

TREE CANOPY CALCULATIONS

NO ADDITIONAL TREE CANOPY REQUIRED.
SEE GENERAL NOTE 10.

LANDSCAPE CALCULATIONS

EXISTING V.U.A. = 147,541 S.F.
PROPOSED V.U.A. = 119,334 S.F.
DECREASE IN V.U.A. = 28,207 S.F.
NO ADDITIONAL V.U.A. LANDSCAPING AREAS REQUIRED.
SEE GENERAL NOTES 11 & 12.

PARKING TABULATION — 34 EMPLOYEES (30 1ST. SHIFT, 4 2ND. SHIFT)

1 PARKING SPACE PER 1.5 EMPLOYEE = 23 SPACES (MINIMUM)
1 PARKING SPACE PER 1 EMPLOYEE = 34 SPACES (MAXIMUM)
33 SPACES PROVIDED INCLUDING 4 HANDICAPPED SPACES

SITE DATA

GROSS SITE AREA = 9.74 AC. (424,289.89 S.F.)
FORM DISTRICT = SUBURBAN MARKETPLACE
ZONING = EZ1
EXISTING SITE USE ~ MANUFACTURING, STORAGE, RETAIL
PROPOSED SITE USE ~ MANUFACTURING, STORAGE
TAX BLOCK = 3038
LOT NUMBERS = 201, 202, & 205
MAXIMUM BUILDING HEIGHT = 50'
FLOOR AREA = 42,202 S.F.
EXISTING IMPERVIOUS AREA = 198,544.46 S.F.
INCREASED IMPERVIOUS AREA = 0.00 S.F.
TOTAL IMPERVIOUS AREA = 198,544.46 S.F.
WASTEWATER TREATMENT PLANT: WEST COUNTY

RELATED CASES

9-58-96
9-58-96 W

GENERAL NOTES

- CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMITS ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL FOR ANY WORK IN METRO PUBLIC WORKS RIGHT-OF-WAY.
- THERE ARE NO ADDITIONAL BUILDINGS PROPOSED ON DEVELOPMENT PLAN.
- ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION CABINET'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, UNLESS OTHERWISE SHOWN.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES SHOWN IN THE RIGHT OF WAY ARE APPROXIMATE. THE LOCATION OF UNDERGROUND UTILITIES ON SITE ARE NOT KNOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND TO COORDINATE WITH UTILITY COMPANIES.
- ALL OUTDOOR LIGHTING SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES AND SHALL CONFORM TO THE LAND DEVELOPMENT CODE.
- NO ADDITIONAL SIGNAGE IS PROPOSED FOR THIS PROJECT.
- THERE IS NOT ANY PROPOSED STORM SEWER PIPE ANTICIPATED FOR THIS PROJECT. ANY DAMAGED PIPE THAT IS REPLACED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPLACED IN KIND OR A MIN. OF 12 INCHES IN DIAMETER.
- THE CONTRACTOR SHALL SLOPE ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE.
- THE PROPOSED WORK IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN ZONE, AS DEPICTED ON THE PLAN.
- PER SECTION 10.1.2.B.3 OF THE LAND DEVELOPMENT CODE, THIS PROJECT IS NOT REQUIRED TO PROVIDE THE TREE CANOPY REQUIRED BY THIS SECTION.
- PER SECTION 10.2.2.A OF THE LAND DEVELOPMENT CODE, THIS PROJECT IS NOT SUBJECT TO ADDITIONAL LANDSCAPE REQUIREMENTS.
- THE PROPOSED PROJECT IS CONVERTING THE EXISTING PAVEMENT AND PARKING AREA'S INTO STORAGE AREA, THUS DECREASING THE V.U.A. AS DEPICTED ON THE PLANS. A TRAVEL LANE WILL BE MAINTAINED FOR INGRESS/EGRESS WITHIN THIS AREA. THE VUA CALCULATIONS TAKE THIS INTO ACCOUNT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

NOTICE
PERMITS SHALL BE ISSUED
ONLY IN CONFORMANCE
WITH THE BINDING ELEMENTS
OF THIS DISTRICT
DEVELOPMENT PLAN.

EROSION CONTROL LEGEND

- S — S — STONE BAG INLET PROTECTION EF-03-01
— SF — SF — SILT FENCE EF-09-01
— — — STABILIZED CONSTRUCTION ENTRANCE ER-01-01

EROSION PREVENTION & SEDIMENT CONTROL

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 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 seeded and stabilized.

