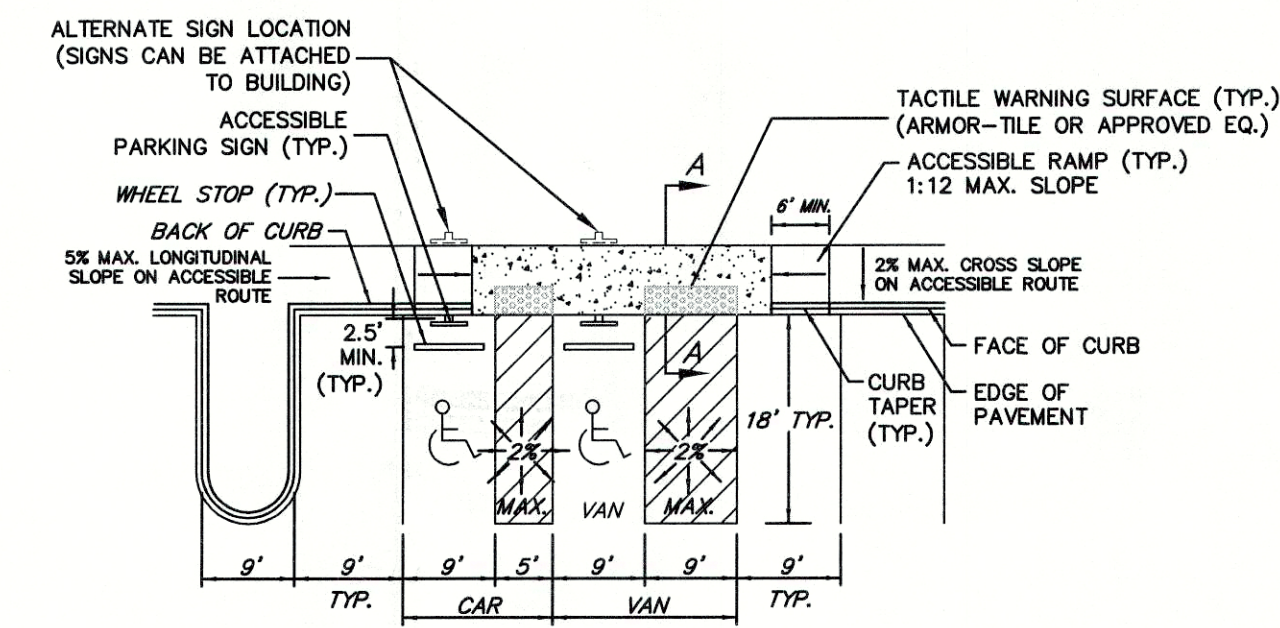
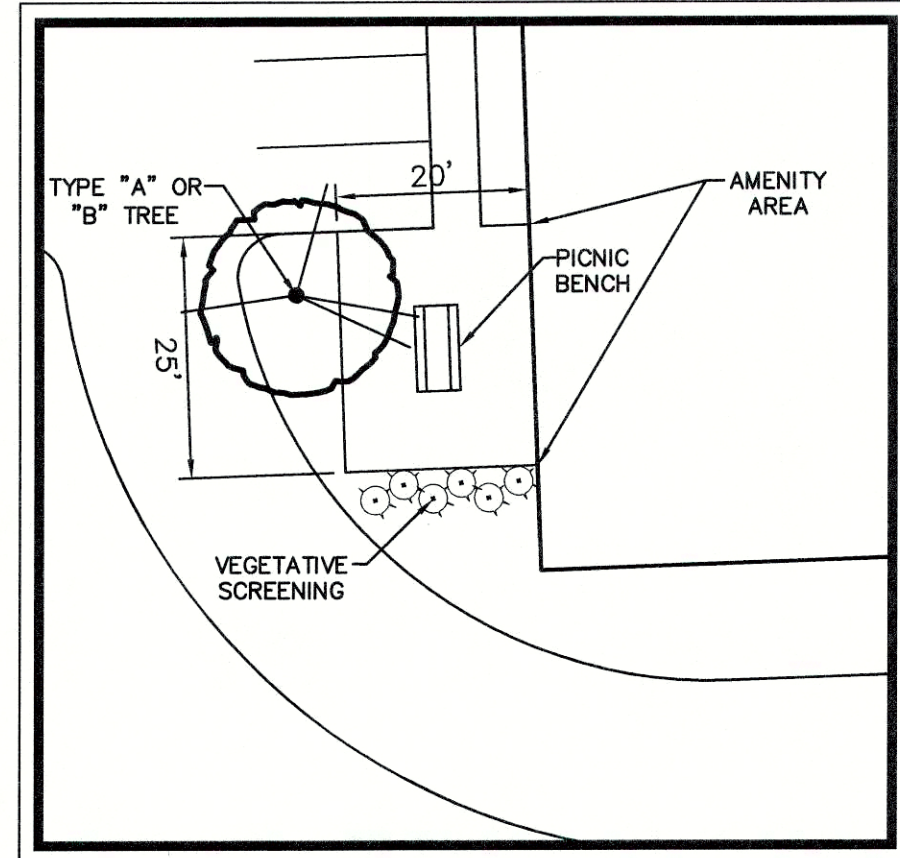


