

GENERAL NOTES

1. TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY BENTLEY LAND SURVEYING, 2527 NELSON MILLER PKWY, STE 006, LOUISVILLE, KY 40223.
2. THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
3. CONSTRUCTION PLANS AND BONDS ARE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY PRIOR TO METRO PUBLIC WORKS CONSTRUCTION APPROVAL AND ISSUANCE OF METRO PUBLIC WORKS ENCROACHMENT PERMIT.
4. CONSTRUCTION PLAN REVIEW AND APPROVAL BY CITY OF JEFFERSONTOWN IS REQUIRED.
5. ALL CONSTRUCTION TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
6. ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
7. ALL WALKS ARE MINIMUM 5' WIDE, UNLESS OTHERWISE NOTED ON PLAN, WITH HANDICAP RAMPS AS REQUIRED.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION AND DEMOLITION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
9. ALL BUILDINGS WILL BE EQUIPPED WITH A FIRE SUPPRESSION SYSTEM. IF REQUIRED BY THE BUILDING CODE.
10. ALL SITE LIGHTING SHALL CONFORM TO REGULATIONS OF CHAPTER 4.1.3 OF THE LAND DEVELOPMENT CODE (LDC).
11. PLANTINGS SHOWN ARE CONCEPTUAL AND WILL BE REFINED IN SUBSEQUENT DESIGN PHASES.
12. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
13. FUTURE VEHICULAR AND PEDESTRIAN CONNECTIONS TO ADJACENT NON-RESIDENTIAL SITES WILL BE REQUIRED PER LDC CHAPTER 5.9.2 IF ADJACENT SITES ARE TO BE DEVELOPED / REDEVELOPED.

JEFFERSONTOWN NOTES

1. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, ALL APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (LDC) AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE LAND DEVELOPMENT CODE. ANY CHANGES/ADDITIONS/ALTERATIONS OF THE PLAN SHALL BE SUBMITTED TO THE CITY OF JEFFERSONTOWN FOR REVIEW AND APPROVAL; ANY CHANGES/ADDITIONS/ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
2. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
3. BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
 - 3.1. THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE CITY OF JEFFERSONTOWN (10416 WATKINSON TRAIL) AND METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY).
 - 3.2. ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE LOUISVILLE METRO PUBLIC WORKS DEPARTMENT.
4. ANY AREA PROPOSED TO BE USED FOR OUTDOOR SALES, DISPLAY, OR STORAGE IN ACCORDANCE WITH SECTION 4.4.8 SHALL BE ACCURATELY DELINEATED ON THE DEVELOPMENT PLAN.
5. ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
6. DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTER 10.2.

MSD NOTES

1. MSD SANITARY SEWERS ARE AVAILABLE FOR A NEW CONNECTION, FEES WILL APPLY.
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. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MUST CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
4. DETENTION IS PROVIDED OFF SITE IN THE REGIONAL DETENTION BASIN. JEFFERSONTOWN APPROVAL AND CAPACITY SHALL BE VERIFIED TO THE REGIONAL DETENTION BASIN PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
5. SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
6. SITE IS SUBJECT TO MSD PLAN REVIEW FEES.

WAIVER REQUESTS

1. JEFFERSONTOWN LDC 5.9.2.A.1.b.i: TO ALLOW FOR NO SIDEWALK CONNECTION FROM PUBLIC R/W TO THE BUILDING.
2. JEFFERSONTOWN LDC 5.6.1.B.1.a.i: TO ALLOW FOR THE ENTRY DOOR TO BE LOCATED ON THE SIDE OF THE BUILDING FACING THE PARKING LOT AND NOT HAVE A GLASS DOOR OR GLAZING FACING THE STREET.

