

STORMWATER NOTES:

IMPERVIOUS AREA:
EXISTING IMPERVIOUS SURFACE 22,991 SQ.FT.
PROPOSED IMPERVIOUS SURFACE 32,235 SQ.FT.
TOTAL AREA OF SITE 48,000 SQ.FT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICTS WATERSHED COORDINATOR AT 1-502-540-6220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.

LANDSCAPING SUMMARY:

TOTAL PROJECT AREA 48,000 SQ.FT.
TOTAL VEHICULAR USE AREA 15,373 SQ.FT.
VUA EXCLUDED FROM ILA CALCULATIONS 4,865 SQ.FT.
VUA FOR ILA CALCULATIONS 10,508 SQ.FT.
REQUIRED INTERIOR LANDSCAPING 525 SQ.FT. (5%)
PROVIDED INTERIOR LANDSCAPING 1,936 SQ.FT. (18%)
ILA TREES REQUIRED 1 TREE
ILA TREES PROVIDED 6 TREES

**TRUCK MANEUVERING AREA - NOT COUNTED TOWARDS VUA

PARKING SUMMARY:

OFFICE SPACE MIN. 1 SP/350 SQ.FT. = 3 SPACES
(1,200 SQ.FT.) MAX. 1 SP/200 SQ.FT. = 6 SPACES
MANUFACTURING MIN. 1 SP/1.5 EMPLOYEES = 3 SPACES
(5 EMPLOYEES) MAX. 1 SP/1 EMPLOYEE = 8 SPACES
(MAIN SHIFT + 2ND SHIFT)
MIN. PARKING SPACES REQUIRED 6
MAX. PARKING SPACES ALLOWED 14
PARKING SPACES PROVIDED 14 INCLUDING 2 HC SPACES

TREE CANOPY CALCULATIONS:

TOTAL PROJECT AREA 1.10 AC/48,000 SQ.FT.
CLASS B - EXISTING 10% TREE CANOPY PROVIDED 5,274 SQ.FT. (10.9%)

6 TYPE A TREES X 720 = 4,320 SQ.FT. (RED MAPLES)
6 TYPE C TREES X 106 = 636 SQ.FT. (SWEETBAY MAGNOLIA)
3 TYPE C TREES X 106 = 318 SQ.FT. (SERVICEBERRY)
EXISTING TREE CANOPY 5,274 SQ.FT. (10.9%)

NO NEW TREE CANOPY REQUIRED

LEGEND

- SMH STMMH EX. SANITARY/STORM SEWER
- 440 EXISTING CONTOURS
- EXISTING DRAINAGE FLOW
- EXISTING FENCELINE
- OE EXISTING OVERHEAD ELECTRIC
- 12"W EXISTING L.W.C. WATERLINE
- 4"G EXISTING L.G.&E. GASLINE
- SMH STMMH EXISTING SANITARY/STORM MANHOLE
- 12" EXISTING TREE
- 12" EXISTING TREE TO BE RELOCATED
- DS EXISTING DOWNSPOUT
- MB EXISTING GUY WIRE
- MB EXISTING MAILBOX
- CUP EXISTING UTILITY POLE
- WV/WM EXISTING WATER VALVEMETER
- FH EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- 440 PROPOSED CONTOURS
- PROPOSED DRAINAGE FLOW
- SF PROPOSED SILT FENCE
- DL PROPOSED DISTURBANCE LIMITS

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S 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 SEED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS 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 THROUGHOUT THE USE OF SILT FENCE.

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

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

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.

REQUESTED VARIANCE:

A VARIANCE IS BEING REQUESTED FROM LDC 5.3.4.D.3.a TO REDUCE A PORTION OF THE 25 FOOT STREET SIDE YARD TO 11 FEET ALONG THE ACCESS EASEMENT IN FRONT OF THE PROPOSED BUILDING.

TREE PRESERVATION NOTE:

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE TO BE PERMITTED WITHIN THESE PROTECTED AREAS.

MSD NOTES:

CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STAND SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.

MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAIN THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.

SITE IS SUBJECT TO REGIONAL FACILITY FEE'S. DOWNSTREAM SYSTEM TO BE ANALYZED PRIOR TO CONSTRUCTION PLAN APPROVAL.

