

### EPSC NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM 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 THROUGH THE USE OF SILT FENCING.

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

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN 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.

### EPSC CONCEPT PLAN

- INSTALL SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
- EXISTING TEMPORARY SEDIMENT BASIN SHALL BE CHECKED & MAINTAINED THROUGHOUT PROJECT.
- BEGIN SITEWORK GRADING AND STORM SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- REMOVE TEMPORARY SEDIMENT BASIN & STABILIZE SITE.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

### UTILITY NOTES

- 1) ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 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 AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

- 2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

### ADDITIONAL REQUESTS

1. WAIVER OF LDC 5.6.1.1.1.0 RELATED TO BUILDING FACADE DESIGN.

### GENERAL NOTES

- 1.) WASTEWATER: SANITARY SEWER IS AVAILABLE BY CONNECTION TO DEREK GUTHRIE WASTEWATER TREATMENT PLANT, SUBJECT TO FEES. SANITARY SEWER PATTERN DEPICTED FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.

- 2.) DRAINAGE / STORM WATER DETENTION: 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.

- 3.) 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.

- 4.) THE DEVELOPMENT LIES IN THE FAIRDALE FIRE DISTRICT.

- 5.) SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.

- 6.) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

- 7.) ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSYSTEM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.

- 8.) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BMPs.

- 9.) ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.

- 10.) ALL PARKING AREAS, INCLUDING ISLANDS SHALL BE OUTLINED WITH MIN. 6" HT. & W. CONCRETE CURB UNLESS NOTED OTHERWISE.

- 11.) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.

- 12.) ALL SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE LDC.

- 13.) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0109 E, DECEMBER 5, 2006)

- 14.) CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

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

- 16.) ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.

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

- 18.) MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

- 19.) IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

- 20.) DUMPSTERS WILL BE LOCATED INSIDE THE BUILDING. IF DUMPSTERS ARE LOCATED OUTSIDE IN THE FUTURE, THEY WILL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.

- 21.) RUN OFF VOLUME IMPACT FEE REQUIRED. CALCULATION BASED ON RFF X 1.5 OR VOLUME TO BE PROVIDED BELOW THE FLOODPLAIN ELEVATION IN THE DOWNSYSTEM COMPENSATION BASINS.

- 22.) PROPOSED SOUTH PARK ROAD WIDENING IMPROVEMENTS ALONG THE PROPERTY FRONTAGE WILL INCLUDE PAVEMENT SUFFICIENT TO ACHIEVE A 12' DRIVING LANE MEASURED FROM THE CURRENT CENTER LINE AND A 2' SHOULDER.

### LOT REQUIREMENTS

MIN. LOT AREA	STANDARD
MIN. LOT WIDTH	EZ-1
25'	NONE
STREET SIDE YARD	NONE
REAR YARD	NONE

### FREESTANDING SIGN TABLE

	AREA	HEIGHT
1 TENANT	80 SF	18'
2-3 TENANTS	100 SF	20'
4+ TENANTS	120 SF	22'

### PARKING CALCULATIONS

ESTIMATED NUMBER OF EMPLOYEES (COMBINED 1ST & 2ND SHIFT): 350\*

MIN PARKING REQUIRED: 233 SPACES

(1/1.5 EMPLOYEES ON 1ST & 2ND SHIFT)

MAX PARKING ALLOWED: 350 SPACES

(1/EMPLOYEE ON 1ST & 2ND SHIFT)

PARKING PROVIDED: 239 SPACES

(INCLUDING 8 H.C. SPACES & 5 CARPOOL SPACES.)

BICYCLE PARKING: 7 SPACES

BICYCLE PARKING REQUIRED: 7 SPACES

(SHORT TERM = NONE)

(LONG TERM = 2 OR 1/50 EMPLOYEES\*\*)

BICYCLE PARKING PROVIDED: 7 SPACES

\* WE ARE REQUESTING FLEXIBILITY IN PARKING PROVIDED DUE TO THE VARIABILITY IN FUTURE TENANT NEEDS. FINAL PARKING PROVIDED AT THE TIME OF CONSTRUCTION WILL FALL WITHIN THE MIN/MAX REQUIREMENTS OF LDC CHAPTER 9.

\*\* LONG TERM BIKE PARKING WILL BE LOCATED INSIDE THE BUILDING.

### ILA CALCULATIONS

PASSENGER VUA AREA: 92,442 SF

ILA REQUIRED (7.5%): 6,933 SF

ILA PROVIDED: 9,352 SF

TREES REQUIRED: 23 TREES

LOADING AREA VUA: 239,557 SF

(NO ILA REQUIRED PER LDC 10.2.12.)

