

BOUNDARY CALLS

LINE	BEARING	DISTANCE
L1	N 21°15'28" E	36.76'
L2	S 30°27'38" W	1.29'
L3	N 60°35'48" W	5.03'
L4	N 29°23'32" E	8.69'
L5	S 09°49'38" W	3.85'

SITE DATA:

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	PEC
EXISTING LAND USE	VACANT
PROPOSED LAND USE	WAREHOUSE/OFFICE
TOTAL LAND AREA	1.829± AC./79,682± S.F.
BUILDING AREA	12,700± S.F.
MEZZANINE	2,925± S.F.
TOTAL	15,625± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.20±
PARKING REQUIRED	19 SPACES
OFFICE (8,768± S.F.)	19 SPACES
MINIMUM (1 SPACE/350 S.F.)	34 SPACES
MAXIMUM (1 SPACE/200 S.F.)	15 SPACES
16 WAREHOUSE EMPLOYEES	20 SPACES
MINIMUM (1 SPACE/1.5 EMPLOYEES)	49 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	2 SPACES
PARKING PROVIDED	2 SPACES
CAR PARKING	2 SPACES
(INCLUDES 2 ACCESSIBLE & 2 CARPOOL SPACES)	0 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
SHORT TERM	0 SPACES
LONG TERM	2 SPACES

TREE CANOPY DATA:

GROSS SITE AREA	79,682± S.F.
TREE CANOPY CATEGORY	CL
EXISTING TREE CANOPY	15,904± S.F.
EXISTING TREE CANOPY TO BE PRESERVED	10,126± S.F.
TOTAL TREE CANOPY REQUIRED	15,936± S.F.
TREE CANOPY TO BE PLANTED	5,810± S.F.

<u>LANDSCAPE DATA:</u>	
V.U.A.	24,741± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	1,856± S.F.
I.L.A. PROVIDED	2,244± S.F.

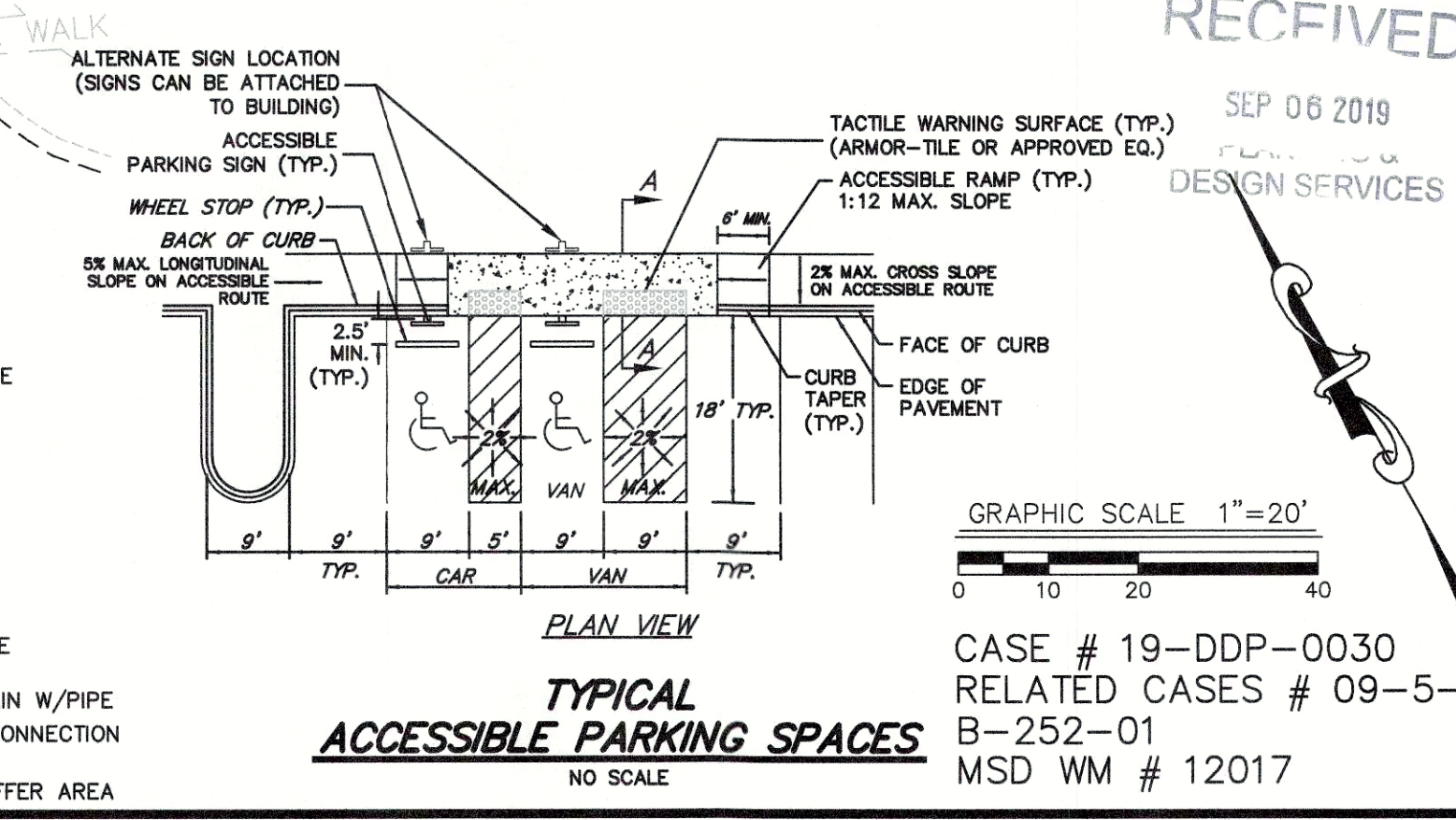
<u>IMPERVIOUS AREA:</u>	
EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	37,655± S.F.
TOTAL	37,655± S.F.
NET IMPERVIOUS AREA	37,655± S.F.

