

### EROSION PREVENTION AND SEDIMENT CONTROL 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 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.

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 PRACTICAL, BUT NO 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.

### TREE CANOPY CALCULATIONS (TCCA)

EXISTING TREE CANOPY: 0 SF (0%) COVERAGE

SITE AREA: 0.14 AC (6,398 SF)

EXISTING TREES PRESERVED: 0 SF (0%)

REQUIRED NEW TREE CANOPY: N/A SF

REQUIRED TOTAL TREE CANOPY: N/A

\*STREET TREES ARE REQUIRED PER LDC 10.2

### PROJECT SUMMARY

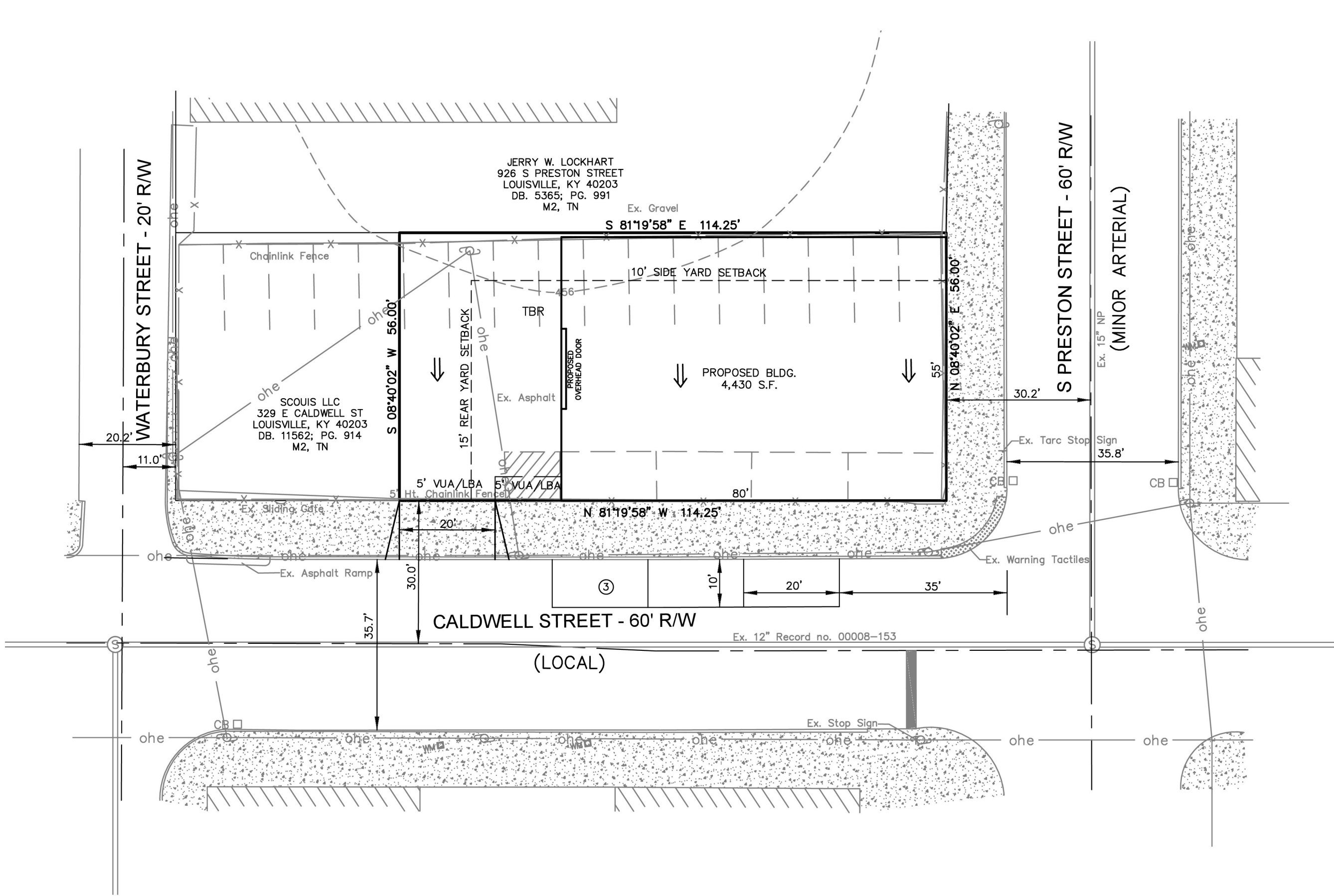
EXISTING ZONING	M2
FORM DISTRICT	TN
EXISTING USE	PARKING
PROPOSED USE	WAREHOUSE
EXISTING SITE ACREAGE	0.14 AC.± (6,398 S.F.)
PROPOSED BUILDING S.F.	4,430 S.F.
MAX F.A.R.	3.0
F.A.R.	0.69
MAX ALLOWED BLDG. HEIGHT	45'
PROPOSED BLDG. HEIGHT	23.5'
VUA	1,839 S.F.
ILA REQUIRED (0%)	N/A

