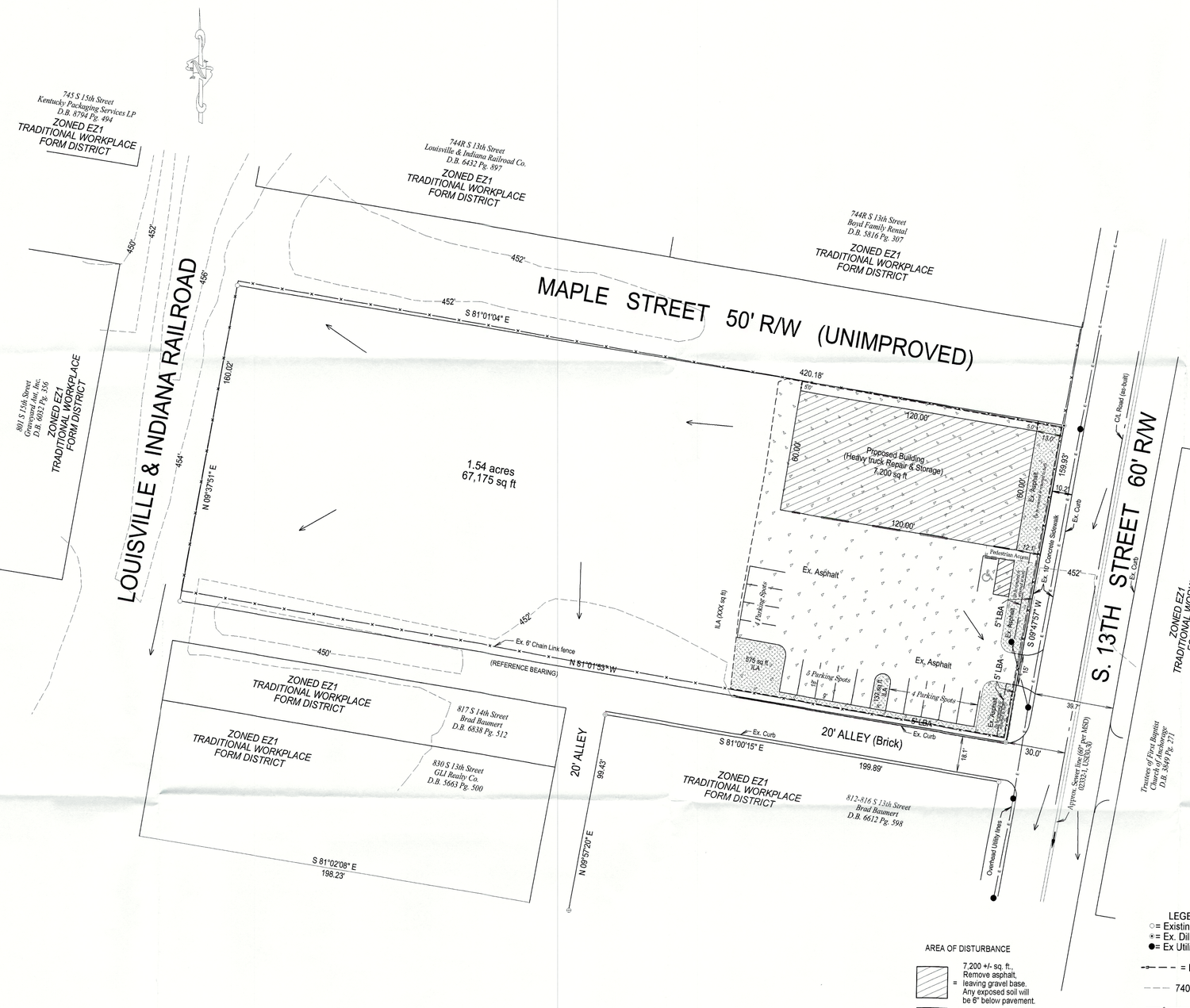
GENERAL NOTES:

1. Title Examination may reveal roads and easements no shown hereon.
2. Property is subject to any restrictions or easements either implied or of record.
3. Adjoiners information was taken from the Jefferson Co. Tax Office.
4. Reference of Meridian was taken from Record Deed.
5. Total Acreage is 1.54.
6. Property and adjoining areas are not located in the 100 year flood area as located by F.E.M.A. Map No. 21111C0041E Dated Dec. 5, 2006.
7. No increase in drainage run off to state roads.
8. There should be no commercial signs on the right of way.
9. There should be no landscaping in the right of way without an encroachment permit.
10. Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
11. An encroachment permit and bond will be required for any work done in the right of way.
12. Compatible lines (e.g. Electric, Phone, Cable) shall be placed in a common trench when possible.
13. Countours shown per LOJIC map and Drainage arrows based on said contours.
14. Areas of existing asphalt that are in need of repair are to be repaved.
15. Existing fence to remain and gates to remain open during hours open to the public.
16. All retail shops must have individual connections per MSD's fats, oil and grease policy.
17. Sanitary sewer service provided by existing PSC, subject to Fee's and any applicable charges.
18. This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan the area of disturbance is at 9,737 S.F.

