

CHRISTOPHER R. & AMY M. CONNER
1000 WALKER AVE. SUITE 200
LOUISVILLE, KY 40202-2000
TEL: 502.274.1000
FAX: 502.274.1001
PEC / SWD

SITE DATA:

EXISTING FORM DISTRICT	SWFD
EXISTING ZONING	PEC
EXISTING LAND USE	MANUFACTURING
PROPOSED LAND USE	MANUFACTURING
TOTAL LAND AREA	4.52± AC./196,891 S.F.
BUILDING AREA	
EXISTING (INCLUDES 9,600 S.F. OFFICE)	51,516 ± S.F.
PROPOSED	25,007 ± S.F.
TOTAL	76,523 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.39±
AMENITY AREA (10% OF OFFICE AREA)	960 S.F.
PERCENT OF LOT COVERAGE (MAX. 50%)	38.8%
EXISTING PARKING OFFICE	
MIN. (1 SPACE/350 S.F.)	27 SPACES
MAX. (1 SPACE/200 S.F.)	48 SPACES
30 WAREHOUSE EMPLOYEES	
MIN. (1 SPACE/1.5 EMPLOYEES)	20 SPACES
MAX. (1 SPACE/1 EMPLOYEE)	30 SPACES
EXISTING PARKING PROVIDED	49 SPACES
PARKING REQUIRED FOR PROPOSED ADDITION 20 WAREHOUSE EMPLOYEES	
MINIMUM (1 SPACE/1.5 EMPLOYEES)	13 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	20 SPACES
TOTAL PARKING REQUIRED	
MINIMUM	60 SPACES
MAXIMUM	98 SPACES
PARKING PROVIDED	
ADDITION	23 SPACES
TOTAL	72 SPACES
(INCLUDES 2 VAN ACCESSIBLE & 3 CARPOOL SPACES)	
BICYCLE PARKING (LONG TERM) (INSIDE BLDG.)	2 SPACES

LANDSCAPE DATA:

V.I.A.	
LOADING/MANEUVURING & STORAGE	36,712± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	22,792± S.F.
TOTAL V.I.A.	59,504± S.F.
L.L.A. REQUIRED* (7.5% X V.I.A.)	1,709 S.F.
L.L.A. PROVIDED	1,725± S.F.
*N.C. LOADING/MANEUVURING & STORAGE AREAS	

TREE CANOPY DATA:

GROSS SITE AREA	196,891± S.F./4.52 AC.
TREE CANOPY CATEGORY (INDUSTRIAL)	CLASS B
EXISTING TREE CANOPY	41,314± S.F. (21%)
EXISTING TREE CANOPY TO BE PRESERVED	10,244± S.F. (5.2%)
TOTAL TREE CANOPY REQUIRED x 0.5 (PER 10.1.2.B.2)	18,705± S.F. (9.5%)
TOTAL TREE CANOPY TO BE PROVIDED	18,705± S.F. (9.5%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
 - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - JEFFERSONTOWN APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

- MSD NOTES:**
- WASTEWATER: WASTEWATER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT. SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED OFF-SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 - EROSION AND SEDIMENTATION 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.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0064E).
 - AN EASEMENT PLAT FOR THROUGH DRAINAGE WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION APPROVAL.
 - 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.

STORMWATER POLLUTION PREVENTION PLAN NOTE:

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP BMP'S (BEST MANAGEMENT PRACTICES) 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 SEEDDED AND STABILIZED.