### PARKING SUMMARY

<b>PARKING REQUIRED (WAREHOUSE 4,430 S.F.)</b>	
MIN. (1 SPACE/3,000 S.F.)	1 SPACES
MAX. (1 SPACE/1,000 S.F.)	4 SPACES
<b>PARKING PROVIDED</b>	
ON-STREET SPACES	3 SPACES
TOTAL PROVIDED	3 SPACES

### GENERAL NOTES:

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- 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.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- EXISTING SIDEWALK AND RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FULL BOND RELEASE.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
- SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- PROPERTY WILL BE SERVED BY CITY TRASH COLLECTION. CANS WILL BE STORED INSIDE THE BUILDING.
- ANY GATED ENTRANCE SHALL BE 20 FEET FROM THE RIGHT OF WAY.



### LEGEND

○	= EX. UTILITY POLE
☆	= EX. LIGHT POLE
□	= ELECTRICAL TRANSFORMER
○	= BOLLARD
—	= GUY WIRE
—X—	= EX. CHAIN LINK FENCE
-498-	= EX. CONTOUR
ohe	= EX. OVERHEAD ELECTRIC
□	= EXISTING CONCRETE
○	= EXISTING SANITARY SEWER
TBR	= TO BE REMOVED

### FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0042E

### IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 6,398 S.F.  
POST-DEVELOPED IMPERVIOUS SURFACE = 6,398 S.F.

\*NO INCREASE IN IMPERVIOUS SURFACE

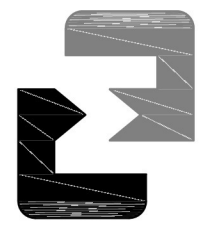
### VARIANCE(S) REQUESTED

Ⓟ A VARIANCE IS REQUESTED FROM CHAPTER 5.2.2 OF THE LDC TO ALLOW THE BLDG TO ENCROACH INTO THE REQUIRED 10' SIDEYARD SETBACK 10'.



WM # 12340 /21 1117

**Milestone**  
design group



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WARREN ELECTRIC

DATE: 8/12/2021  
DRAWN BY: G.C.Z.  
CHECKED BY: J.M.M.  
SCALE: 1"=20' (HORZ)  
SCALE: N/A (VERT)

### REVISIONS

Δ	AGNCY CMNTS 9/20/21
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Δ	
Δ	
Δ	
Δ	
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CAT 2B  
DEVELOPMENT  
PLAN

JOB NUMBER  
21019

1  
OF  
1

CASE# 21-CAT2-0025  
RELATED CASE(S):  
**CATEGORY 2B**  
**DEVELOPMENT PLAN**  
WARREN ELECTRIC  
930 S PRESTON STREET  
LOUISVILLE, KY 40203  
TAX BLOCK: 030F LOT: 0086  
DEVELOPER/  
OWNER:  
SCOUIS, LLC  
327 E CALDWELL STREET  
LOUISVILLE, KY 40203  
D.B. 11562 Pg. 914