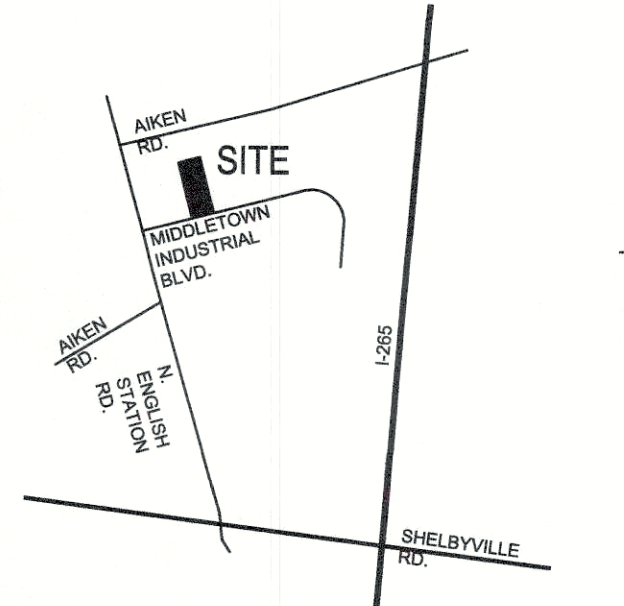
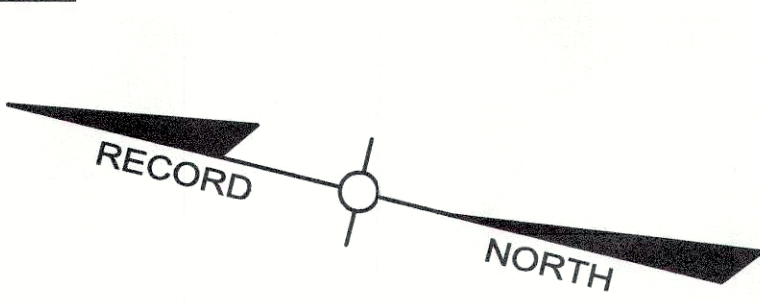
THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 18, 171 S.F.

APCD NOTE:

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

SITE DATA

13025 MIDDLETOWN INDUSTRIAL BLVD.
LOUISVILLE, KY 40223
D.B. 5805, PG. 50
TAX BLOCK 1751, LOT 3A
GROSS ACREAGE: 1.10 AC/48,000 SQ.FT.
NET ACREAGE: 1.10 AC/48,000 SQ.FT.
ZONED M-2
SUBURBAN WORKPLACE FORM DISTRICT
HEIGHT: 50' (MAX.)
EXISTING BUILDING AREA: 11,990 SQ.FT.
PROPOSED BUILDING AREA: 5,012 SQ.FT.
TOTAL BUILDING AREA: 17,002 SQ.FT.
EXISTING USE: OFFICE/WAREHOUSE
PROPOSED USE: OFFICE/WAREHOUSE
FAR = 0.35
COUNCIL DISTRICT: 19
FIRE DISTRICT: ANCHORAGE MIDDLETOWN

