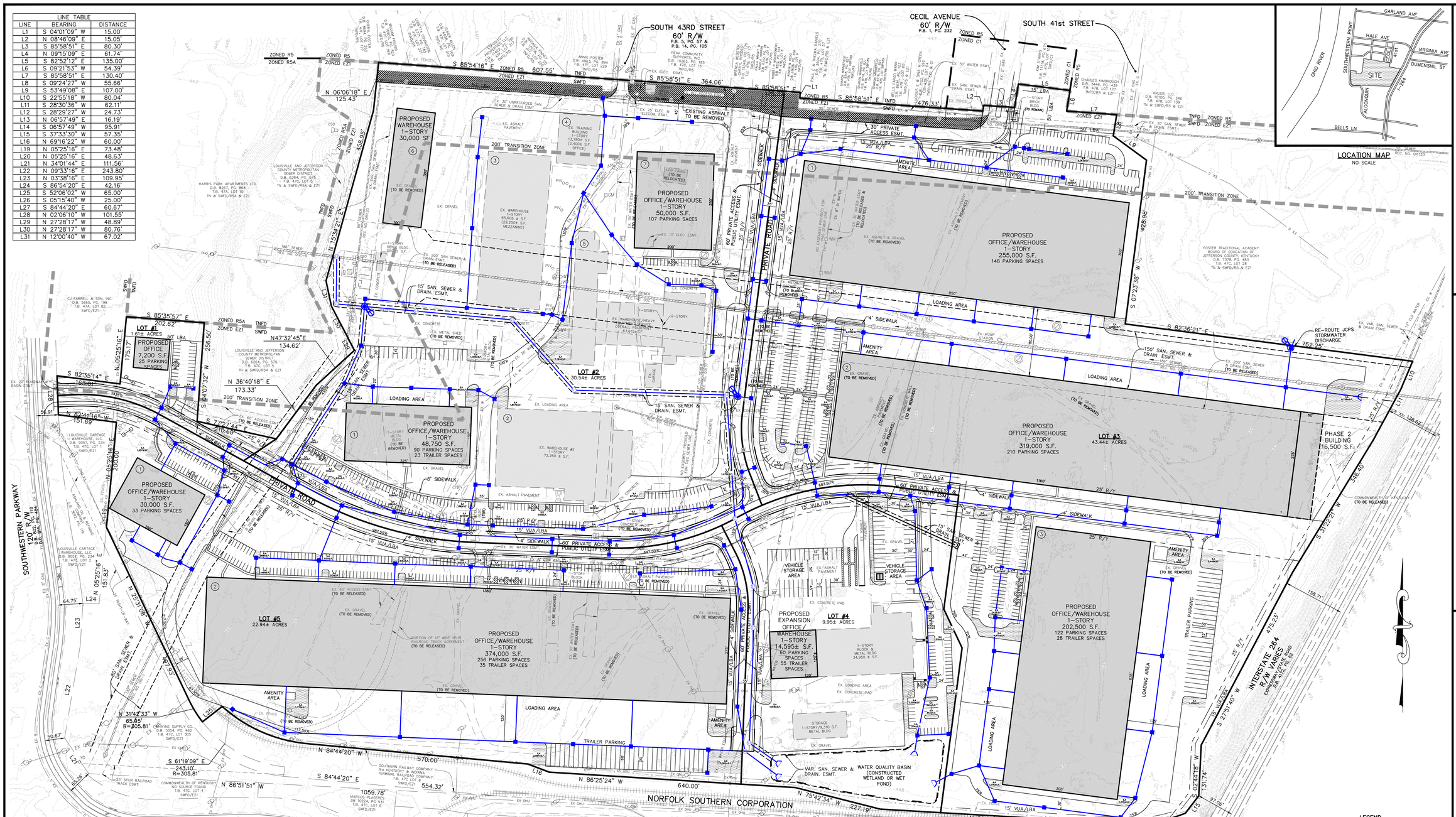
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 04°01'09" W	15.00'
L2	N 08°46'09" E	15.05'
L3	S 85°58'51" E	80.30'
L4	N 09°15'09" E	61.74'
L5	S 82°52'12" E	135.00'
L6	S 09°21'53" W	54.39'
L7	S 85°58'51" E	130.40'
L8	S 09°24'27" W	55.66'
L9	S 53°49'08" E	107.00'
L10	S 22°55'18" W	80.04'
L11	S 28°30'36" W	62.11'
L12	S 28°29'27" W	24.73'
L13	N 06°57'49" E	16.19'
L14	S 06°57'49" W	95.91'
L15	S 37°33'30" W	57.35'
L16	N 69°16'22" W	60.00'
L19	N 05°25'16" E	73.48'
L20	N 05°25'16" E	48.63'
L21	N 34°01'44" E	111.56'
L22	N 09°33'16" E	243.80'
L23	N 03°38'16" E	109.95'
L24	S 86°54'20" E	42.16'
L25	S 52°06'02" W	65.00'
L26	S 05°15'40" W	25.00'
L27	S 84°44'20" E	60.67'
L28	N 02°06'10" W	101.55'
L29	N 27°28'17" W	48.89'
L30	N 27°28'17" W	80.76'
L31	N 12°00'40" W	67.02'



