

LEGEND
NOT TO SCALE

EX. TREE	PR. STORM SEWER w/ EPSC ROCK CHICK
EX. FIRE HYDRANT	PR. SANITARY SEWER
EX. LIGHT POLE	PR. PROPERTY SERVICE CONNECTION
EX. UTILITY POLE	PR. SMILE
EX. SIGN	PR. CONCRETE
EX. PROPERTY LINE	PR. EDGE OF PAVEMENT
EX. CONTOUR LINE	PR. CONTOUR LINE
EX. FENCE	PR. FENCE
EX. SWALE	PR. SILT FENCE
EX. STORM SEWER	PR. DRAINAGE FLOW
EX. SANITARY SEWER	PR. DETENTION/FLOODPLAIN FILL COMPENSATION AREA
EX. CONCRETE	LIMITS OF PROPOSED BUILDING
EX. EDGE OF PAVEMENT	LIMITS OF PROPOSED GRAVEL
LIMITS OF EXISTING BUILDING	
LIMITS OF EXISTING GRAVEL	

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

OWNER
INTERTECH GROUP, LLC
5836 FERN VALLEY ROAD
LOUISVILLE, KY 40228-1052

SITE DATA
TRACT 1:
5836 FERN VALLEY ROAD
LOUISVILLE, KY 40228
D.B. 10041, PG. 784
TAX BLOCK 2091, LOT 39

TRACT 2:
5824R FERN VALLEY ROAD
LOUISVILLE, KY 40228
D.B. 11533, PG. 882
TAX BLOCK 2091, LOT 69

TRACT 1 SITE AREA: ±3.641 ACRES
TRACT 2 SITE AREA: ±1.473 ACRES
TOTAL SITE AREA: ±5.114 ACRES
SUBURBAN WORKPLACE
EX. ZONING: PEC
EX. LAND USE: INDUSTRIAL/VACANT
PR. LAND USE: INDUSTRIAL
F.A.R.: 0.12
EX. BUILDING: 15,150 SF
PR. BUILDING: 11,200 SF
TOTAL BUILDING: 26,350 SF
PERCENTAGE OF CHANGE: 74%

SETBACK DATA
MIN. FRONT YARD: 65' FROM C/L
MAX. FRONT YARD: 275' FROM C/L
STREET SIDE YARD: 30' FROM C/L
SIDE YARD: NONE
REAR YARD: NONE
MAX. BUILDING HEIGHT: 50'

PARKING SUMMARY
EMPLOYEES (1ST SHIFT ONLY, NO 2ND OR 3RD SHIFT OF EMPLOYEES): 30 TOTAL
MINIMUM PARKING REQUIRED (1 SPACE/1.5 EMPLOYEES): 20 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/1 EMPLOYEES): 30 SPACES
TOTAL PARKING PROVIDED: 20 SPACES