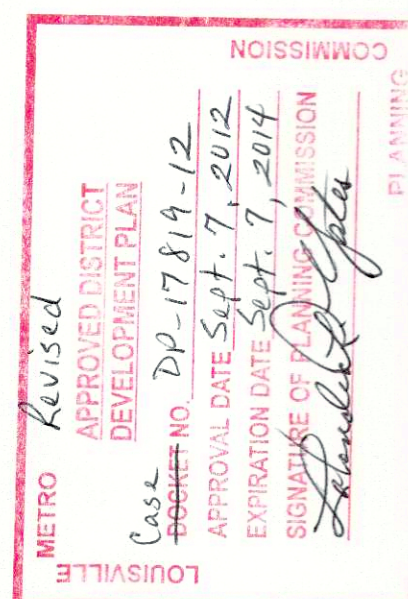
Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.

Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.

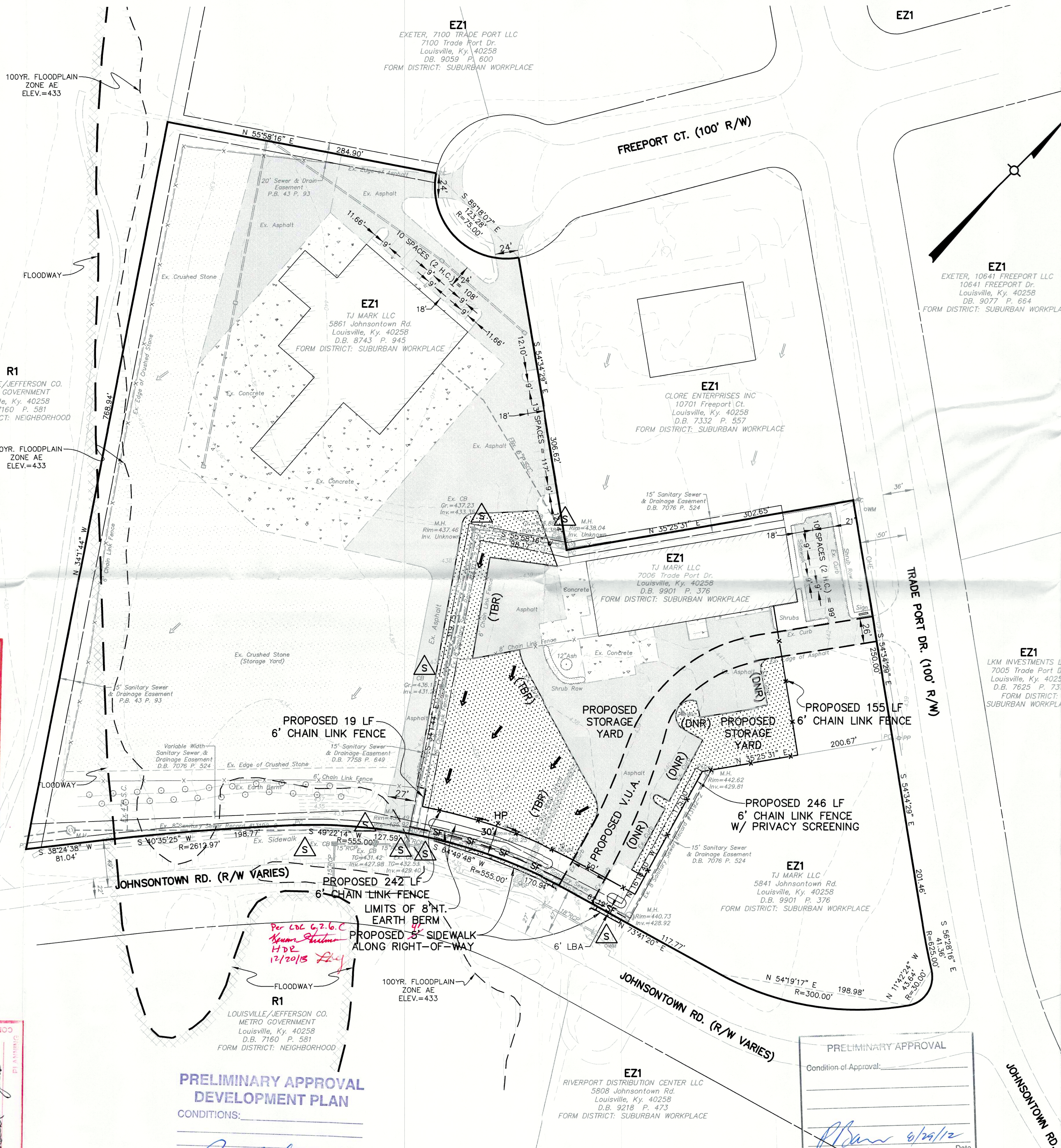
All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02.

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.

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 calendar days after the activity as ceased.



