

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 MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD 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 THE 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 THROUGHOUT WITH THE USE OF SILT FENCE.

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

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY 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, SWALE OR CATCH BASIN.

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

PUBLIC WORKS:

CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL. A DAMAGE BOND MAY BE REQUIRED FOR ANY ROAD DAMAGES OCCURRING DURING CONSTRUCTION.

METROPOLITAN SEWER DISTRICT (MSD) NOTES:

MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAIN THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICT'S WATERSHED COORDINATOR AT 1-502-540-6220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE AN INSPECTION.

SANITARY SEWER NOTE:

SEWERS ARE BY CONNECTION AND ARE SUBJECT TO ALL APPLICABLE FEES. WASTEWATER IS TO BE TREATED AT THE FLOYDS FORK WWTP. SITE SUBJECT TO MSD RECAPTURE FEES.

UTILITY PROTECTION NOTE:

ALL UTILITIES ON THIS PLAN ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. PRIOR TO ANY EXCAVATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY PROTECTION CENTER (BUD) AT 1-800-752-6007, WHICH WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF THE BELOW GROUND UTILITIES. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

DETENTION NOTE:

DETENTION WILL BE PROVIDED FOR THIS PARCEL IN THE ON-SITE DETENTION BASIN

AIR POLLUTION NOTE:

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

FLOOD NOTE:

FLOOD PLAIN DETERMINATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS LATEST REVISIONS AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE AS INDICATED BY F.E.M.A. MAP NO. 21111C0109E, DATED DECEMBER 5, 2006.

REQUESTED WAIVERS:

Sidewalk Waiver

SQUARE FOOTAGE CALCULATIONS:

EXISTING BUILDINGS: = 55,810 SQ FT
PROPOSED BUILDING: = 137,500 SQ FT
INCREASE: = 41%
TOTAL FLOOR AREA: = 137,500 SQ FT
FLOOR AREA RATIO: = .31

LANDSCAPE REQUIREMENTS

V.U.A. (SQ. FT.): 42,221 SQ. FT.
7.5% REQUIREMENT: 3,167 SQ. FT.
I.L.A. PROVIDED: 3,288 SQ. FT.
V.U.A. INTERIOR LANDSCAPE
1 MED. OR LARGE TREE PER/ 4,000 SQ FT
42,221 SQ FT / 4000 = 11 TREES
TREES PROVIDED = 13
*EXISTING BUILDINGS BASED ON 1997 CONDITIONS