GENERAL NOTES:

1. 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.
2. 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.
3. PROTECTION OF TREES TO BE PRESERVED:
CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO AVOID 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.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE LOUISVILLE #1 FIRE DISTRICT.
6. ALL LUMINAIRES SHALL BE AMBER, DIRECTED DOWNWARD AND FULLY SHIELDED WITH THE LIGHT SOURCE NOT VISIBLE OR DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
9. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
10. MINIMUM CONSTRUCTION STANDARDS FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
11. ALL EXISTING STRUCTURES AND EXISTING PAVEMENT SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
12. AN AMENDMENT 2.6.1.A.1 OF THE LDC IS REQUESTED TO ALLOW AN ENCROACHMENT INTO THE EZ1 ZONE REQUIREMENT OF A 200' SETBACK FROM RESIDENTIAL AS SHOWN.
13. STREET TREES TO BE PROVIDED PER LDC 10.2.8 AND SHOWN ON LANDSCAPE PLAN AT TIME OF BUILDING PERMITS AND REQUESTED.
14. NO MORE THAN 5 LOTS SHALL BE CREATED WITHIN ONE CALENDAR YEAR. IF MORE ARE REQUESTED, A MAJOR SUBDIVISION PLAT SHALL BE SUBMITTED PRIOR TO RECORDING.
15. DEVELOPER AGREES TO COORDINATE WITH METRO DIVISION OF TRANSPORTATION IN THE CONSTRUCTION OF THE LOUISVILLE LOOP ACROSS THE SITES SOUTHWESTERN PARKWAY FRONTAGE

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT DESIGN MANUAL AND CURRENT SPECIFICATIONS.
2. WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE DERBY @ OUTPIKE WASTEWATER TREATMENT PLANT VIA GENERAL EXTENSION AGREEMENT, SUBJECT TO FEES, SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER:
DETENTION NOT TO BE PROVIDED ON SITE AS LONG AS STORMWATER IS PIPED DIRECTLY TO THE 127" SEWER PIPE DOWNSTREAM OF THE COMBINED SEWER OUTFALL STRUCTURE #211. DRAINAGE PATTERN (DEPICTING 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 PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. 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.
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0003K).
6. 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.
7. IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
8. ADDITIONAL ROW MAY BE REQUIRED.
9. MSD DRAINAGE BOND REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

OVERALL SITE DATA:

EXISTING T.D	SUBURBAN WORKPLACE
EXISTING ZONING	EZ-1
EXISTING LAND USE	INDUSTRIAL/VACANT
TOTAL LAND AREA	108.48±AC

OVERALL IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	2,042,569± S.F.
PROPOSED IMPERVIOUS AREA	2,012,500± S.F.
TOTAL	4,055,069± S.F.
NET IMPERVIOUS AREA	2,150,000± S.F.

OVERALL TREE CANOPY DATA:

GROSS SITE AREA	4,864,781± S.F.
LAND USE	INDUSTRIAL
EXISTING TREE CANOPY	243,239± S.F. (5%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
NEW TREE CANOPY PROPOSED	1,459,434± S.F. (30%)
TOTAL TREE CANOPY REQUIRED/PROVIDED	1,459,434± S.F. (30%)

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

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
7. 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 BEFORE, DURING AND AFTER THE CONSTRUCTION.
8. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
9. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON PUBLIC RIGHT-OF-WAY.
10. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
11. ALL SIDEWALK RAMPS SHALL CONFORM TO D.A. STANDARD SPECIFICATION, 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.

WAIVER REQUESTS:

1. WAIVER OF 5.3.4.B.1 & 10.2.4 OF THE LDC TO ALLOW THE EXISTING AT&T BUILDING LOCATED JUST EAST OF S. 43rd ST TO REMAIN AND ENCROACH INTO THE PERIMETER LANDSCAPE BUFFER AREA ALONG THE SITE'S NORTH BOUNDARY.