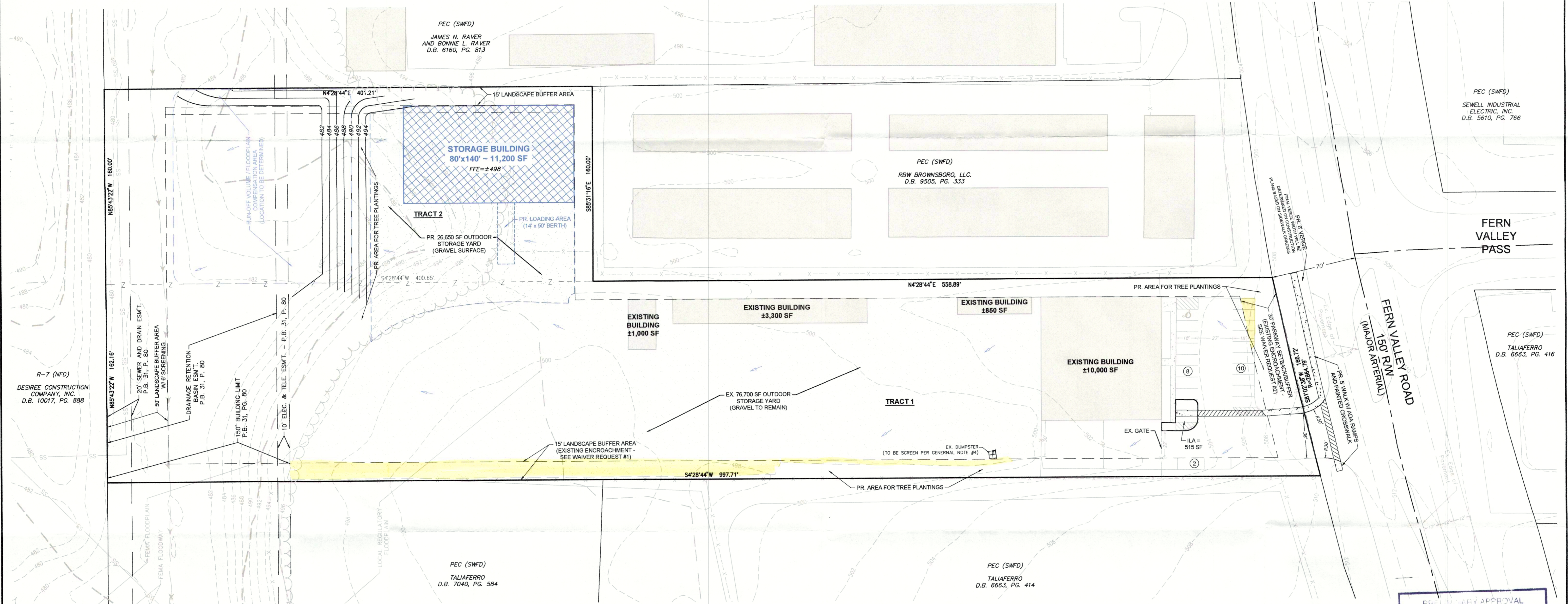
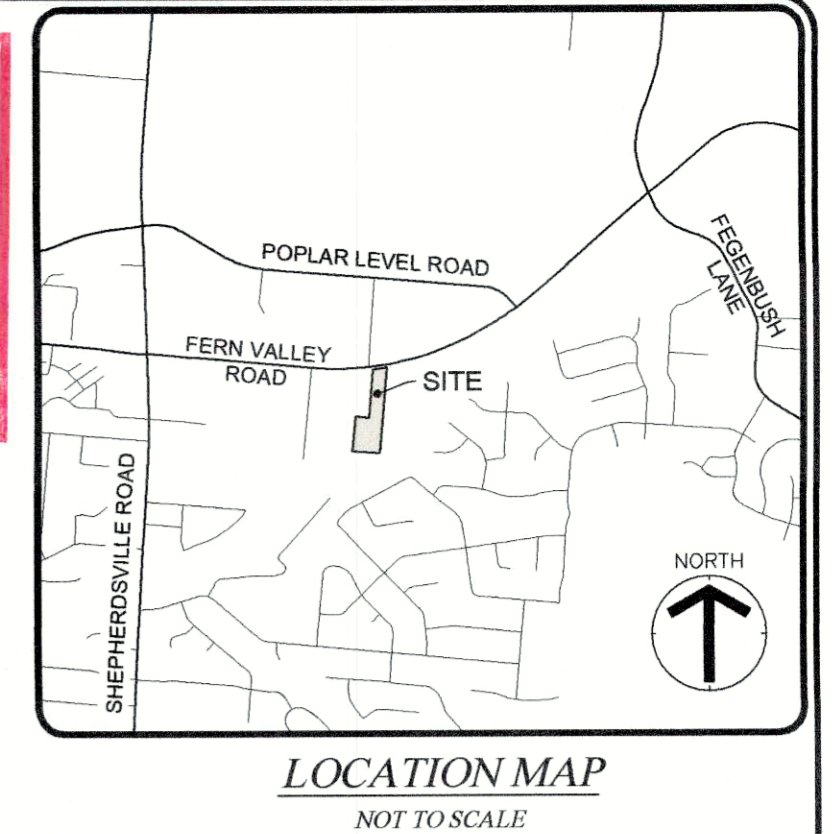
BICYCLE SUMMARY
SHORT TERM REQUIRED (NONE): N/A
LONG TERM REQUIRED (2 SPACES OR 1/50 EMPLOYEES): 2 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED: 2 SPACES
NOTE: LONG TERM BIKE PARKING WILL BE PROVIDED INSIDE.

LANDSCAPE DATA
EXISTING V.U.A.: 10,683 SF
EXISTING V.U.A. REMOVED: -515 SF
TOTAL V.U.A.: 10,168 SF
I.L.A. REQUIRED (8%): 508 SF
I.L.A. PROVIDED: 515 SF

TREE CANOPY CALCULATIONS
GROSS SITE AREA: 222,766 SF
AREA OF SITE WITH EX. TREE CANOPY: 82,612 SF (37%)
CANOPY COVERAGE CLASS: CLASS C ~ 0%-40%
TREE CANOPY REQUIRED: 20% ~ 43,233 SF
TREE CANOPY TO BE PRESERVED: NONE
TREE CANOPY TO BE PLANTED: 44,553 SF
TOTAL TREE CANOPY PROVIDED: 44,553 SF (20%)

NOTE: IF AT TIME OF CONSTRUCTION PLAN PREPARATION AND BASED ON FINAL SITE GRADING, TREE CANOPY AREAS CAN BE DETERMINED TO REMAIN. THEY MAY BE INCLUDED AS PART OF THE PROJECT AND WILL BE SHOWN ON THE LANDSCAPE PLAN AS TREE CANOPY CREDIT AREAS (TCCA).

