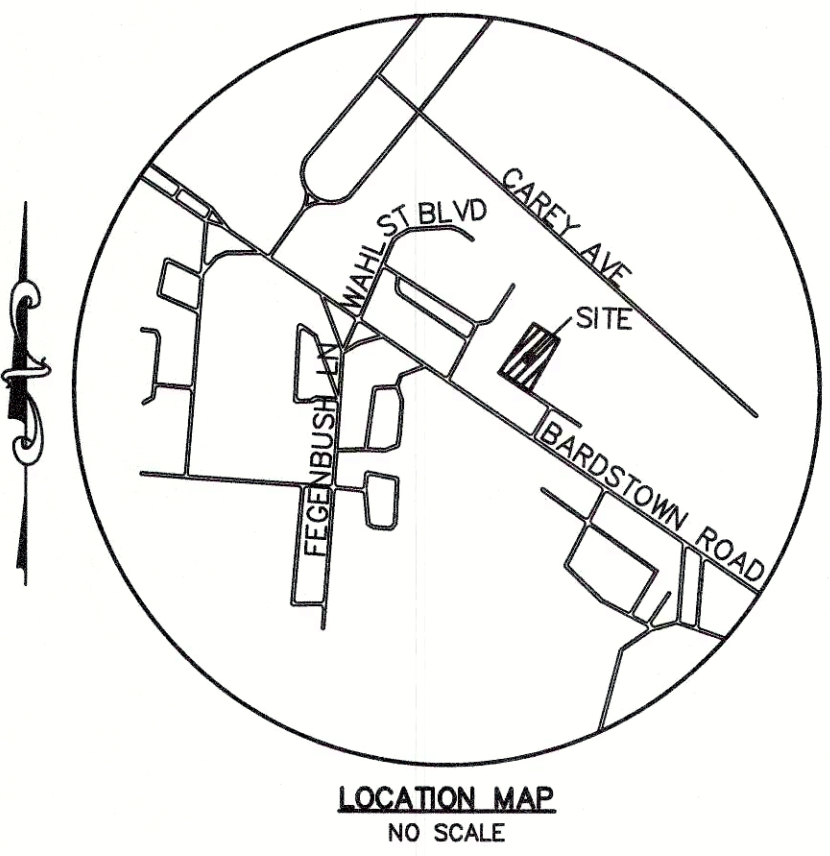


Revisions	10/15/18	PER AGENCY COMMENTS
	10/24/18	MODIFY SITE ACCESS
	11/12/18	ADD WALKER 5.9.21.B.II
	12/21/18	POSS COMMENTS

- LEGEND**
- EXISTING CONTOUR
  - EXISTING TREE MASS
  - EXISTING FENCE
  - EXISTING OVERHEAD UTILITIES
  - EXISTING UTILITY POLE
  - EXISTING DOWN GUY
  - EXISTING ELECTRIC MANHOLE
  - EXISTING TELEPHONE PEDESTAL
  - EXISTING TELEPHONE MANHOLE
  - EXISTING SANITARY MANHOLE W/PIPE
  - EXISTING CLEANOUT
  - EXISTING CATCH BASIN & YARD DRAIN W/PIPE
  - EXISTING DOUBLE CATCH BASIN W/PIPE
  - EXISTING HEADWALL W/PIPE
  - PROPOSED DRAINAGE ARROW
  - REVISED TREE LINE
  - PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
  - PROPOSED DOUBLE CATCH BASIN W/PIPE
  - PROPOSED SLOPED & FLARED HEADWALL W/PIPE
  - PROPOSED DITCH/SWALE
  - PROPOSED PROPERTY SERVICE CONNECTION
  - FORM DISTRICT BOUNDARY LINE
  - TRANSITION ZONE LINE