SITE DATA – LOT 1:

PROPOSED LAND USE	OFFICE
LAND AREA	1.61± AC.
BUILDING AREA	
OFFICE	7,200 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.1
BUILDING HEIGHT (50' AT BLDG SETBACK)	30'
PARKING REQUIRED	
OFFICE	
MINIMUM (1 SPACE/400 S.F.)	18 SPACES
MAXIMUM (1 SPACE/200 S.F.)	36 SPACES
PARKING PROVIDED	
CAR PARKING	25 SPACES
(INCLUDES 1 ACCESSIBLE & 1 CARPOOL SPACES)	

LANDSCAPE DATA – LOT 1:

V.U.A.	9,220± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	691 S.F.
I.L.A. PROVIDED	1,000± S.F.

SITE DATA – LOT 2:

EXISTING LAND USE	WAREHOUSE/OFFICE
LAND AREA	30.54± AC.
TOTAL BUILDING AREA	373,160 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.28
BUILDING HEIGHT (50' AT BLDG SETBACK)	45'
PROPOSED BUILDING #1 AREA	
OFFICE	10,000 ± S.F.
WAREHOUSE	38,750 ± S.F.
TOTAL PROPOSED BUILDING AREA	48,750 ± S.F.
EXISTING BUILDING #2–5 AREA	
TRAINING	13,780 ± S.F.
OFFICE	5,500 ± S.F.
STORAGE/WAREHOUSE	161,515 ± S.F.
SERVICE GARAGE w/ 15 BAYS	63,815 ± S.F.
TOTAL EXISTING BUILDING AREA	244,410 ± S.F.
PROPOSED BUILDING #6–7 AREA	
OFFICE	13,000 ± S.F.
WAREHOUSE	76,250 ± S.F.
TOTAL PROPOSED BUILDING AREA	89,250 ± S.F.
TOTAL BUILDING AREA	373,160 ± S.F.
PARKING REQUIRED BUILDING #1	
OFFICE	
MINIMUM (1 SPACE/400 S.F.)	25 SPACES
MAXIMUM (1 SPACE/200 S.F.)	50 SPACES
WAREHOUSE	
MINIMUM (1 SPACE/2,000 S.F.)	19 SPACES
MAXIMUM (1 SPACE/500 S.F.)	78 SPACES
TOTAL (MINIMUM – MAXIMUM)	44–128 SPACES
PARKING PROVIDED	90 SPACES
(INCLUDES 4 ACCESSIBLE & 5 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	
LONG TERM	2 SPACES
PARKING REQUIRED BUILDING #6 & 7	
OFFICE	
MINIMUM (1 SPACE/400 S.F.)	25 SPACES
MAXIMUM (1 SPACE/200 S.F.)	50 SPACES
WAREHOUSE	
MINIMUM (1 SPACE/2,000 S.F.)	34 SPACES
MAXIMUM (1 SPACE/500 S.F.)	134 SPACES
TOTAL (MINIMUM – MAXIMUM)	59–184 SPACES
PARKING PROVIDED	107 SPACES
(INCLUDES 5 ACCESSIBLE & 5 CARPOOL SPACES)	
TRACTOR TRAILER PARKING	33 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	
LONG TERM	2 SPACES

LANDSCAPE DATA – LOT 2 BUILDING #1:

V.U.A.	91,822± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	16,476± S.F.
I.L.A. PROVIDED	20,140± S.F.

LANDSCAPE DATA – LOT 2 BUILDING #2–7:

V.U.A.	219,875± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	16,491± S.F.
PROVIDED	8,203± S.F.

SITE DATA – LOT 3:

