GENERAL NOTES

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

2) EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN A ACCORDANCE WITH MSD DESIGN MANUAL STANDARDS SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

3) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0057E, DECEMBER 5, 2006)

4) SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

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

6) CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.

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

8) THE DEVELOPMENT LIES IN THE LOUISVILLE #3 FIRE DISTRICT.

9) 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.

10) ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

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

12) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS *FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.*

13) ALL EXISTING STRUCTURES ON SITE TO BE REMOVED.

14) 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 BEST MANAGEMENT PRACTICES.

15) SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.

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 SEEDED 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 SEEDED, 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 PHASING

1. INSTALL TEMP. CONSTRUCTION ENTRANCE, INLET PROTECTION & SILT FENCE.
2. BEGIN CONSTRUCTION.
3. REMOVE SILT FENCES AND INLET PROTECTION ONCE SITE IS STABILIZED & VEGETATION IS ESTABLISHED.

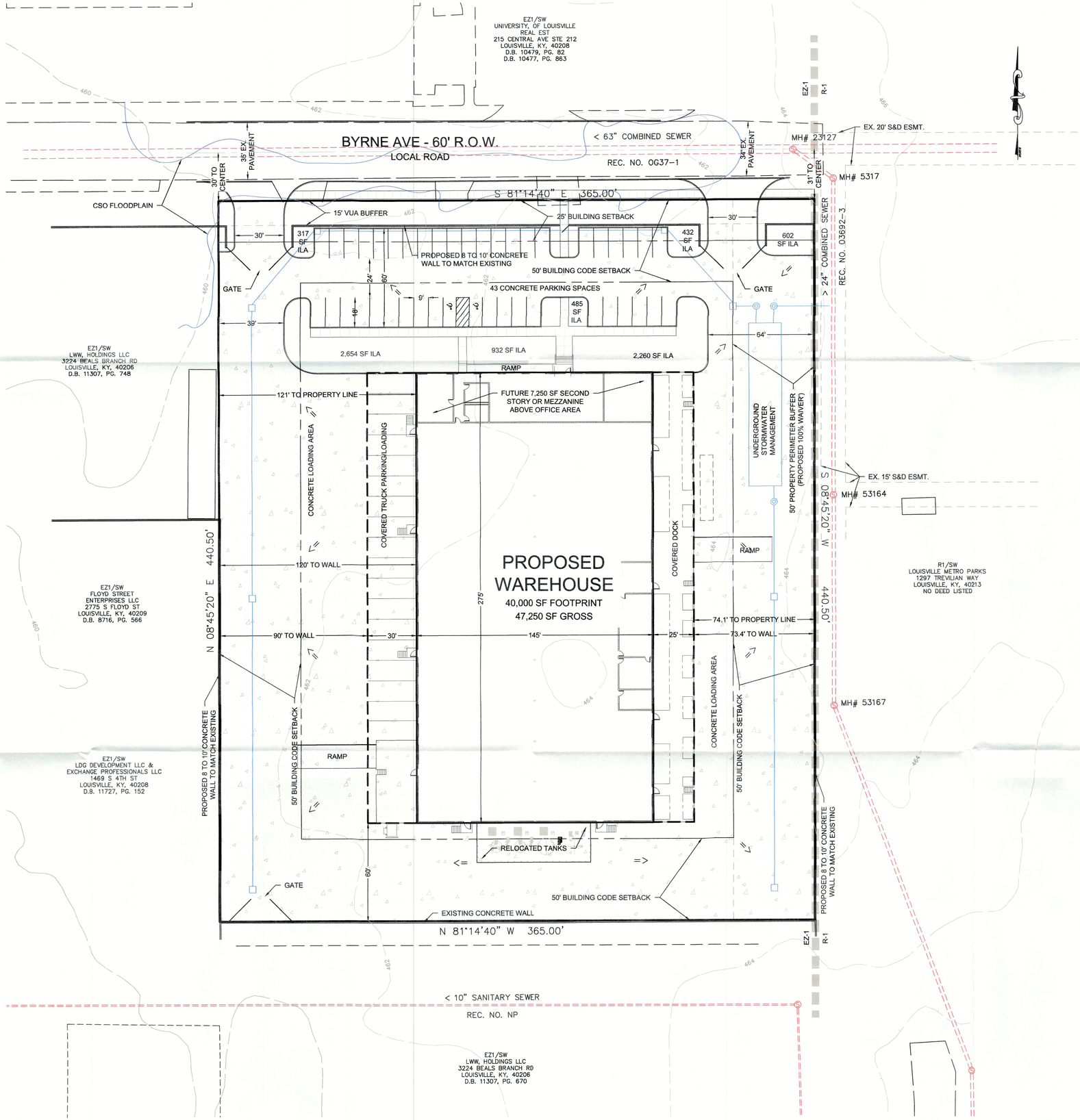
UTILITY NOTE

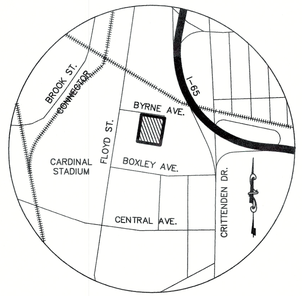
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND 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.