SITE DATA:	
EXISTING FORM DISTRICT	EZ1
EXISTING ZONING	SUBURBAN WORKPLACE
EXISTING LAND USE	VACANT
PROPOSED LAND USE	WAREHOUSE/DISTRIBUTION
TOTAL LAND AREA	10.72± AC.
BUILDING AREA	
OFFICE	5,000 ± S.F.
WAREHOUSE	178,000 ± S.F.
TOTAL	183,000 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.39
PARKING REQUIRED	81-125
OFFICE	
MINIMUM (1 SPACE/350 S.F.)	14 SPACES
MAXIMUM (1 SPACE/200 S.F.)	25 SPACES
100 WAREHOUSE EMPLOYEES	
MINIMUM (1 SPACE/1.5 EMPLOYEES)	67 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	100 SPACES
PARKING PROVIDED	
CAR PARKING	94 SPACES
(INCLUDES 4 ACCESSIBLE & 5 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED	0 SPACES
*DOES NOT INCLUDE FUTURE PARKING	
LANDSCAPE DATA:	
V.U.A.	
LOADING/MANEUVURING & STORAGE	69,559± S.F.
*EMPLOYEE/VISITOR PARKING	37,806± S.F.
TOTAL V.U.A.	107,365± S.F.
I.L.A. REQUIRED** (7.5%/V.U.A.)	2,835 S.F.
I.L.A. PROVIDED	3,259± S.F.
*INCLUDES AREA FOR FUTURE PARKING	
**N.I.C. LOADING/MANEUVURING/STORAGE AREAS	



**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 FAIRDALE FIRE DISTRICT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE 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 5.6 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.
- ALL EXISTING ENTRANCES SHALL BE REMOVED.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES ON 5/14/18 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
- ENCROACHMENT AGREEMENTS WITH LG&E AND TEXAS GAS WILL BE REQUIRED TO INSTALL DRAINAGE AND SANITARY SEWERS WITHIN THEIR EXISTING EASEMENTS.

**MSD NOTES:**

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: FLOODPLAIN AND RUNOFF COMPACTION ON SITE AS DEPICTED ON THE PLAN IN FORM OF COMPENSATION BASIN TO BE COMPENSATED AT A RATIO OF 1.5:1. 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 SILT 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.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0109).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- MSD WILL REQUIRE INCREASED RUNOFF VOLUME AND FLOODPLAIN FILL TO BE COMPENSATED AT 1.5:1.
- LOWEST FINISHED FLOOR TO BE AT OR ABOVE 457.9 AND LOWEST MACHINERY TO BE AT OR ABOVE 458.9.
- KDOW AND ACCE APPROVAL REQUIRED PRIOR TO BE MSD CONSTRUCTION PLAN APPROVAL.
- VEGETATIVE BUFFER WILL NOT BE PRESERVED AS REQUIRED PER 4.8.6.M.1 OF THE LDC AS PART OF AN APPROVED UTILITY / FLOODPLAIN COMPENSATION PROJECT.
- MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL. ANY LOST FLOODPLAIN VOLUME WILL BE MITIGATED AT 1.5:1.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- EXISTING SEWER LINE TO BE ABANDONED IN PLACE IF POSSIBLE. VERIFICATION THAT LINE IS NO LONGER IN SERVICE PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- MSD MAINTENANCE TO APPROVE ACCESS PLAN PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ALL GRADING TO BE DONE OFF SITE SHALL BE WITH THE CONSENT AND COORDINATION WITH LAND OWNER.

**PUBLIC WORKS AND KTC NOTES:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- IF REQUIRED, RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VEGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.

**DETENTION CALCULATIONS**  
2.9/12 (0.75-0.22) (10.72) = 1.37 AC-FT  
1.37 AC-FT X 1.5 = 2.06 AC-FT\*

\*ADDITIONAL DETENTION VOLUME SHALL BE PROVIDED TO MITIGATE LANNING & DESIGN SERVICES FILL IN THE FLOODPLAIN.

**RELATED CASE #10314**  
**CASE #18DEVPLAN1042**  
**MSD WM # 9803**

**GRAPHIC SCALE 1"=40'**  
0 10 20 40 80

**MINDEL SCOTT**  
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DEVELOPER  
**ARTTECH UNITED II LLC**  
13405 EASTPOINT CENTRE DR. #25  
LOUISVILLE, KY 40223

OWNER  
**ARTTECH UNITED LLC**  
4178 ROBERTS POINT CIRCLE  
SARASOTA, FL 34242

REVISED DISTRICT DEVELOPMENT PLAN  
**ARTTECH II**  
1001 GLENGARRY DRIVE  
LOUISVILLE, KENTUCKY 40118  
T.B. 1051, LOT 671  
D.B. 11055 PG. 110

Revisions	4/23/18 PER AGENCY COMMENTS	
	5/7/18 ADD AMENITY AREA DETAIL	

Vertical Scale: N/A  
Horizontal Scale: 1"=40'  
Date: 3/19/18  
Job Number: 3362  
Sheet  
1  
of 1