MILL CREEK

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:

BY: *Emily Nalest*
DATE: *8/29/12*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval: _____
Development Review: *[Signature]* 8/29/12
Date: _____
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

LOCATION MAP
SCALE: N.T.S.**LEGEND**

- EXISTING ASPHALT
— EXISTING CONCRETE
— EXISTING CRUSHED STONE
— PROPOSED CONCRETE
— PROPOSED CRUSHED STONE
— PROPOSED DRAINAGE ARROW
— EXISTING DRAINAGE ARROW

Consolidation Description

Being a tract of land lying in the southwestern portion of Metro Louisville, Kentucky, on the northwesterly side of Johnsonstown Road and southwesterly side of Trade Port Drive in Riverport Phase III Subdivision and being more particularly described as follows:

Beginning at the intersection of the line common to Tracts 201 and 204 as shown on the plot of Riverport Phase III, a plot of record in Plat Book 43, Page 93 in the office of the Clerk of Jefferson County, Kentucky, with the northwesterly line of Johnsonstown Road; thence with said northwesterly line South 73 degrees 41 minutes 20 seconds West 62.19 feet and with a curve to the left having a radius of 555.00 feet, the chords of which measure South 64 degrees 49 minutes 48 seconds West 170.94 feet and South 49 degrees 22 minutes 14 seconds West 127.59 feet to an iron pin in same; thence continuing with said northwesterly line and with a curve to the left having a radius of 2612.97 feet the chord of which measures South 40 degrees 35 minutes 25 seconds West 198.77 feet to an iron pin in same; thence continuing with said northwesterly line South 38 degrees 24 minutes 38 seconds West 81.04 feet to an iron pin at its intersection with the southwesterly line of said Riverport Phase III, thence with same North 34 degrees 01 minute 44 seconds West 768.94 feet to its intersection with the south line of Tract 207 as shown on said plot; thence with said south line North 55 degrees 58 minutes 16 seconds East 284.90 feet to an iron pin at its intersection with the southwesterly line of Freepoint Court; thence with said southwesterly line and with a curve to the left having a radius of 75.00 feet, the chord of which measures South 89 degrees 18 minutes 07 seconds East 123.28 feet to its intersection with the southwesterly line of Tract 203 as shown on said plot; thence with same South 54 degrees 34 minutes 29 seconds East 306.62 feet to an iron pin at its intersection with the southeasterly line of said Tract 203; thence with same North 35 degrees 25 minutes 31 seconds East 302.65 feet to an iron pin at its intersection with the southwesterly line of Trade Port Drive; thence with said southwesterly line South 54 degrees 34 minutes 29 seconds East 250.00 feet to an iron pin at its intersection with the northwesterly line of Tract 204 aforesaid; thence with lines common to said Tract 204, South 35 degrees 25 minutes 31 seconds West 200.67 feet and South 16 degrees 18 minutes 40 seconds East 175.00 feet to the point of beginning, containing 9.74 acres.

SITE ADDRESS

10711 FREEPORT CT.
LOUISVILLE, KY. 40258
BLOCK 3038 LOT 205

OWNER & DEVELOPER

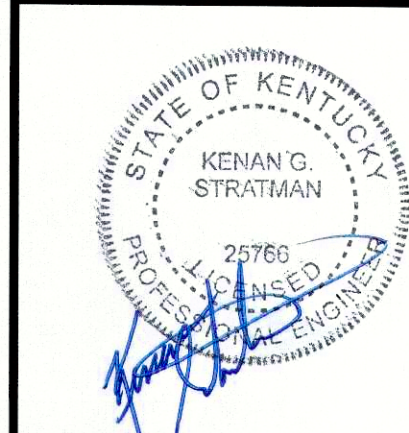
T J MARK, LLC
924 BAXTER AVE.
LOUISVILLE, KY. 40204

GRAPHIC SCALE: 1"=60'

0' 60' 120'

WM# 9091

NO.	DATE	DESCRIPTION
1	08/27/12	PUBLIC WORKS & MSD COMMENTS



SCALE:	1" = 60'
DATE:	07-11-12
CONTRACT NO.:	72281
PROJECT NO.:	
DESIGNED:	KGS
DRAWN:	WMG
CHECKED:	KGS
Q/C:	

ONE COMPANY
Many Solutions
One Riverfront Plaza
401 West Main Street, Suite 500
Louisville, Kentucky 40202
PHONE (502)584-4118 FAX (502)589-3009

ISCO INDUSTRIES
10711 FREEPORT COURT
LOUISVILLE, KY. 40258

REVISED DETAILED DISTRICT
DEVELOPMENT PLAN

DRAWING:

1

OF 1

17519