BUILDING DATA

FRONT AND STREET-SIDE SETBACK: 25'
 BUILDING HEIGHT: 25'
 GROSS BUILDING FOOTPRINT: 4,920 SF

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. AN 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 MSD. EPSC BMP'S SHALL BE INSTALLED AND MAINTAINED PER PLAN AND MSD STANDARDS.
2. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
3. 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.
4. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS POSSIBLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
5. SEDIMENT LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO DISCHARGE INTO A STREAM, POND, SWALE, CATCH BASIN OR PUBLIC RIGHT OF WAY.
6. CONCRETE WASH OUT PIT TO BE PLACED ON SITE AT CONTRACTORS DISCRETION

GRAPHIC LEGEND

- PROPERTY LINE
- ▭ PROPOSED BUILDING / RETAINING WALL
- - - - PROJECT LIMIT OF DISTURBANCE
- - - - EASEMENT
- DRAINAGE ARROW
- XXX EXISTING CONTOUR
- - - - PROPOSED CONTOUR
- EXISTING TREE MASS

SITE DATA

11101 PLANTSIDE DRIVE
 OWNER: DIXIE REAL PROPERTIES LLC
 PARCEL ID: 23690450000
 NEIGHBORHOOD: 72

MUNICIPALITY: JEFFERSONTOWN
 FIRE PROTECTION DISTRICT: JEFFERSONTOWN
 EXISTING USE: VACANT
 PROPOSED USE: WAREHOUSE / STORAGE

ZONING: PLANNED EMPLOYMENT CENTER
 DISTRICT (PEC)
 FORM DISTRICT: SUBURBAN WORKPLACE
 PLAN CERTIAN #: 09-096-79
 SUBDIVISION NAME: HOLLOWAY INDUSTRIAL PARK
 SECTION 2
 PLAT BOOK - PAGE: 38-072

SITE AREA: 1.27 ACRES
 SITE DISTURBANCE: 42,867 SF (98 ACRES)
 EXISTING IMPERVIOUS: 0 SF (0 ACRES)
 PROPOSED IMPERVIOUS: 17,671 (.40 ACRES)
 TOTAL IMPERVIOUS: 17,671 (.40 ACRES)
 F.A.R.: 0.09
 PERCENT BUILDING COVERAGE: 9%

PARKING REQUIREMENTS

USE: WAREHOUSE
 MINIMUM SPACES REQUIRED: 1 PER 1.5 EMPLOYEES (6) = 4 SPACES
 MAXIMUM SPACES REQUIRED: 1 PER EACH EMPLOYEE (6) = 6 SPACES
 SPACES PROVIDED: 6 (INCLUDING 1 HANDICAP SPACE)

LANDSCAPE REQUIREMENTS

TREE CANOPY REQUIREMENTS
 FORM DISTRICT: SUBURBAN WORKPLACE
 LAND USE: INDUSTRIAL
 TREE CANOPY CLASS: 'B'
 SITE AREA: 55,321 SF

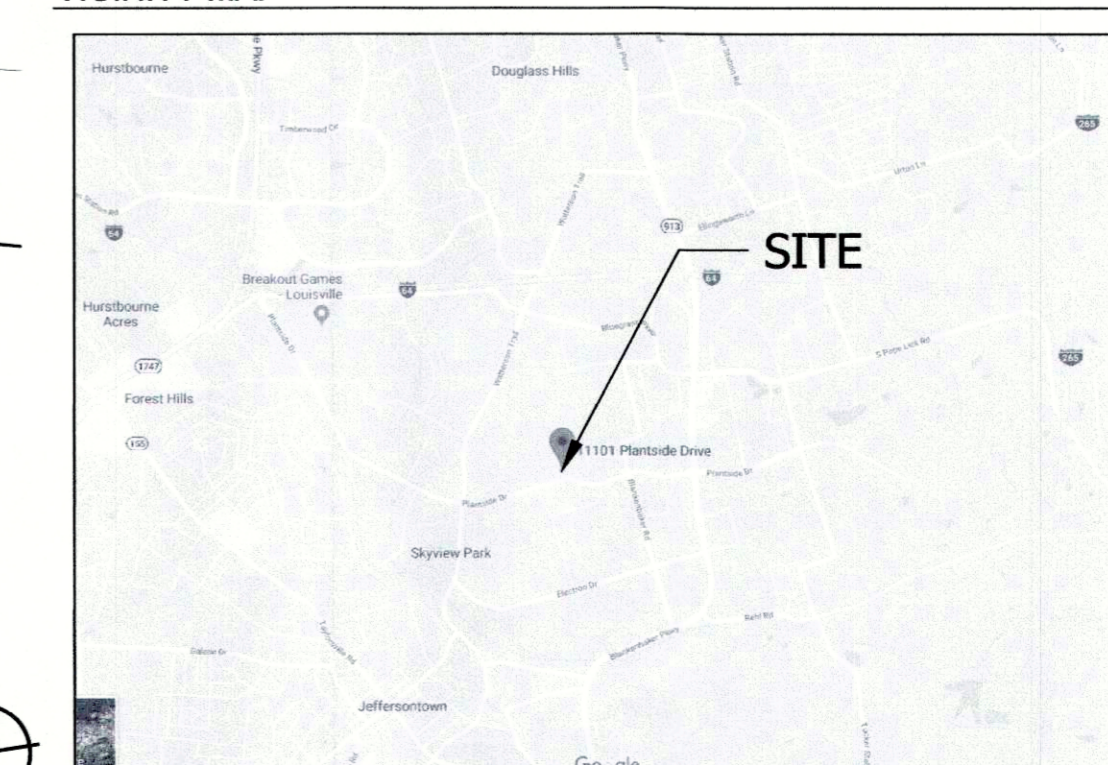
PRESERVED TREE CANOPY COVERAGE AREA: 6,600 SF (12%)
 TOTAL TREE CANOPY COVERAGE AREA REQUIRED: 10%
 55,321 SF x .10 = 5,532 SF TOTAL TREE CANOPY COVERAGE REQUIRED