PROPOSED LAND USE	WAREHOUSE/OFFICE
LAND AREA	43.44± AC.
BUILDING #1 AREA	
OFFICE	10,000 ± S.F.
WAREHOUSE	245,000 ± S.F.
TOTAL	255,000 ± S.F.
BUILDING #2 AREA	
OFFICE	15,000 ± S.F.
WAREHOUSE PHASE I	302,500 ± S.F.
WAREHOUSE PHASE II	16,500 ± S.F.
TOTAL	319,000 ± S.F.
BUILDING #3 AREA	
OFFICE	10,000 ± S.F.
WAREHOUSE	192,500 ± S.F.
TOTAL	202,500 ± S.F.
GROSS BUILDING AREA	776,500 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.43
BUILDING HEIGHT (50' AT BLDG SETBACK)	45'
PARKING REQUIRED BUILDING #1	
OFFICE	
MINIMUM (1 SPACE/400 S.F.)	25 SPACES
MAXIMUM (1 SPACE/200 S.F.)	50 SPACES
WAREHOUSE	
MINIMUM (1 SPACE/2,000 S.F.)	123 SPACES
MAXIMUM (1 SPACE/500 S.F.)	492 SPACES
TOTAL (MINIMUM – MAXIMUM)	148–542 SPACES
PARKING PROVIDED	148 SPACES
(INCLUDES 6 ACCESSIBLE & 5 CARPOOL SPACES)	
PARKING REQUIRED BUILDING #2	
OFFICE	
MINIMUM (1 SPACE/400 S.F.)	38 SPACES
MAXIMUM (1 SPACE/200 S.F.)	75 SPACES
WAREHOUSE – PHASE I & II	
MINIMUM (1 SPACE/2,000 S.F.)	151 SPACES
MAXIMUM (1 SPACE/500 S.F.)	605 SPACES
TOTAL (MINIMUM – MAXIMUM)	189–680 SPACES
PARKING PROVIDED	210 SPACES
(INCLUDES 7 ACCESSIBLE & 5 CARPOOL SPACES)	
PARKING REQUIRED BUILDING #3	
OFFICE	
MINIMUM (1 SPACE/400 S.F.)	25 SPACES
MAXIMUM (1 SPACE/200 S.F.)	50 SPACES
WAREHOUSE	
MINIMUM (1 SPACE/2,000 S.F.)	96 SPACES
MAXIMUM (1 SPACE/500 S.F.)	385 SPACES
TOTAL (MINIMUM – MAXIMUM)	121–435 SPACES
PARKING PROVIDED	122 SPACES
(INCLUDES 7 ACCESSIBLE & 5 CARPOOL SPACES)	
TRAILER PARKING	28 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	
BUILDING #1 LONG TERM	4 SPACES
BUILDING #2 LONG TERM	2 SPACES
BUILDING #3 LONG TERM	2 SPACES

SITE DATA – LOT 3 (CONTINUED):

AMENITY AREA BLDG #1 (10% OFFICE)	600 S.F.
SEATING (MINIMUM 1/200 S.F.)	3 SEATS
AMENITY AREA BLDG #2 (10% OFFICE)	1,500 S.F.
SEATING (MINIMUM 1/200 S.F.)	8 SEATS
AMENITY AREA BLDG #3 (10% OFFICE)	1,000 S.F.
SEATING (MINIMUM 1/200 S.F.)	5 SEATS

LANDSCAPE DATA – LOT 3 BUILDING #1:

V.U.A.	155,733± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	11,305± S.F.
I.L.A. PROVIDED	12,087± S.F.

LANDSCAPE DATA – LOT 3 BUILDING #2:

V.U.A.	229,803± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	17,162± S.F.
I.L.A. PROVIDED	17,480± S.F.

LANDSCAPE DATA – LOT 3 BUILDING #3:

V.U.A.	219,971± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	16,498± S.F.
PROVIDED	18,023± S.F.

SITE DATA – LOT 4:

PROPOSED LAND USE	HEAVY EQUIPMENT SALES AND SERVICE
LAND AREA	9.95± AC.
OFFICE/SALES AREA	11,200± S.F.
STORAGE	9,310± S.F.
SERVICE AREA	38,345± S.F.
TOTAL	58,855± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.
BUILDING HEIGHT (50' AT BLDG SETBACK)	45'
PARKING REQUIRED	
VEHICLE SALES	
MINIMUM (1 SPACE/500 S.F.)	22 SPACES
MAXIMUM (1 SPACE/250 S.F.)	45 SPACES
SERVICE BAYS (20)	
MINIMUM (1 SPACE/BAY.)	20 SPACES
MAXIMUM (2 SPACE/BAY)	40 SPACES
TOTAL (MINIMUM – MAXIMUM)	42–85 SPACES
PARKING PROVIDED	60 SPACES
(INCLUDES 3 ACCESSIBLE & 3 CARPOOL SPACES)	
SERVICE VEHICLE STORAGE	55 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	
SHORT TERM	2 SPACES
LONG TERM	2 SPACES

LANDSCAPE DATA – LOT 4:

V.U.A.	197,692± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	14,827± S.F.
I.L.A. PROVIDED	16,559± S.F

SITE DATA – LOT 5:

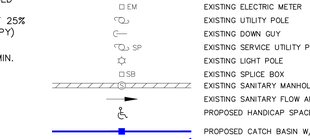
PROPOSED LAND USE	WAREHOUSE/OFFICE
LAND AREA	22.94 ± AC.
BUILDING AREA	
OFFICE	5,000 ± S.F.
WAREHOUSE	25,000 ± S.F.
TOTAL	30,000 ± S.F.
BUILDING #2 AREA	
OFFICE	10,000 ± S.F.
WAREHOUSE	364,000 ± S.F.
TOTAL	374,000 ± S.F.
GROSS BUILDING AREA	404,000 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.40
BUILDING HEIGHT (50' AT BLDG SETBACK)	45'
PARKING REQUIRED BUILDING #1	
OFFICE	
MINIMUM (1 SPACE/400 S.F.)	13 SPACES
MAXIMUM (1 SPACE/200 S.F.)	25 SPACES
WAREHOUSE	
MINIMUM (1 SPACE/2,000 S.F.)	10 SPACES
MAXIMUM (1 SPACE/500 S.F.)	41 SPACES
TOTAL (MINIMUM – MAXIMUM)	23–66 SPACES
PARKING PROVIDED	33 SPACES
(INCLUDES 4 ACCESSIBLE & 2 CARPOOL SPACES)	
PARKING REQUIRED BUILDING #2	
OFFICE	
MINIMUM (1 SPACE/400 S.F.)	25 SPACES
MAXIMUM (1 SPACE/200 S.F.)	50 SPACES
WAREHOUSE	
MINIMUM (1 SPACE/2,000 S.F.)	184 SPACES
MAXIMUM (1 SPACE/500 S.F.)	734 SPACES
TOTAL (MINIMUM – MAXIMUM)	209–784 SPACES
PARKING PROVIDED	256 SPACES
(INCLUDES 7 ACCESSIBLE & 5 CARPOOL SPACES)	
TRACTOR TRAILER PARKING	35 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	
BUILDING #1 LONG TERM	4 SPACES
BUILDING #2 LONG TERM	2 SPACES
AMENITY AREA BUILDING #2 (10% OFFICE)	1,000 S.F.
SEATING (MINIMUM 1/200 S.F.)	5 SEATS

LANDSCAPE DATA – LOT 5 BUILDING #1:

V.U.A.	29,517± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	2,214± S.F.
I.L.A. PROVIDED	2,370± S.F.

LANDSCAPE DATA – LOT 5 BUILDING #2:

V.U.A.	366,895± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	20,017± S.F.
I.L.A. PROVIDED	24,302± S.F.



AMENITY AREA DESIGN – ENLARGED DETAIL
SCALE: 1"=20'

AMENITY AREAS ARE REQUIRED FOR BUILDINGS ON LOTS 3 & 5. THE MINIMUM AREA AND NUMBER OF REQUIRED SEATS IS LISTED IN THE SITE DATA FOR THESE LOTS.

GRAPHIC SCALE 1"=100'
0 50 100 200

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING RAILROAD TRACKS
- LOT LINE TO BE CONSOLIDATED
- FORM DISTRICT BOUNDARY
- ZONING LINE
- EXISTING WATER LINE W/SIZE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING GAS W/SIZE
- EXISTING OVERHEAD UTILITIES
- EXISTING ELECTRIC BOX
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING UTILITY POLE
- EXISTING DOWN GUY
- EXISTING SERVICE UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SPLICE BOX
- EXISTING SANITARY MANHOLE W/PIPE
- EXISTING SANITARY FLOW ARROW
- PROPOSED HANDICAP SPACE
- PROPOSED CATCH BASIN W/PIPE
- PROPOSED HEADWALL W/PIPE
- PROPOSED WATER QUALITY STRUCTURE
- PROPOSED DITCH/SWALE

CASE # 20–CAT3–0017
MSD WM # 1,700

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
312 GUY MINDEL DRIVE ▶ PADUCAH, KY 42003
502-485-1508 ▶ MindelScott.com

DEVELOPER
HOLLENBACH–OAKLEY, LLC
P.O. BOX 7368
LOUISVILLE, KY 40257

OWNER
WAYNE SUPPLY COMPANY
P.O. BOX 35900
LOUISVILLE, KY 40232

CATEGORY 3 DEVELOPMENT PLAN
WHAYNE SUPPLY - BOYD REAL PROPERTY

1400 CECIL AVENUE
LOUISVILLE, KY 40211
D.B. 5054, PG. 462 & D.B. 3399, PG. 418
TAX BLOCK 47C, LOTS 26 & 29

Revisions	
10/28/20	SUBMT. REVISION
1/25/21	AGENCY COMMENTS
2/26/21	AGENCY COMMENTS
3/26/21	AGENCY COMMENTS
4/05/21	FINAL PLAN

Vertical Scale: N/A

Horizontal Scale: 1"=100'

Date: 9/23/2020

Job Number: 3695

Sheet 1 of 1

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