

DEVELOPMENT NOTES

- EXISTING SITE AND BOUNDARY INFORMATION SHOWN HEREIN, TAKEN FROM RECORD DRAWING INFORMATION AND LOGIC MAPPING.
- THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT "BUD" TOLL FREE 1-800-752-6007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
- SANITARY SEWER FLOW FROM THIS PROJECT WILL BE TREATED AT THE MORRIS FARMAN WATER QUALITY TREATMENT CENTER.
- ELECTRIC SERVICE TO BE PROVIDED BY LOUISVILLE GAS AND ELECTRIC CO.
- WATER SERVICE TO BE PROVIDED BY LOUISVILLE WATER CO.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED FOR WORK IN THE RIGHT-OF-WAY PRIOR TO METRO PUBLIC WORKS CONSTRUCTION APPROVAL.
- SUBJECT PROPERTY IS IN LOUISVILLE FIRE DISTRICT #3. FIRE DISTRICT APPROVAL REQUIRED PRIOR TO METRO PUBLIC WORKS CONSTRUCTION APPROVAL.
- NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM PANEL 21111C0155D, FEBRUARY 2, 1994.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS GENERATOR PADS TO BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTIBLE WARNINGS FOR RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
- ALL SIDEWALKS, PEDESTRIAN RAMPS, LANDINGS, AND CROSSWALKS, ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (A.D.A.).
- DEVELOPED 100 YEAR PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED 10 YEAR PEAK FLOWS.
- 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 MANAGEMENT PRACTICES.

Site Development Data

Location: 354 Farmington Avenue
Inst. No. DB 9661 PG 956
Tax Block, Lot, Sublot: 056F 0015 0000
Gross Area: 5.23 Acres
Tax Block, Lot, Sublot: M3
Form District: SW
Plan Certain #: 14645
Enterprise Zone: Yes
Existing Use: Auto Salvage
Proposed Use: Mini-Storage

Density and Floor Area Ratio

Ex. Buildings to be Removed 3,800 S.F.
Existing Office to Remain 748 S.F.
Warehouse 87,950 S.F.
Gross Floor Area: 88,698 S.F.
F.A.R. 0.32
Max Allowed F.A.R. 4.0

Dimensional Standards

Building Setbacks: Min 25' Perimeter Buffering
Front: none 15' LBA when parking adjacent to ROW
Side: none 50' LBA when adjacent to Residential
Rear: none
Height of Building: 15'

Tree Canopy

Class C Tree Canopy Category 227,976 S.F.
Gross Site Area 0 S.F.
Existing Tree Canopy 0.0 %
Ex. Tree Canopy % 0.0 %
New Tree Canopy Required % 20.0 %
New Tree Canopy Area Required 45,595 S.F.
New Tree Canopy Provided 0 S.F.
Tree Canopy Provided 45,900 S.F.
% Tree Canopy Provided 20.1 %

Tree Canopy Breakdown
Street Trees = 25% Tree Canopy Bonus
19 Type A Trees @ 1-3/4" cal. (720 S.F.) 17,100 S.F.
LBA Trees
40 Type A Trees @ 1-3/4" cal. (720 S.F.) 28,800 S.F.
TOTAL TREE CANOPY 45,900 S.F.

Impervious Areas

Site Area	227,976 S.F.	5.23 Acres	C Factor
Existing Conditions			
Pervious	0 S.F.	0.00 Acres	0.30
Impervious	227,976 S.F.	5.23 Acres	0.90
Proposed Conditions			
Pervious	39,491 S.F.	0.91 Acres	0.30
Impervious	188,485 S.F.	4.33 Acres	0.90
		Proposed Composite C Factor	0.80

LEGEND

- Property Line
- Existing Fence
- Existing Sewerline
- Property Line to be Consolidated
- Wood/Vinyl Fence
- Existing Contours
- Flow Arrow
- Ex. Overhead Electric