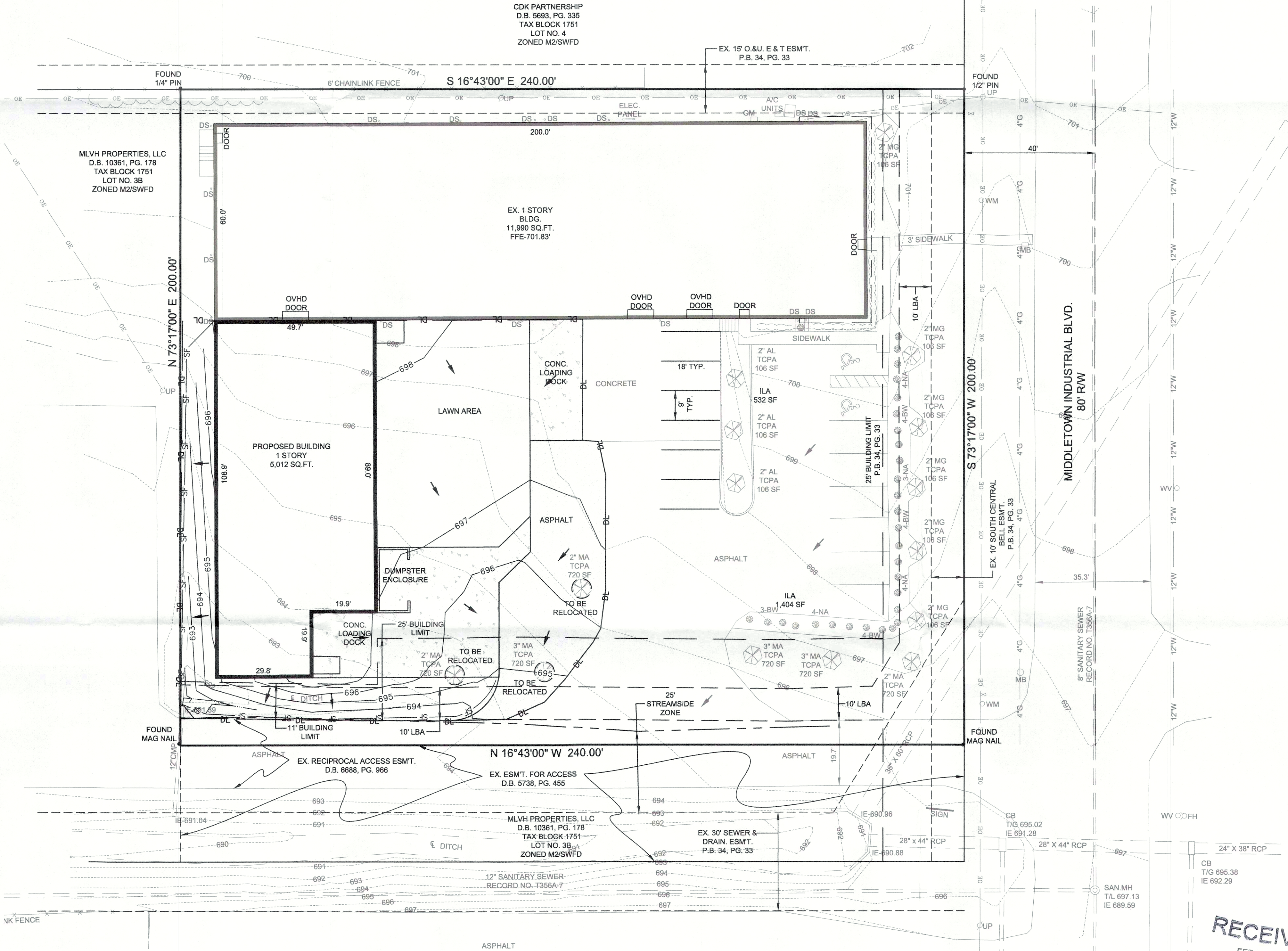


LOCATION MAP
N.T.S.

GENERAL NOTES:

2 LONG TERM BIKE PARKING SPACES WILL BE PROVIDED INSIDE THE BUILDING.

A FEE IN LIEU FOR SIDEWALKS ALONG THE FRONTAGE OF MIDDLETOWN INDUSTRIAL BLVD. IS BEING REQUESTED FROM MPW.



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UTILITY PROTECTION NOTE:

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

REVISIONS		DESCRIPTION	DATE	BY
1	1-18-19	AGENCY COMMENTS		ML

CIVIL DESIGN, INC.
3404 STONY SPRING CIRCLE
LOUISVILLE, KENTUCKY, 40220
PH: 671-0060 FAX: 671-0311

CIVIL DESIGN, INC.
Civil Design, Inc.
Commonwealth of Kentucky
Land Surveying Corp. Permit No. 840
Engineering Corp. Permit No. 394

DATE

SIGNATURE

REVISED DISTRICT DEVELOPMENT PLAN

OWNER
M & D ENTERPRISES, INC.
MAILING: 11007 OWL CREEK LN.
LOUISVILLE, KY 40223
PROPERTY: 13025 MIDDLETOWN INDUSTRIAL BLVD.
LOUISVILLE, KENTUCKY 40223

DRWN BY: ML CHKD BY: RWD
DATE: DEC. 11, 2018
DRAWING: DWG. NO.
SCALE: 1"= 20'
SHEET 1 OF 1