**SITE DATA:**

EXISTING FORM DISTRICT	C2	SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING	C2	
EXISTING LAND USE	VACANT	
PROPOSED LAND USE	MINI WAREHOUSE	
TOTAL LAND AREA	3.19± AC.	
BUILDING AREA		
OFFICE	1,200 ± S.F.	
STORAGE	88,638 ± S.F.	
TOTAL	89,838 ± S.F.	
BUILDING HEIGHT		
1 STORY	15'	
3 STORY (MAX 45' PER TRANSITION ZONE)	45'	
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.63	
PARKING REQUIRED		
OFFICE		
MINIMUM (1 SPACE/350 S.F.)	3 SPACES	
MAXIMUM (1 SPACE/200 S.F.)	6 SPACES	
2 EMPLOYEES		
MINIMUM (1 SPACE/1.5 EMPLOYEES)	1 SPACES	
MAXIMUM (1 SPACE/1 EMPLOYEE)	2 SPACES	
TOTAL (MIN-MAX)	4-8 SPACES	
PARKING PROVIDED	5 SPACES	
(INCLUDES 1 ACCESSIBLE)		

- 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 BUECHEL 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.
  - SINCE MORE THAN 50% OF SITE IS WITHIN THE TRANSITION ZONE, THE TRANSITION ZONE STANDARDS SHALL APPLY TO THE ENTIRE SITE.
  - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK A. SITES ON 3/24/2014 AND NO KARST TOPOGRAPHY WAS FOUND PER MSA JOB #2928. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
  - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FORMAN 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 IN OFFSITE BASIN AT REAR OF TB 44 LOT 506, 507 AND 508 AS APPROVED BY CASE #13757, WM #10093. 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.
  - 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.
  - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100 78E).
  - 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 DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - IF SITE HAS THRU DRAINAGE EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - VERGE 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.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - 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.
  - NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.
  - CONSTRUCTION PLANS, BOND, AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
  - THE AREA ALONG THE PROPERTY FRONTAGE SHALL BE RESERVED FOR FUTURE ACCESS, IF SITE USES CHANGES IN THE FUTURE AND WARRANTS CONNECTION TO ADJACENT LOTS 502 AND 61.

- C.U.P. RELIEF REQUEST:**
- RELIEF OF 4.2.35.B.I. IS REQUESTED TO ALLOW BUILDING, STRUCTURES AND PAVEMENT TO BE LESS THAN 30' FROM THE SIDE PROPERTY LINES.
  - RELIEF OF 4.2.35.F. IS REQUESTED TO ALLOW LOADING DOORS AND VEHICLE MANEUVERING AREAS TO BE LOCATED ALONG THE WEST PROPERTY LINE.
  - RELIEF OF 4.2.35.G. IS REQUESTED TO ALLOW TO THE CLIMATE CONTROL BUILDING TO BE 3 STORIES/35 FEET TALL AND TO EXCEED THE 1 STORY/15' TALL HEIGHT ALLOWED.

- WAIVER REQUEST:**
- A WAIVER OF 4.4.9.A OF THE LDC IS REQUESTED TO ALLOW THE DUMPSTER TO BE LOCATED IN THE 30' SETBACK/LBA REQUIRED BY 4.2.35.B.
  - A WAIVER OF 5.9.2.1.B.II OF THE LDC IS REQUESTED TO OMIT THE REQUIREMENT FOR VEHICULAR CONNECTION TO ABUTTING NON RESIDENTIAL USES.

**LANDSCAPE DATA:**  
V.U.A.

LOADING/MANEUVURING & STORAGE	41,639± S.F.
EMPLOYEE VISITOR PARKING & ENTRANCE DRIVE	3,021± S.F.
TOTAL V.U.A.	44,660± S.F.
I.L.A. REQUIRED* (< 10 SPACES OR)	0 S.F.
*N.I.C. LOADING/MANEUVURING & STORAGE AREAS	

**TREE CANOPY DATA:**

GROSS SITE AREA	138,956± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	0± S.F.
TOTAL TREE CANOPY REQUIRED/PROVIDED	27,791± S.F. (20%)

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

**IMPERVIOUS AREA:**

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	100,731± S.F.

**DETENTION CALCULATIONS**  
2.9/12 (0.85-0.25) (3.19) = 0.46 AC-FT