TREE CANOPY REQUIREMENTS

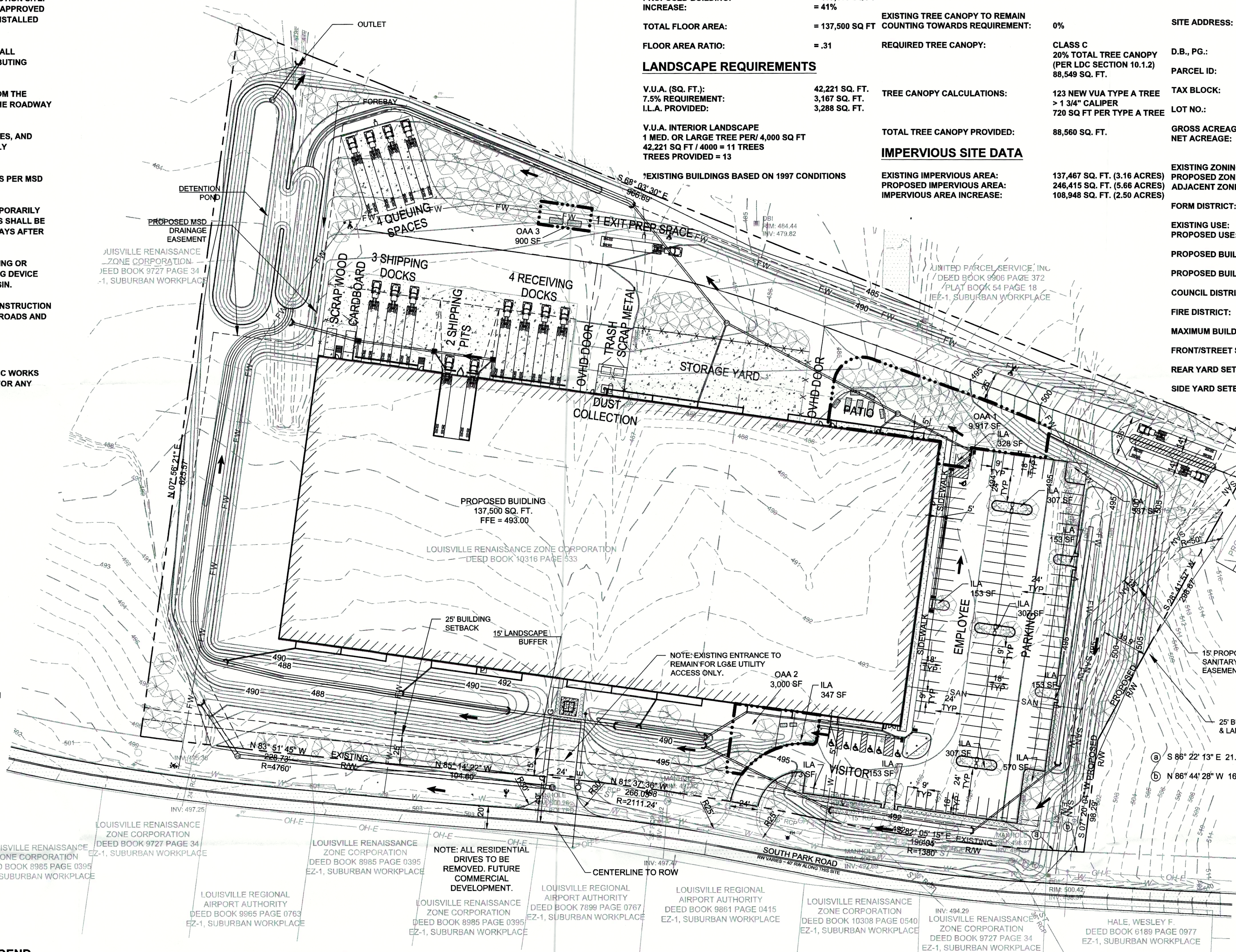
TOTAL AREA: 442,744 SQ FT
EXISTING TREE CANOPY: 3%
EXISTING TREE CANOPY TO REMAIN COUNTING TOWARDS REQUIREMENT: 0%
REQUIRED TREE CANOPY: CLASS C
20% TOTAL TREE CANOPY (PER LDC SECTION 10.1.2)
88,549 SQ. FT.
TREE CANOPY CALCULATIONS:
123 NEW VUA TYPE A TREE
> 1 3/4" CALIPER
720 SQ FT PER TYPE A TREE
TOTAL TREE CANOPY PROVIDED: 88,560 SQ. FT.

IMPERVIOUS SITE DATA

EXISTING IMPERVIOUS AREA: 137,467 SQ. FT. (3.16 ACRES)
PROPOSED IMPERVIOUS AREA: 246,415 SQ. FT. (5.66 ACRES)
IMPERVIOUS AREA INCREASE: 108,948 SQ. FT. (2.50 ACRES)

SITE DATA

OWNER/ DEVELOPER: LOUISVILLE RENAISSANCE ZONE CORPORATION
PO BOX 9129
LOUISVILLE, KY 40209-0129
SITE ADDRESS: 2311 SOUTH PARK RD
LOUISVILLE, KY 40219
D.B., PG.: 10316, 533
PARCEL ID: 0649-0006-0000
TAX BLOCK: 0006
LOT NO.: 0649
GROSS ACREAGE: 10.16 ACRES
NET ACREAGE: 10.16 ACRES
EXISTING ZONING: EZ-1
PROPOSED ZONING: EZ-1
ADJACENT ZONING: EZ-1
FORM DISTRICT: SUBURBAN WORKPLACE
EXISTING USE: VACANT LAND
PROPOSED USE: OFFICE/MANUFACTURING
PROPOSED BUILDING AREA: 137,500 SQ. FT. = 3.16 ACRES
PROPOSED BUILDING HEIGHT: 34'
COUNCIL DISTRICT: 13
FIRE DISTRICT: FAIRDALE, OKOLONA
MAXIMUM BUILDING HEIGHT: 50'
FRONT/STREET SIDE YARD SETBACK: 25'
REAR YARD SETBACK: 0'
SIDE YARD SETBACK: 0'

