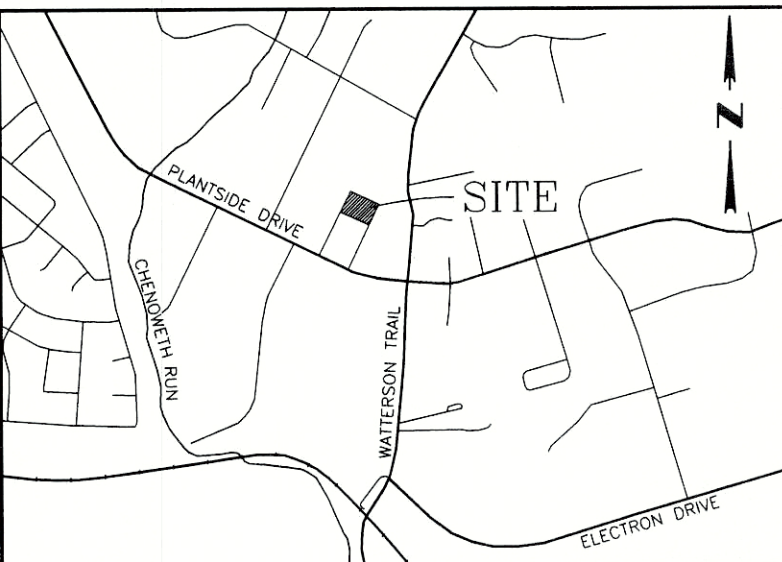


WAIVER REQUEST

1. THE APPLICANT REQUESTS A WAIVER OF CHAPTER 10, PART 2, TO ALLOW EXISTING STRUCTURES TO ENCR OACH INTO THE 15' PEC LANDSCAPE BUFFER AREA.

LEGEND

- Property Boundary (Tract 4)
Property Boundary (Tracts 1-3)
Adjacent Property Line
Property Line to be Removed
Proposed Storm Line & Inlet
Proposed Sewer Line & Manhole
Flow Arrow
Existing Contour
Proposed Contour
Existing Tree Line
Proposed Tree Line
TP
Tree Protection Fence
X X
Proposed Vinyl Fence



Vicinity Map
NO SCALE

ADJACENT PROPERTY OWNERS

#	PROPERTY OWNER/ADDRESS	ZONE/FORM	DISTRICT	DB/PG
1.	PLANTSIDE PROPERTIES LLC 2501 PLANTSIDE DRIVE	PEC / SW		8484/0012
2.	CARTON DRIVE ENTERPRISES 2349 CARTON DRIVE	PEC / SW		5531/0039
3.	CARTON DRIVE ENTERPRISES 2345 CARTON DRIVE	PEC / SW		NA/NA
4.	CARTON DRIVE ENTERPRISES 2312 WATERSON TRAIL	PEC / SW		NA/NA
5.	CRUTCHER REAL ESTATE LLC 2314 WATERSON TRAIL	PEC / SW		7830/0422
6.	JABAR LLC 2318 WATERSON TRAIL	PEC / SW		7499/0958
7.	PHOENIX PROCESS EQUIPMENT CO. 2400 WATERSON TRAIL	PEC / SW		10686/0024
8.	CEDCO PROPERTIES LLC 2517 PLANTSIDE DRIVE	PEC / SW		9639/0677

SITE DATA (TRACT 4)

DEED BOOK/PAGE	DB 5531 / PG 039
PARCEL ID	3807080000
SUBDIVISION	BLUEGRASS RESEARCH & INDUSTRIAL PARK, REVISED SEC. 1
GROSS AREA	1.51 ACRES (65,569.2 SF)
EXISTING ZONING	PEC
PROPOSED ZONING	PEC
EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
PROPOSED FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING LAND USE	VACANT
PROPOSED USE	OFFICE / MINI-STORAGE
BUILDING SETBACKS	
FRONT YARD	25-FT
STREET SIDE YARD	25-FT
REAR YARD	0-FT
SIDE YARD	0-FT
MAX. HEIGHT OF BUILDING	50-FT
PROPOSED BUILDING HEIGHT	25-FT ***
TOTAL BUILDING FOOTPRINT	8,600 SF
OFFICE	3,000 SF
MINI-STORAGE	5,600 SF
MAX. LOT COVERAGE ALLOWED	50.0%
PROPOSED LOT COVERAGE	13.1%
TOTAL BUILDING AREA	11,600 SF
OFFICE (2-STORY)	6,000 SF
MINI-STORAGE	5,600 SF
PARKING SPACES REQUIRED (OFFICE)	17 MIN. / 30 MAX.
PARKING SPACES REQ. (MINI-STORAGE)	2 MIN. / 3 MAX
TOTAL PARKING SPACES PROVIDED	45 (INCL. 2 ADA SPACES) ***
*per table 9.1.2b: min. 1 per 350 sf; max. 1 per 200 sf	
*per table 9.1.2c: min 1.5 per employee; max 1 per employee	