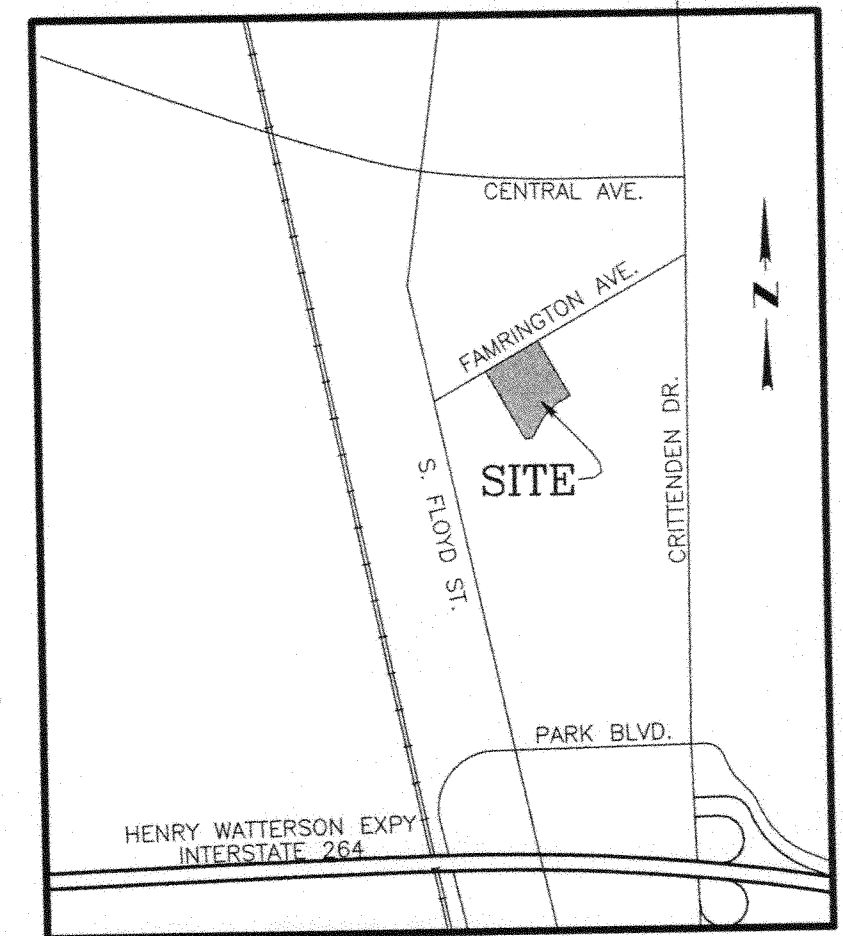
PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

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

GRAPHIC SCALE 1"=50'

0 50 100 150



VICINITY MAP

Building Summary

Office 748 S.F.
Building 1 2400 S.F.
Building 2 10200 S.F.
Building 3 13500 S.F.
Building 4 11100 S.F.
Building 5 6800 S.F.
Building 6 15300 S.F.
Building 7 6600 S.F.
Building 8 9600 S.F.
Building 9 2550 S.F.
Building 10 5850 S.F.
Building 11 2550 S.F.
Building 12 1500 S.F.
TOTAL: 88698 S.F.

IL A Requirements

Vehicle Use Area 2,091 S.F.
VUA < 6,000 sq. ft. or containing < 10 parking spaces 0%
No ILA Required

Parking Summary

Warehouse	Min	Max
ISP/1.5EMP	1	1
Employees	1	1
Customers	1	1
Total Spaces Required	2	3
Spaces Provided	2	3
	2 spaces	1 ADA spaces
	3 Total	
Long Term Bicycle Parking (To be provided in interior Office)	1	spaces



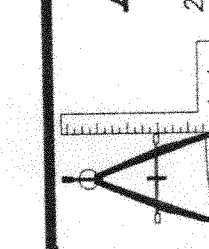
RECEIVED
JUL 13 2015
PLANNING &
DESIGN SERVICES

PROJECT REFERENCES

Planning & Zoning Related Cases:
Plan Certain 14645
Minor Plat 16575
PLANNING & DESIGN CASE #: 15DEVPLAN1040
MSD WATER MANAGEMENT #: 10301

REVISION	DATE
1	
2	
3	
4	

ALEX ROSENBERG P.E.
Civil Engineering & Land Development Services
2518 Heritage Way
Louisville, Kentucky 40242
(502) 817-4444 Cell
(502) 284-2283 Cell



ACCOUNT: 2014-456	DATE: 5-25-2015
DESIGNED BY: AMR	CHECKED BY: AMR
APPROVED BY: AMR	

Ed Evans & TJBE Properties
3014 Rexford Way
Louisville, KY 40205

24/7 STORAGE
MINI WAREHOUSE
354 Farmington Ave.
Louisville, Kentucky 40209

DEVELOPMENT
PLAN

DRAWING
1
SHEET
OF 1