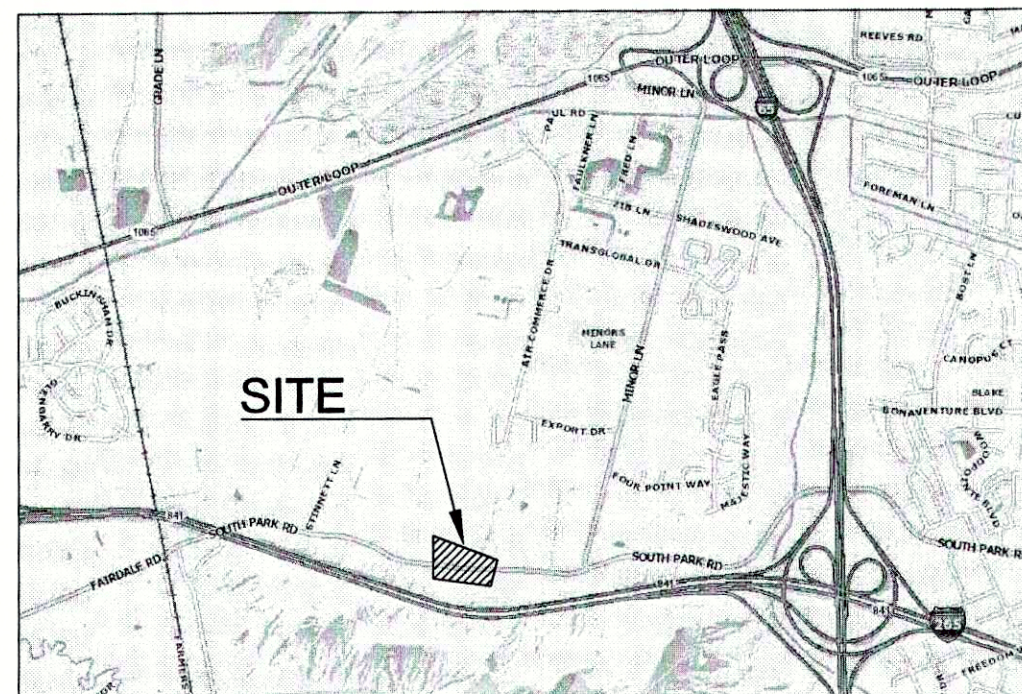


NOTE: AIR COMMERCE RIGHT OF WAY DEDICATION DESIGNED BY SABAK, WILSON & LINGO
PRELIMINARY APPROVAL
Condition of Approval:
Development Review
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

BY: [Signature]
DATE: 7/24/15
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

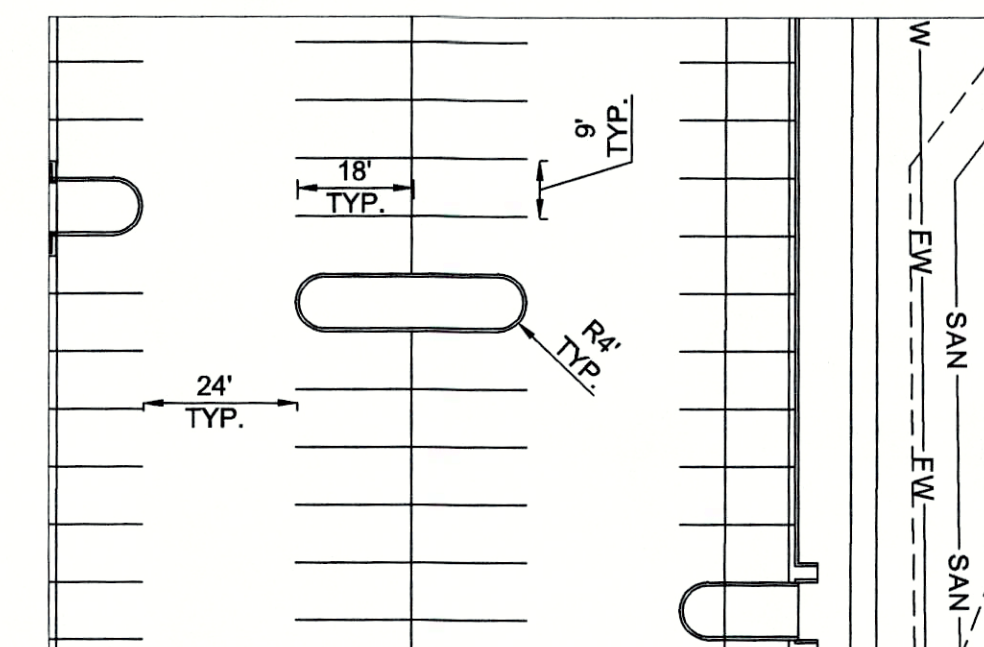
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PLANNING & DESIGN SERVICES