EXISTING TREE CANOPY: 975,872 SF

EXISTING TREE CANOPY TO BE PRESERVED: 41-75%

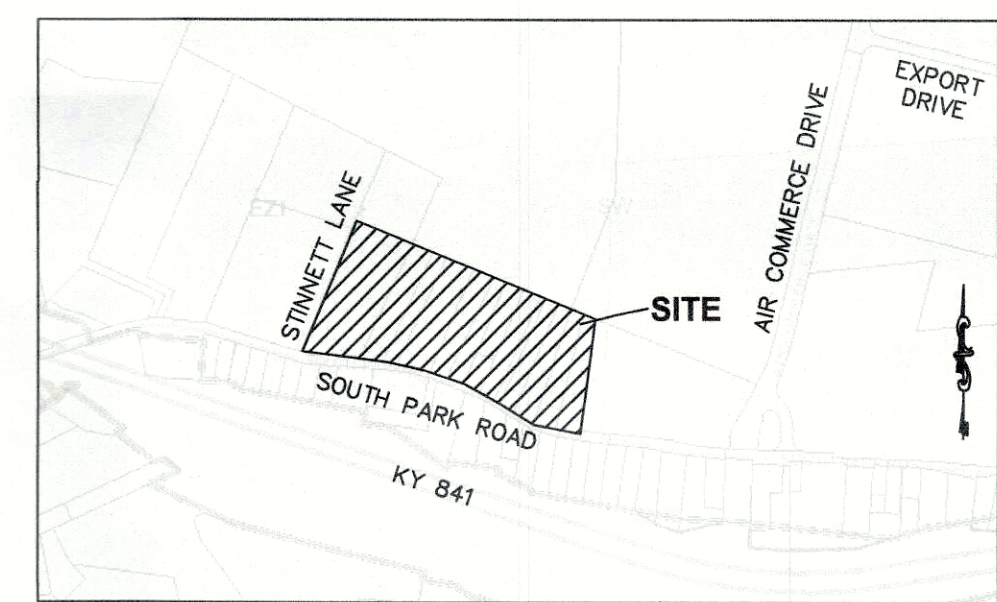
ADDITIONAL TREE CANOPY REQUIRED (CLASS C): 243,968 SF (25%)

### TREE CANOPY CALCULATIONS

GROSS SITE AREA: 975,872 SF

EXISTING TREE CANOPY: 41-75%

ADDITIONAL TREE CANOPY REQUIRED (CLASS C): 243,968 SF (25%)



### SITE DATA

EXISTING ZONING: SUBURBAN WORKPLACE

FORM DISTRICT: VACANT

EXISTING USE: WAREHOUSE

PROPOSED USE: 22.40 ACS

GROSS SITE AREA: 324,012 SF

BUILDING AREA: 43'

BUILDING HEIGHT: 0.33

FAR: 0.33

OWNERS: LOUISVILLE RENAISSANCE ZONE CORPORATION

700 ADMINISTRATION DRIVE

LOUISVILLE, KY 40209

D.B. 9727, PG. 34, D.B. 8985, PG. 395

D.B. 10308, PG. 540, D.B. 10587, PG. 295

SHARON LUCAS

2103 SOUTH PARK ROAD

LOUISVILLE, KY 40219

D.B. 8248, PG. 272

CASE # 19-CAT3-0016

WM # 12039

**SABAK, WILSON & LINGO, INC**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
THE HENRY CLAY  
608 S. THIRD STREET,  
LOUISVILLE, KENTUCKY 40202  
(502) 584 - 6271

NO.	REVISION	DATE
1	REVISED PER AGENCY COMMENTS	09/16/19
2	REVISED PER AGENCY COMMENTS	09/23/19

**CATEGORY 3 PLAN**  
**RENAISSANCE SOUTH BUSINESS PARK**  
**TRACTS 15 & 19**  
2007-2209 SOUTH PARK ROAD, LOUISVILLE, KY 40219  
1.B. 688, LOTS 9, 69, 71, 36, 120, 72, 154, 68, 74, 182, 13, 21, 22 & 23  
MOLTO PROPERTIES  
19W40 BUTTERFIELD ROAD, SUITE 750, OAKBROOK TERRACE, IL 60181

**PROJECT TITLE:** RENAISSANCE SOUTH BUSINESS PARK  
**SCALE:** 1"=60'  
**DATE:** 8/26/19  
**DRAWING NO.:** 1

**RECEIVED**  
SEP 23 2019  
SUBURBAN WORKPLACE  
PLANNING & DESIGN SERVICES

**OWNER:** LOUISVILLE RENAISSANCE ZONE CORPORATION  
**700 ADMINISTRATION DRIVE**  
**LOUISVILLE, KY 40209**  
**D.B. 9727, PG. 34, D.B. 8985, PG. 395**  
**D.B. 10308, PG. 540, D.B. 10587, PG. 295**  
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**LOUISVILLE, KY 40219**  
**D.B. 8248, PG. 272**

**19-CAT3-0016**

**1**