REQUESTED RELIEF:
WAIVER:

1. A waiver of the Land Development Code section 5.5.1.A.1a requiring principle building entrance face S 13th St.
2. A waiver of the Land Development Code section 5.6.1.A.1 requiring animating features along 50% of the facade.
3. A waiver of the Land Development Code section 5.5.1.3.b. requiring vehicular and parking access to alley.



LOCATION MAP
No Scale

SITE DATA

LOCATION = 800-810 S. 13TH STREET
DEED BOOK 6612, PAGE 598
PARCEL ID = 036K00060013
EXISTING ZONING = EZ1
FORM DISTRICT = TW
COUNCIL DISTRICT = 6
EXISTING LAND USE = VACANT
PROPOSED LAND USE = HEAVY TRUCK REPAIR & STORAGE
PROPOSED BUILDING = 7,200 sq ft
BUILDING HEIGHT = NO TALLER THAN 45'

LAND AREA = 1.54 AC. (67,175 S.F.)
FLOOR AREA RATIO = 7,200/67,175 = 0.11

VEHICLE USE AREA = 12,987 S.F.
INTERIOR LANDSCAPE AREA (ILA):
ILA REQUIRED @ 5% = 649 S.F.
PROPOSED ILA = 712 S.F.

SETBACK REQUIREMENTS

Traditional Workplace Form District:
Minimum Front Yard = 0'
Maximum Front Yard = 25'
Side Yard = 0'
Rear Yard = 0'

0 15 30 45 60 75 90
GRAPHIC SCALE
1" = 30'

WASTE PRO
13TH STREET SITE PLAN

800-810 S. 13TH STREET
LOUISVILLE, KY. 40210

PROPERTY OWNER: Brad Baumert
ADDRESS: 1519 Patunia Ave.
LOUISVILLE, KY. 40218
DEED BOOK & PAGE : DB 6612, PG 598

SCHROLL LAND SURVEYING LLC.
5450 Southview Dr., LOUISVILLE, KY. 40214
Phone: 502-367-7660
Mobile: 502-594-6773
FAX: 502-367-7660

DATE: NOVEMBER 18, 2016 SCALE 1" = 30'
JOB NO: 1965-16 SHEET 1 OF 1

PLAN DATE 1-24-17

WM#11522

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1/3/17	Revisions per agency comments	W.S.
2	1/24/17	Revisions for requested waivers	W.S.

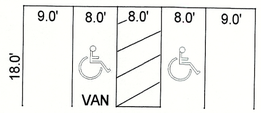
RECEIVED
JAN 30 2017
PLANNING &
DESIGN SERVICES

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

1. 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 revised and approved by MSD's Private Development Review office. EPSC BMP's shall be installed per the plan and MSD Standards.
2. 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.
3. Action must be taken to minimize the tracking of mud and soil from construction areas ont public roadways. Soil tracking onto the roadway shall be removed daily.
4. 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.
5. All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02.
6. Where construction or land disturbance activity will or has temporarily ceased on any prolion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
7. 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.

TREE CANOPY CALCULATIONS

GROSS SITE AREA:	67,175 S.F.
TREE CANOPY REQUIRED AT 10%	6,718 S.F.
EXISTING TREE CANOPY PRESERVED	0 S.F.
PROPOSED TREES	
10 Type A Trees @ 1 3/4" cal. (720 S.F. credit each)	7,200 S.F.
TOTAL PROPOSED TREE CANOPY	7,200 S.F. (10%)



TYPICAL PARKING SPACE LAYOUT
(No Scale)

PARKING SUMMARY

MINIMUM REQUIRED: 1 Space per 1.5 employees based on employement of main shift plus second shift.
MAXIMUM ALLOWED: 1 Space per 1 employees based on employement of main shift plus second shift.

TOTAL PARKING PROVIDED: (15 Employees)
Minimum Required = 10 spaces
Maximum Allowed = 15 spaces
Provided Parking: 14 spaces (incuding 1 ADA)
2 Long Term Bike spots (inside Building)

AREA OF DISTURBANCE

7,200 +/- sq. ft., Remove asphalt, leaving gravel base. Any exposed soil will be 6" below pavement.

2,537 +/- sq. ft., Remove asphalt and return to turf.

Total Area of Disturbance = 9,737 =/- sq. ft.

IMPERVIOUS AREA

Impervious Surface (Ex.Asphalt)	*22,136.5*	*Square Feet*
Existing Impervious Surface to be Removed	*2,537*	*Square Feet*
Proposed Impervious:		
Building	*7,200*	*Square Feet*
Remaining Asphalt	*12,399*	*Square Feet*
Total	*19,599*	*Square Feet*
Total Area of Site	*67,175*	*Square Feet*

LEGEND
○= Existing 1" Pipe
⊙= Ex. Dill Hole in Edge of sidewalk
●= Ex Utility Pole
= Drainage Flow Arrow
740 = Ex. Contour
= Silt Fence (EF-09-02)

BUD (BEFORE YOU DIG)

NOTE: CAUTION EXISTING UTILITIES THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. LOCATION, SIZE AND MATERIAL SHOWN ON UTILITIES ARE FROM AVAILABLE RECORDS, SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES. B.U.D. MUST BE NOTIFIED 48 HOURS PRIOR TO ANY EXCAVATION, FOR VERIFICATION OF LOCATION, SIZE AND MATERIAL CALL 266-5123 OR 1-800-752-6007