING TREES ON INDIVIDUAL DEVELOPMENT SITES
 3) BORROWING FROM THE EXISTING TREE CANOPY IN THE CONSERVATION AREA IN THE NORTH WEST CORNER OF THE RENAISSANCE SOUTH BUSINESS PARK. (AN ALTERNATIVE LANDSCAPE PLAN WILL BE SUBMITTED FOR APPROVAL WITH EACH CATEGORY 3 PLAN.)

BENCHMARK (NAVD 88 DATUM)

BM# 1
 MSD GPS CONTROL MONUMENT BT 23-02, ELEVATION 459.81, NAVD 88 DATUM. NORTHEAST CORNER MINORS LANE AND SHADESWOOD AVENUE.
 ELEVATION 459.81

WAIVER REQUEST

1. WAIVER OF LDC 6.2.1 TO NOT PROVIDE SIDEWALKS ALONG THE WEST SIDE OF STREET "B".

RECEIVED

JUL 31 2015
 PLANNING & DESIGN SERVICES

OWNER/DEVELOPER
 LOUISVILLE RENAISSANCE ZONE CORPORATION
 P.O. BOX 9129
 LOUISVILLE, KENTUCKY 40209
 D.B. 9727, PG. 34
 T.B. 649, PG. 6

NOTE:
 ANYTHING HEREIN TO THE CONTRARY NOTWITHSTANDING, THE OWNER HEREBY RESERVES ALL EXCEPTIONS, RIGHTS AND/OR DEFENSES AS A GOVERNMENTAL UNIT, INCLUDING, BUT NOT LIMITED TO ITS RIGHT AND ABILITY TO ASSERT THAT IT IS NOT OBLIGATED TO COMPLY WITH THE ZONING DISTRICT REGULATIONS OR THE SUBDIVISION REGULATIONS.

SUB# 1223
 CASE # 15SUBDIV1009
 RELATED CASES: 15567

GENERAL NOTES

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER PATTERN DEPICTED FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES 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.
- THE DEVELOPMENT LIES IN THE FAIRDALE/ OKOLONA FIRE DISTRICT. CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE OKOLONA FIRE DISTRICT. A STATEMENT ON THE ADEQUACY OF ACCESS TO THE PROPERTIES SHALL BE OBTAINED FROM THE FIRE DISTRICT.
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF PLANNING COMMISSION.
- SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS SHOWN HEREON.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- ALL ROADWAY INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT EFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE.
- ALL STREET NAME SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD) REQUIREMENTS AND INSTALLED PRIOR TO OCCUPANCY OF THE FIRST RESIDENCE ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE.
- ALL PUBLIC STREETS SHALL HAVE CURB AND GUTTER.
- SIDEWALKS TO BE PROVIDED IN ACCORDANCE WITH CHAPTER 6.2.1 OF THE METRO LOUISVILLE LAND DEVELOPMENT CODE.
- NO DIRECT ACCESS TO LOT 2 FROM SOUTH PARK ROAD.
- SIDEWALKS ALONG PUBLIC RIGHT-OF-WAYS ABUTTING LOT 1 AND LOT 2 WILL BE PROVIDED AS DEVELOPMENT OCCURS ON THOSE LOTS.
- THE NEED FOR PAVEMENT WIDENING TO AIR COMMERCE DRIVE TO BE ADDRESSED BASED ON FUTURE TRAFFIC DEMAND.
- USACOE APPROVALS HAVE BEEN OBTAINED. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A DEPARTMENT OF THE ARMY (DA) PERMIT NO. LRL-2011-52-MDH FOR WETLAND AND STREAM IMPACTS, DATED JANUARY 25, 2013.
- ALL EXISTING BUILDINGS, DRIVES, ETC. WITHIN THE SUBDIVISION LIMITS SHALL BE REMOVED.
- INCREASED RUNOFF VOLUME COMPENSATION HAS BEEN PROVIDED OFF-SITE AT A 1.5:1 RATIO AS REQUIRED BY MSD.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THIS PROJECT WAS A PART OF THE AREA-WIDE RE-ZONING UNDER CASE # 15567.
- A PORTION OF THIS SITE LIES WITHIN THE LOCAL REGULATORY FLOODPLAIN.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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.

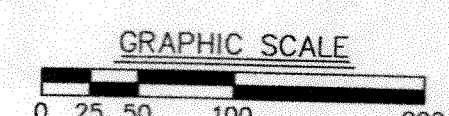
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

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 FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT 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, SWALE, OR CATCH BASIN.



SABAK, WILSON & LINGO, INC
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 THE HENRY CLAY
 608 S. THIRD STREET,
 LOUISVILLE, KENTUCKY 40202
 (502) 584 - 8271

SHEET TITLE: PRELIMINARY SUBDIVISION PLAN
 PROJECT TITLE: RENAISSANCE SOUTH BUSINESS PARK - SEC. 3
 2311 SOUTH PARK ROAD
 LOUISVILLE, KENTUCKY 40209

JOB NO.: 2504-8
 SCALE: 1"=100'
 DATE: 7/30/15
 DRAWING NO.:

PSP