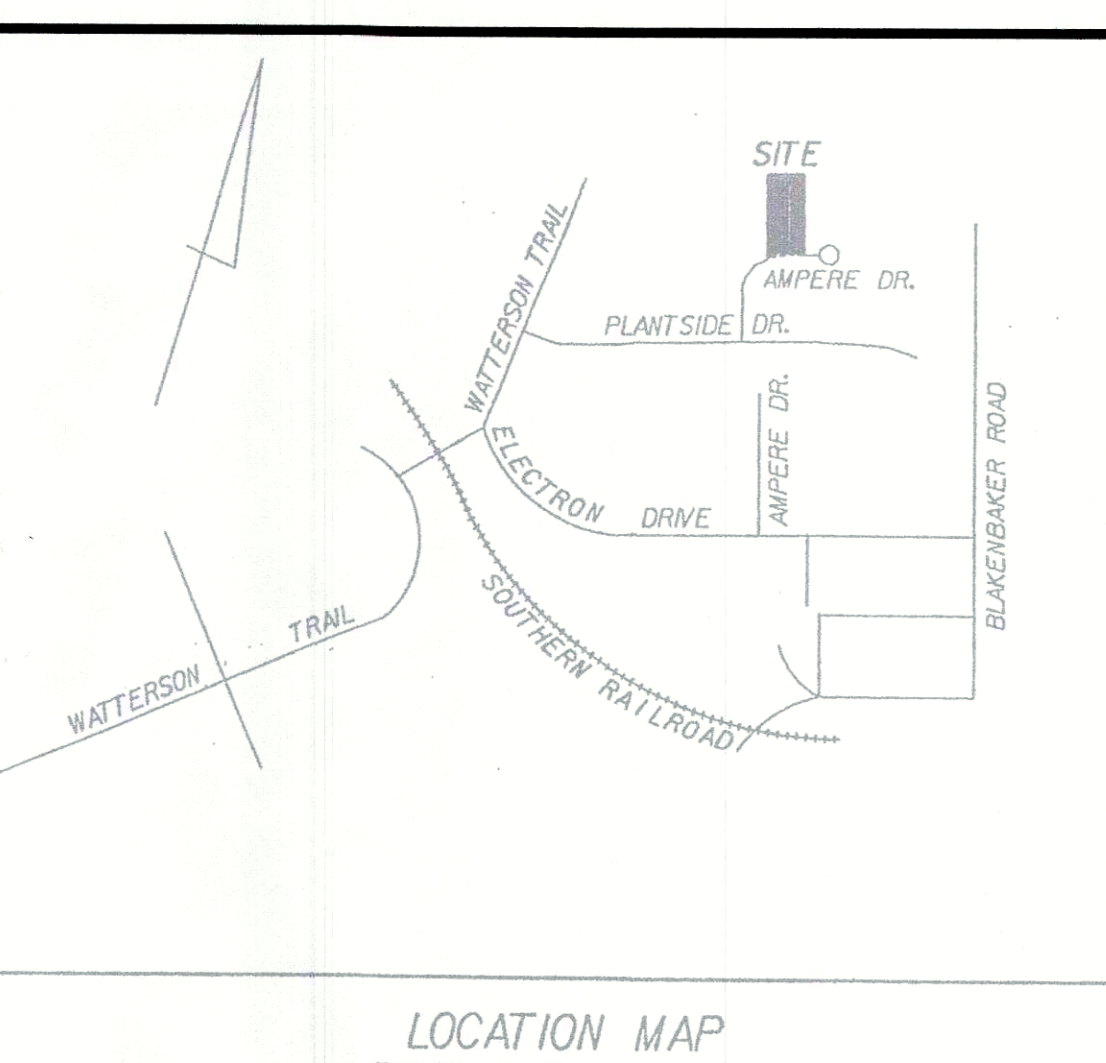
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE REMOVED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ES-02-03.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.



LEGEND

EXISTING CONTOUR	EXISTING TREE MASS
EXISTING GAS SERVICE	EXISTING DOMESTIC WATER LINE
EXISTING 6" WATER LINE	EXISTING OVERHEAD ELECTRIC LINE
EXISTING OVERHEAD ELECTRIC LINE	EXISTING STORM
EXISTING FIRE HYDRANT	PROPOSED DRAINAGE ARROW
REVISED TREE LINE	PROPOSED INTERIOR LANDSCAPE AREA
PROPOSED TREE CANOPY PRESERVATION AREA	PROPOSED CARPOOL SPACE

- PUBLIC WORKS NOTES:**
- NO LANDSCAPING OR COMMERCIAL SIGNS SHALL BE PERMITTED IN METRO WORKS RIGHT-OF-WAY.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
 - ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.

AREA OF DISTURBANCE: 1.42 ACRES

IMPERVIOUS AREAS:

EXISTING IMPERVIOUS AREA	95,872± S.F.
PROPOSED IMPERVIOUS AREA	44,354± S.F.
TOTAL IMPERVIOUS AREA	140,226± S.F.
PERCENT INCREASE	46%

WAIVER REQUEST:

A WAIVER OF THE LAND DEVELOPMENT CODE, CHAPTER 10.2.4.B. IS REQUESTED TO ALLOW A 100% OVERLAP OF A SANITARY SEWER AND DRAIN EASEMENT INTO THE 15' LANDSCAPE BUFFER ALONG THE NORTH AND EAST PROPERTY LINES.

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CASE # 17DEVPLAN1224
MSD WM # 11721

DEVELOPER
MILON LOUISVILLE LLC
17854 CHESTERFIELD
12550 LAKE STATION PLACE
LOUISVILLE, KY 40299
(502) 239-2848

OWNER
MILON LOUISVILLE LLC
17854 CHESTERFIELD
12550 LAKE STATION PLACE
LOUISVILLE, KY 40299
(502) 239-2848

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
CROWN PACKAGING
OFFICE/WAREHOUSE EXPANSION
2246 AMPERE DRIVE
TAX BLOCK 2369, LOT 29
DEED BOOK 9877, PAGE 433

MINDEL SCOTT
ENGINEERING & PLANNING > LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1506 > MindelScott.com

Revisions	
01/02/18 PER AGENCY REVIEW	
01/16/18 PER 2nd AGENCY REVIEW	

Vertical Scale: N/A

Horizontal Scale: 1"=30'

Date: 12/4/17

Job Number: 3475

Sheet

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