PROPOSED TREES: THREE (3) 2" CAL. TYPE 'A', FIVE (5) 2" CAL. TYPE 'B', AND ONE (1) 2" CAL. TYPE 'C' TREES
 (3x720) + (5x432) + (1x106) = 4,426 SF
 TOTAL TREE CANOPY COVERAGE PROVIDED: 6,600 + 4,426 = 11,026 (20%)

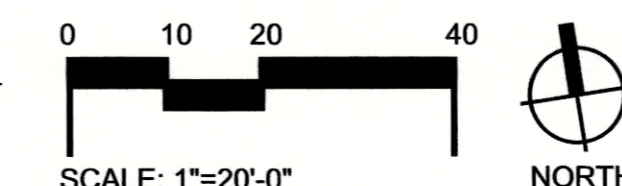
VEHICLE USE AREA SUMMARY
 TOTAL VUA: 10,571 SF
 VUA LANDSCAPE BUFFER AREA: 10' BETWEEN VUA AND PLANTSIDE DRIVE
 REQUIRED: 1 TYPE 'A' TREE PER 50 LINEAR FEET OF BOUNDARY.
 145 LF OF BOUNDARY = 3 TREE REQ.
 3 TREE PROVIDED
 VUA GREATER THAN 50' FROM ADJACENT R/W = NO ADDITIONAL LANDSCAPE REQUIREMENTS
 REQUIRED INTERIOR LANDSCAPE AREA (ILA): 0% (VUA CONTAINS LESS THAN 10 PARKING SPACES)

LANDSCAPE BUFFER AREA
 15' WIDE LBA SHALL BE MAINTAINED AT ALL SIDE AND REAR PROPERTY LINES. THE LANDSCAPE STRIP SHALL BE PLANTED WITH A NUMBER OF LARGE (TYPE A) OR MEDIUM (TYPE B) TREES EQUAL TO 1 TREE / 75 LINEAL FEET OF BOUNDARY.

VICINITY MAP



RECEIVED
 JUL 15 2019
 PLANNING & DESIGN SERVICES



CASE #: 19-DDP-0018 WM#: 12004

WikiWoo
 Warehouse

11101 Plantside Drive
 Louisville, KY 40299

Owner:
WikiWoo, LLC
 7900 Shelbyville Road
 Louisville, Kentucky 40222
 502.715.1555

Landscape Architect/Civil Engineer:
CARMAN
 400 East Main Street, Suite 106
 Louisville, Kentucky 40202
 502.742.6581

Contractor:
Tom Harris
 Harris Construction Services
 1101 Best Wood Place Court
 Louisville, KY 40207

NOT FOR CONSTRUCTION
 DEVELOPMENT PLAN

SUBMITTED 06/17/2019

DRAWN BY: TAE
 APPROVED BY: JLC
 PROJECT NUMBER: 19.122
 REVISIONS:

CARMAN

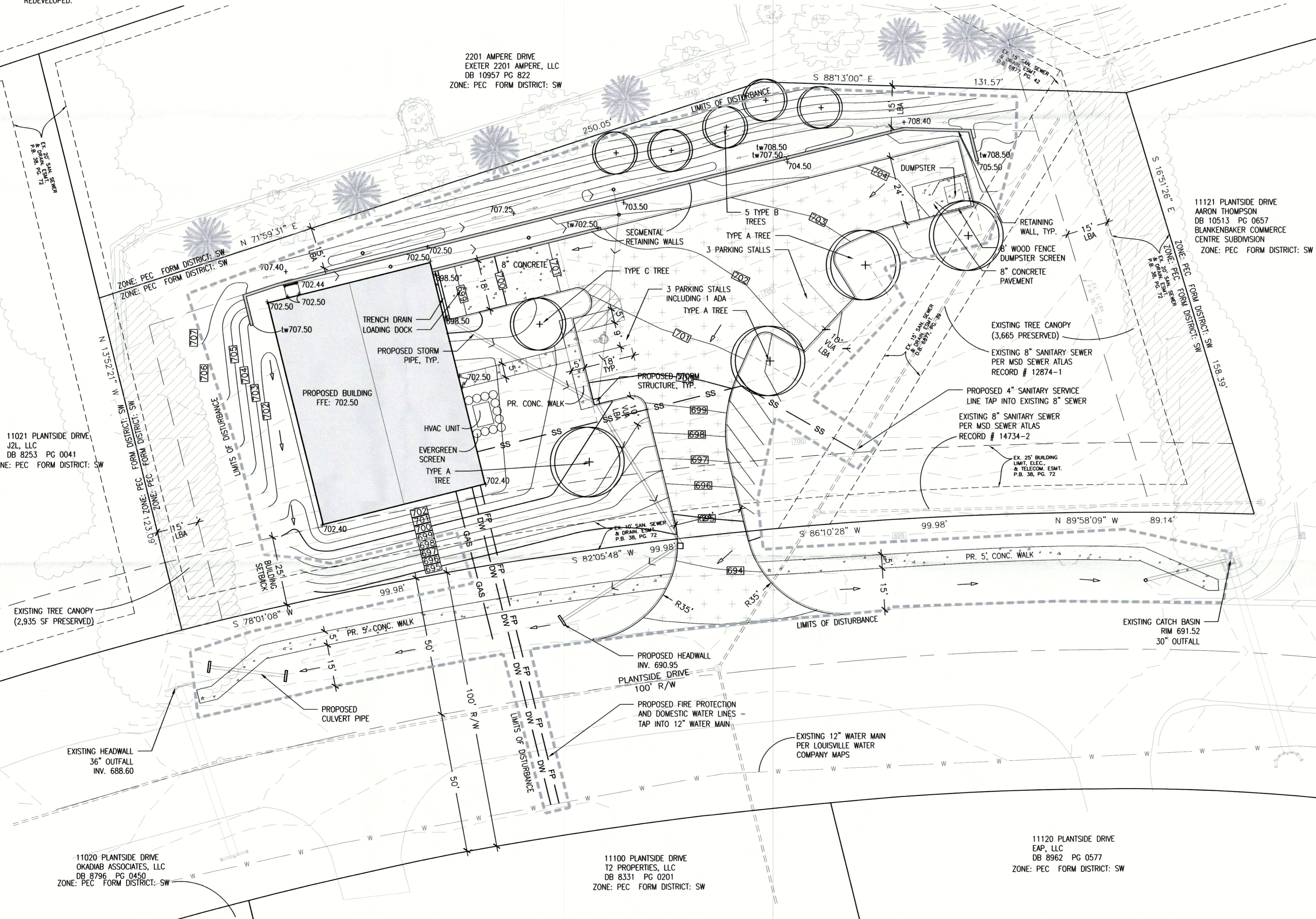
LANDSCAPE ARCHITECTURE
 URBAN PLANNING
 CIVIL ENGINEERING

COPYRIGHT NOTICE: THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH CARMAN. NO OTHER USE, DISSEMINATION OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF CARMAN. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

SHEET TITLE:
DETAILED DISTRICT DEVELOPMENT PLAN

SHEET NUMBER:

DP1.0



(A) DETAILED DISTRICT DEVELOPMENT PLAN