



LEGEND	
EXISTING CONTOUR	
EXISTING SPOT ELEVATION	
EXISTING TREE MASS	
EXISTING TREE	
EXISTING WATER LINE W/ SIZE	
EXISTING WATER METER	
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING IRRIGATION CONTROL VALVE	
EXISTING GAS W/ SIZE	
EXISTING GAS METER	
EXISTING GAS VALVE	
EXISTING OVERHEAD UTILITIES	
EXISTING UNDERGROUND UTILITIES	
EXISTING UNDERGROUND FIBER OPTIC	
EXISTING UNDERGROUND ELECTRIC	
EXISTING UTILITY POLE	
EXISTING DOWN GUY	
EXISTING UTILITY POLE	
EXISTING TRANSFORMER	
EXISTING ELECTRIC SPICE BOX	
EXISTING ELECTRIC MANHOLE	
EXISTING LIGHT POLE	
EXISTING TELEPHONE PEDESTAL	
EXISTING TELEPHONE MANHOLE	
EXISTING UNDERGROUND TELEPHONE	
EXISTING CATCH BASIN W/ PIPE	
EXISTING HEADWALL W/ PIPE	
EXISTING SANITARY MANHOLE W/PIPE	
PROPOSED 'Z' LINE	
PROPOSED 6" PROPERTY SERVICE CONNECTION	
PROPOSED STANDARD HEADWALL W/PIPE	

PROJECT DATA:	
LOT 1 AREA	1.46± AC.
LOT 2 AREA	2.37± AC.
TOTAL LAND AREA	3.83± AC.
FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	PEC
EXISTING LAND USE	WAREHOUSE W/OFFICES
PROPOSED LAND USE	WAREHOUSE W/OFFICES
BUILDING AREA	80,250 S.F.
BUILDING HEIGHT/STORIES	45' HT. MAX./1 STORY
FLOOR AREA RATIO	0.48
PARKING REQUIRED	20
WAREHOUSE EMPLOYEES	14 - 20 SPACES
MIN. 1 SP./1.5 EMPL. - MAX. 1 SP./EMPL.	9,623± S.F.
OFFICE	27 - 48 SPACES
MIN. 1/350 S.F. - MAX. 1/200 S.F.	41 - 68 SPACES
PARKING REQUIRED MIN./MAX.	48 SPACES
PARKING PROVIDED	
(INCLUDES 2 ACCESSIBLE, 2 CARPOOL & 1 LONG-TERM BICYCLE SPACE	
LOT COVERAGE AREA	48%

LANDSCAPE DATA:	
PARKING LOT V.I.A.	18,226± S.F.
I.L.A. REQUIRED (7.5% X VUA)	1,367± S.F.
I.L.A. PROVIDED	1,620± S.F.
LOADING, MANEUVERING, AND STORAGE AREA	18,979± S.F.
(NIC IN VUA I.L.A. CALCULATIONS)	
TOTAL VUA	37,205± S.F.

TREE CANOPY DATA:	
GROSS SITE AREA	167,063± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	X± S.F. (X%)
TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TREE CANOPY TO BE PLANTED	33,413± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	33,413± S.F. (20%)

*TREE CANOPY AREA BASED ON MSD DIGITAL LOAD MAPPING. FINAL CALCULATIONS SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

WAIVERS REQUESTED:
A WAIVER OF 5.5.2.C.1 OF THE LAND DEVELOPMENT CODE IS REQUESTED TO ALLOW A LOADING AREA IN THE 25' FRONT YARD SETBACK.

- 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 ERRECTED 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 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 5.5 AND 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 STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
 - ALL RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.
 - THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN. ALL APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (LDC) AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE LAND DEVELOPMENT CODE. ANY CHANGES/ADDITIONS/ALTERNATIONS OF THE PLAN SHALL BE SUBMITTED TO THE CITY OF JEFFERSONTOWN FOR REVIEW AND APPROVAL. ANY CHANGES/ADDITIONS/ALTERNATIONS NOT SO REFERRED SHALL NOT BE VALID.
 - ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
 - ANY OUTDOOR STORAGE IS REQUIRED TO BE SCREENED AS PER THE LDC REQUIREMENTS.
 - LOTS SHALL BE CONSOLIDATED BY DEED OR MINOR PLAT PRIOR TO FULL CONSTRUCTION APPROVALS.

- PUBLIC WORKS NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN METRO WORKS R/W.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - 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.
 - ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMP" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER 'K' STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING RESIDENTIAL USES OR CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

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 LOCATED 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 ER-02.

SEDIMENT-LOADED 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.

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.

- MSD NOTES:**
- WASTEWATER:**
EXISTING SANITARY SEWER PROPERTY SERVICE CONNECTION(S) SHALL BE UTILIZED FOR NEW BUILDING. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE / STORM WATER DETENTION:**
PROPERTY SUBJECT TO REGIONAL FACILITY FEE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR 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 & 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.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0048E) DATED DECEMBER 5, 2006.
 - EXISTING SANITARY SEWER LINE (NOT SHOWN) ON COMMON PROPERTY LINE TO LOT 1 AND 2 TO BE ABANDONED AND A LATERAL EXTENSION TO BE CONSTRUCTED AROUND PROPOSED BUILDING.

DETENTION CALCULATIONS
2.9/12 (0.83-0.825) (3.83) = 0.019 AC.FT.

MINDEL SCOTT
ENGINEERING > SURVEYING > PLANNING > LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 > MindelScott.com

OWNER/DEVELOPER
NOLTEMEYER CAPITAL, LTD
122 N. PETERSON AVE.
LOUISVILLE, KY 40206
(502) 895-1677

CATEGORY 3 PLAN W/WAIVER
RESEARCH DRIVE BUILDING EXPANSION
1725 & 1729 RESEARCH DRIVE
LOUISVILLE KY 40299
TAX BLOCK: 38 LOT: 15 & 16
D.B. 9759 PG. 361

Revisions	
Vertical Scale:	N/A
Horizontal Scale:	1"=30'
Date:	6/25/18
Job Number:	3274
Sheet	1
	of 1

RECEIVED
JUN 25 2018
PLANNING & DESIGN SERVICES
GRAPHIC SCALE 1"=30'
0 7.5 15 30 60
CASE # 18DEVPLAN
MSD WM # XXXX