TREE CANOPY DATA

GROSS SITE AREA	65,569.2 SF
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY COVERAGE	32,769.6 SF (49.9%)
PRESERVED TREE CANOPY COVERAGE AREA	13,113.84 SF (20.0%)
NEW TREE CANOPY COVERAGE AREA	0 SF (0.0%)
TOTAL TREE CANOPY COVERAGE REQUIRED	9,835.38 SF (15.0%)
TOTAL TREE CANOPY COVERAGE PROVIDED	13,113.84 SF (20.0%)
*EXISTING TREE CANOPY PER MSD LOGIC MAPPING, AERIAL PHOTOGRAPHY & FIELD VISIT	

LANDSCAPE DATA

PROPERTY PERIMETER LANDSCAPE BUFFER AREA (LBA)	
PROPERTY INTENSITY CLASS	4
WESTERN BOUNDARY LBA @ LOT 2	
LBA SIZE & PLANTING REQ. (PER SECTION 10.2.4B)	15-FT
PROPERTY PERIMETER LBA LENGTH	210-FT
NUMBER OF TREES REQUIRED (TYPE 'A' OR 'B')	3 (1/75 LF)
NUMBER OF TREES PROVIDED	3
NORTHERN BOUNDARY LBA @ LOT 3	
LBA SIZE & PLANTING REQ. (PER SECTION 10.2.4B)	15-FT
PROPERTY PERIMETER LBA LENGTH	110-FT
NUMBER OF TREES REQUIRED (TYPE 'A' OR 'B')	2 (1/75 LF)
NUMBER OF TREES PROVIDED	2
EASTERN BOUNDARY LBA @ PROPOSED OFFICE	
LBA SIZE & PLANTING REQ. (PER SECTION 10.2.4B)	15-FT
PROPERTY PERIMETER LBA LENGTH	210-FT
NUMBER OF TREES REQUIRED (TYPE 'A' OR 'B')	3 (1/75 LF)
NUMBER OF TREES PROVIDED	3
INTERIOR LANDSCAPE AREA (ILA)	
VEHICULAR USE AREA	24,226 SF
INTERIOR LANDSCAPE AREA REQUIRED	1,817 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	2,143 SF (8.8%)
NUMBER OF ILA TREES REQUIRED(1/4000 SF VUA)	6
NUMBER OF ILA TREES PROVIDED	6

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.
- 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 JEFFERSONTOWN FIRE DISTRICT.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARIES 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.
- 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 PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL DRIVING AND PARKING SURFACES WILL BE HARD, DURABLE SURFACES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

EROSION PREVENTION & SEDIMENT CONTROL NOTES

- AN APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP BMP'S (BEST MANAGEMENT PRACTICES) 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 SEEDDED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL 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 FENCE.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.
- SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.
- WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

RECEIVED

MAY 29 2020

PLANNING &
DESIGN SERVICES



0 15 30 60 120
Scale: 1"=30'

DRAWING

1

DATE: 03/19/2020
REVISION: PLANNING STAFF COMMENTS

AL ENGINEERING INC.
Civil Engineering & Land Development Services
10000 Industrial Blvd., Ste. A (502) 817-4444
LOUISVILLE, KY 40223

ACCOUNT: 2020-555
DATE: March 3, 2020
DESIGNED BY: KWR
DRAWN BY: KWR
CHECKED BY: KWR
APPROVED BY: KWR

HWHWD PARTNERSHIP
2509 PLANTSIDE DRIVE
JEFFERSONTOWN, KY 40299

CAPITAL PROPERTIES INC.
2509 PLANTSIDE DRIVE
JEFFERSONTOWN, KY 40299

DETAILED DISTRICT
DEVELOPMENT PLAN