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

- 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 ANCHORAGE MIDDLETOWN 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 SHALL COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
 - 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.
 - THE DEVELOPER/PROPERTY OWNER SHALL INSTALL A CONCRETE BOARDING PAD, BENCH PAD AND THEN NOTIFY TARC WHEN THE CONSTRUCTION IS COMPLETE. TARC WILL THEN INSTALL A STANDARD BENCH. IN ADDITION, THE DEVELOPER/OWNER SHALL CLEAN THE STOP AS NEEDED.
 - A MINOR PLAY TO REDUCE THE 30' LANDSCAPE BUFFER ALONG OBANNON STATION ROAD TO 20' SHALL BE APPROVED PRIOR TO CONSTRUCTION PLAN APPROVAL.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND SPECIAL SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE HITE CREEK WASTEWATER TREATMENT PLANT BY PROPERTY SEWER CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER DETENTION: OVERALL SITE DEVELOPMENT DRAINAGE CONFORMS TO THE EASTPOINT BUSINESS CENTER SUBDIVISION CONSTRUCTION PLANS. NO ONSITE DETENTION OR REGIONAL FACILITY FEE IS REQUIRED. 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. VERIFICATION OF THE DOWNSIDE SYSTEM PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - 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 20E).
 - 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.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN THE METRO WORKS RIGHT-OF-WAY.
 - 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.
 - SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION TO 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.



DEVELOPER
MINDEL SCOTT
ENGINEERING > SURVEYING > PLANNING > LANDSCAPE ARCHITECTURE
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502-485-1508 > MindelScott.com

OWNER
ESSENTIALLY FAMILY, LLC
11400 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299

DETAILED DISTRICT DEVELOPMENT PLAN
RENEWAL BY ANDERSON
13200 OBANNON STATION WAY
LOUISVILLE, KY 40223
DEED BOOK 11440, PAGE 230
TAX BLOCK 0015, LOT 265

Revisions
08/12/19 PER AGENCY REVIEW
08/29/19 PER AGENCY REVIEW
09/05/19 PER AGENCY REVIEW

Horizontal Scale: 1"=20'
Date: 07/15/19
Job Number: 3524-200
Sheet
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