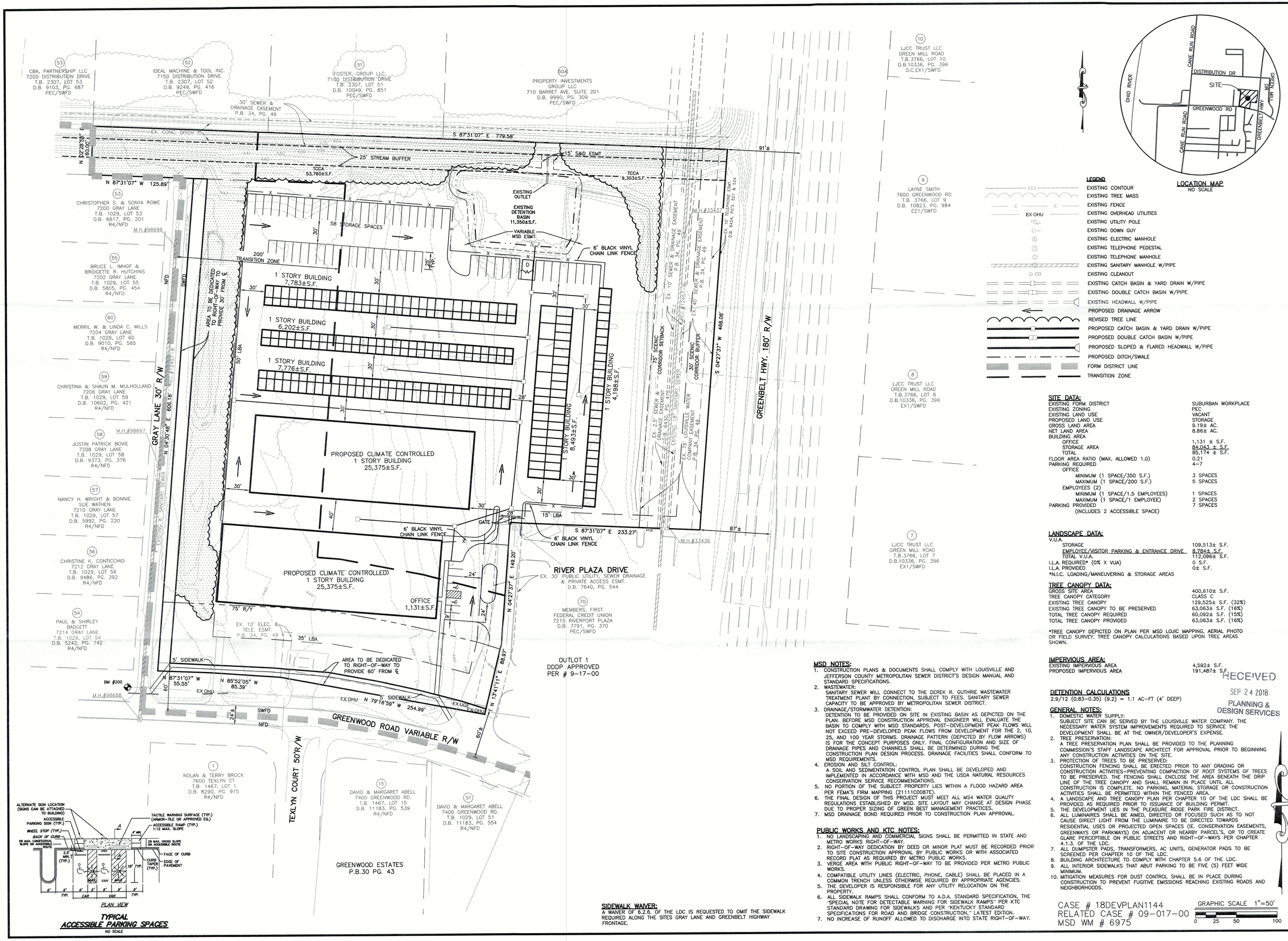

SITE DATA:

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	PEC
EXISTING LAND USE	VACANT
PROPOSED LAND USE	STORAGE
GROSS LAND AREA	9.19± AC.
NET LAND AREA	8.86± AC.
BUILDING AREA	
OFFICE	1,131 ± S.F.
STORAGE AREA	84,043 ± S.F.
TOTAL	85,174 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.21
PARKING REQUIRED	4–7
OFFICE	
MINIMUM (1 SPACE/350 S.F.)	3 SPACES
MAXIMUM (1 SPACE/200 S.F.)	5 SPACES
EMPLOYEES (2)	
MINIMUM (1 SPACE/1.5 EMPLOYEES)	1 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	2 SPACES
PARKING PROVIDED (INCLUDES 2 ACCESSIBLE SPACE)	7 SPACES

LANDSCAPE DATA:

V.U.A.	
STORAGE	109,513± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	8,784± S.F.
TOTAL V.U.A.	112,096± S.F.
I.L.A. REQUIRED* (0% X VUA)	0 S.F.
I.L.A. PROVIDED	0± S.F.

*N.I.C. LOADING/MANEUVERING & STORAGE AREAS

TREE CANOPY DATA:

GROSS SITE AREA	400,610± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	129,525± S.F. (32%)
EXISTING TREE CANOPY TO BE PRESERVED	63,063± S.F. (16%)
TOTAL TREE CANOPY REQUIRED	60,092± S.F. (15%)
TOTAL TREE CANOPY PROVIDED	63,063± S.F. (16%)

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

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	4,592± S.F.
PROPOSED IMPERVIOUS AREA	191,487± S.F.

RECEIVED
SEP 24 2018
PLANNING & DESIGN SERVICES

DETENTION CALCULATIONS

2.9/12 (0.83–0.35) (9.2) = 1.1 AC–FT (4' DEEP)

GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
6. 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 PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT–OF–WAYS PER CHAPTER 4.1.3. OF THE LDC.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
9. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
10. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
DETENTION TO BE PROVIDED ON SITE IN EXISTING BASIN AS DEPICTED ON THE PLAN. BEFORE MSD CONSTRUCTION APPROVAL ENIGINEER WILL EVALUATE THE BASIN TO COMPLY WITH MSD STANDARDS. POST–DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE–DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, 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.
4. 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.
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0087E).
6. 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.
7. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT–OF–WAY.
2. 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.
3. VERGE AREA WITH PUBLIC RIGHT–OF–WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
6. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
7. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT–OF–WAY.

SIDEWALK WAIVER:

A WAIVER OF 6.2.6. OF THE LDC IS REQUESTED TO OMIT THE SIDEWALK REQUIRED ALONG THE SITES GRAY LANE AND GREENBELT HIGHWAY FRONTAGE.

CASE # 18DEVPLAN1144
RELATED CASE # 09–017–00
MSD WM # 6975

GRAPHIC SCALE 1"=50'
0 25 50 100

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

DEVELOPER
STERLING DEVELOPMENT LLC
3900 EDISON LAKES PARKWAY
MISHAWAKA, IN 46545

OWNER
RMM INC.
4303 TAYLORSVILLE ROAD
LOUISVILLE, KY 40220

REVISED GENERAL & DETAILED DISTRICT DEVELOPMENT PLAN
GREENWOOD ROAD STORAGE
7407 GREENWOOD ROAD & 7201 GRAY LANE
LOUISVILLE, KENTUCKY 40258
TAX BLOCK 2307, LOT 69
DEED BOOK 7745, PAGE 769

Revisions
9/10/18 PER AGENCY COMMENTS
9/24/18 PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=50'
Date: 8/13/18
Job Number: 3525

Sheet 1 of 1

18 DEVPLAN 1144

M:\3525\GREENWOOD ROAD STORAGE\DWG\PLANNING\3525-DDDP FILED 9-24-18.dwg, 9/24/2018 11:48:01 AM, \\server1\Oce TDS 700 - WPD2