LEGEND

EXISTING STORM ST
EXISTING SANITARY SAN
EXISTING ELECTRIC OH-E
EXISTING WATER W
BOUNDARY LINE
EASEMENT
OUTDOOR AMENITIES
FLOW ARROW
SHIPPING & RECEIVING ACCESS
VEHICULAR USE AREA
EXISTING ROAD TO BE DEMOLISHED
PROPOSED TREE
PARK BENCH
PICNIC TABLE

TYPICAL PARKING SPACES AND AISLES:



PARKING CALCULATIONS:

MIN ALLOWABLE OFFICE
MAX ALLOWABLE OFFICE
MIN ALLOWABLE MANUFACTURING
MAX ALLOWABLE MANUFACTURING
MIN ALLOWABLE TOTAL
MAX ALLOWABLE TOTAL
SPACES PROVIDED
= 124 STANDARD SPACES
= 8 H/C SPACES
= 132 TOTAL SPACES

BICYCLE PARKING CALCULATIONS:

REQUIRED SHORT TERM: NONE REQUIRED PER LDC
REQUIRED LONG TERM: 2
SPACES PROVIDED:
SHORT TERM (PROVIDED OUTSIDE BUILDING) = 2 SPACES
LONG TERM (PROVIDED INSIDE BUILDING) = 2 SPACES

CATEGORY 3 DISTRICT DEVELOPMENT PLAN

GRAPHIC SCALE: SUPERCEDES NUMERIC SCALE
0 25' 50' 100'
SCALE: 1" = 50'



PRELIMINARY RUNOFF:

EXISTING RUNOFF: 2.907 IN; 107,213 CU. FT. 10 YR
4.490 IN; 165,595 CU. FT. 100 YR
PROPOSED RUNOFF: 3.394 IN; 125,174 CU. FT. 10 YR
5.040 IN; 185,879 CU. FT. 100 YR
REQUIRED DETENTION 100 YR: 20,284 CU. FT.
DETENTION VOLUME PROVIDED: 22,150 CU. FT.
FOREBAY VOLUME PROVIDED: 3,500 CU. FT.
TOTAL DETENTION VOLUME PROVIDED: 25,650 CU. FT.

OUTDOOR AMENITIES CALCULATIONS:

BUILDING FOOTPRINT: = 137,500 SQ FT
10% AMENITIES REQUIREMENT: = 13,750 SQ FT
AREA PROVIDED TO INCLUDE OUTDOOR SEATING USING BENCHES AND PICNIC TABLES.
OAA 1: 9,917 SQ FT
MINIMUM SEATING REQUIRED: = 50 SEATS
OUTDOOR SEATING PROVIDED: = 52 SEATS
OAA 2: 3,000 SQ FT
MINIMUM SEATING REQUIRED: = 15 SEATS
OUTDOOR SEATING PROVIDED: = 16 SEATS
OAA 3: 900 SQ FT
MINIMUM SEATING REQUIRED: = 5 SEATS
OUTDOOR SEATING PROVIDED: = 6 SEATS
TOTAL AREA PROVIDED: = 13,817 SQ FT
TOTAL SEATING PROVIDED: = 74 SEATS

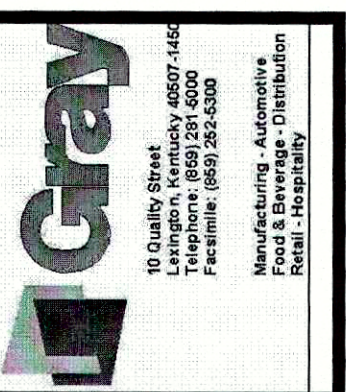
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LOUISVILLE, KENTUCKY

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LOUISVILLE, KENTUCKY



REV.	DATE	BY	CHKD.
1	7/24/15	TWS	PRG

COMM: 2015.046
MADE BY: TWS
CHECKED: PRG
DATE: 7/24/2015
DISTRICT DEVELOPMENT PLAN
DRAWING NO. B/D PKG.
DDP.1