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.

LEGEND

- EX. SANITARY SEWER
- PROP. STORM SEWER
- => DRAINAGE FLOW ARROWS
- 453 EX. CONTOUR
- EX. ZONING BOUNDARY





LOCATION MAP
NOT TO SCALE

SITE DATA

EXISTING ZONING DISTRICT:	EZ1
FORM DISTRICT:	SWFD
EXISTING USE:	INDUSTRIAL
PROPOSED USE:	INDUSTRIAL
SITE AREA:	3.69 AC (160,783 SF)
BUILDING FOOTPRINT:	40,000 SF
GROSS BUILDING AREA:	47,250 SF
BUILDING HEIGHT:	55'
*MAX. PERMITTED HEIGHT**:	50'+
FAR:	0.29

* 4' OF ADDITIONAL HEIGHT IS PERMITTED FOR EACH 1' OF ADDITIONAL SETBACK.

TREE CANOPY REQUIREMENTS

SITE AREA:	160,783 SF
EXISTING TREE CANOPY:	0 SF (0%)
TREE CANOPY REQUIRED:	40,196 SF (25%*)

* ASSUMING USE OF COOL PAVEMENT OR COOL ROOF.

ILA CALCULATIONS

PROPOSED VUA:	98,076 SF
ILA REQUIRED (7.5%):	7,356 SF
ILA PROVIDED:	7,682 SF
REQUIRED TREES:	31 TREES*

* ALL REQUIRED ILA TREES WILL NOT FIT ON THE SUBJECT SITE SO THE FEE-IN-LIEU OPTION WILL BE PURSUED.

IMPERVIOUS AREA CALCULATIONS

SITE AREA:	160,783 SF
EXISTING IMPERVIOUS:	153,794 SF
PROPOSED IMPERVIOUS:	148,244 SF
DIFFERENCE:	-5,550 SF

PARKING CALCULATIONS

PROPOSED EMPLOYEES:	25 EMPLOYEES PER SHIFT
PARKING REQUIRED: (1 SPACE PER 1.5 EMPLOYEES MAIN +2ND SHIFT)	33 SPACES
PARKING ALLOWED: (1 SPACE PER EMPLOYEE MAIN +2ND SHIFT)	50 SPACES
PARKING PROVIDED:	43 SPACES

BIKE PARKING

BIKE SPACES REQUIRED:	2 LONG TERM
BIKE SPACES PROVIDED:	2 LONG TERM (INSIDE BUILDING)

ADDITIONAL REQUESTS

1. WAIVER OF LDC 10.2.4 TO NOT PROVIDE THE REQUIRED LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE.

2. PARTIAL TREE FEE-IN-LIEU TO MEET TREE CANOPY AND ILA TREE REQUIREMENTS.

RECEIVED
DEC 10 2020
PLANNING & DESIGN SERVICES

0 30' 60'
SCALE 1"= 30'

WM# 12196

CASE # 20-CUP-0136
RELATED CASE # 20-CUPPA-0126

OWNER
PETTIT HQ, LLC
816 S 11TH STREET
LOUISVILLE, KY 40210
D.B. 10288, PG. 635

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 PRE-APP COMMENTS	10/12/20
2	REVISED TO UPDATE BUILDING	12/09/20

SHEET TITLE: CONDITIONAL USE PERMIT PLAN
PROJECT TITLE: WELDERS SUPPLY FILL PLANT
340 BYRNE AVENUE, LOUISVILLE, KY 40209
TAX BLOCK 56C, LOT 6
DEVELOPER: WELDERS SUPPLY
331 BOXLEY AVENUE, LOUISVILLE, KY 40209

JOB NO.	3240
SCALE:	1"=30'
DATE:	09/09/20

DRAWING NO: CUP

SHEET 1 OF 1

K:\JOBS\DDP\3240-DDP, 24x36, Kelli Jones, 12/9/2020

20-CUP-0136