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 19-DDP-0072
APPROVAL DATE: 04-23-2020
EXPIRATION DATE: 04-23-2022
SIGNATURE OF PLANNING COMMISSION: *Javel*
COMMISSION: PLANNING



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Javel*
DATE: 3/11/20
LOUISVILLE/JEFFERSON COUNTY
The New Look For Digging Safely in Kentucky.
Kentucky 811
Call 811 Before You Dig

WAIVERS REQUESTED

- A WAIVER IS REQUESTED FROM CHAPTER 10, PART 2 - SECTION 10.2.A.8.8 OF THE LAND DEVELOPMENT CODE TO REDUCE THE 15-FT PEC-LBA ALONG A PORTION OF THE EASTERN PROPERTY LINE TO ALLOW THE EXISTING OUTDOOR STORAGE AREA TO ENCRoACH AS SHOWN.
- A WAIVER IS REQUESTED FROM CHAPTER 10, PART 3 - SECTION 10.3.5.A.1 TABLE 10.3.1 OF THE LAND DEVELOPMENT CODE TO REDUCE THE 30-FT FERN VALLEY ROAD PARKWAY BUFFER TO ALLOW A PORTION OF THE SIX (6) EXISTING PARKING SPACES TO ENCRoACH AS SHOWN.

GENERAL NOTES

- DOMESTIC WATER SUPPLY: SUBJECT SITE TO 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.
- THE DEVELOPMENT LIES IN THE HIGHWAY FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- MIGRATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
- DEED OF CONSOLIDATION TO BE RECORDED TO CONSOLIDATE THESE PARCELS AS SHOWN ON THIS PLAN.
- PER LDC CHAPTER 9, SECTION 9.1.12.C, CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE WILL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJACENT SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES.
- A KARST SURVEY - REPORT DATED JANUARY 29, 2020 - WAS PERFORMED BY ECS SOUTHEAST, LLP, PER CHAPTER 4, PART 9 OF THE LAND DEVELOPMENT CODE.

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: NO SANITARY SEWER SERVICE WILL BE REQUIRED. EXISTING SANITARY SEWER FLOW IS TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111C0095E REV. DECEMBER 5, 2006).
- AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- INCREASED STORM WATER RUNOFF VOLUME CALCULATED BY THE RFF CALCULATION SHALL BE COMPENSATED ON-SITE BELOW THE FEMA FLOODPLAIN ELEVATION AT A RATIO OF 1.5 TO 1 IN LIEU OF ON-SITE DETENTION.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON-SITE AT A 1:1.5 RATIO.
- KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO ISSUE OF ANY BUILDING PERMITS.
- LOWEST FINISHED FLOOR TO BE AT OR ABOVE 491 AND LOWEST MACHINERY TO BE AT OR ABOVE 492.

EROSION 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 SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 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. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- 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 NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SEDIMENT LOADS FROM GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

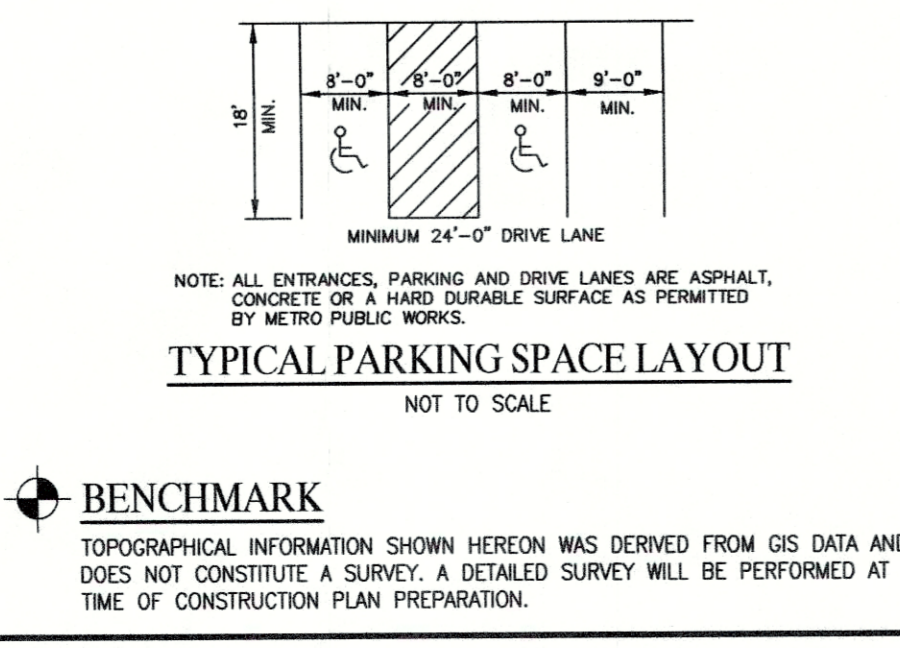
TRACT 2 - RUNOFF / FILL CALCULATIONS

$X = \frac{\Delta CRA}{12}$
 $\Delta C = 0.70 - 0.30 = 0.40$
 $A = 64,164 \text{ SF} (1.473 \text{ Acres})$
 $R = 2.8 \text{ INCHES}$
 $X = (0.40)(64,164)(2.8)/12 = 5,989 \text{ CUBIC-FEET}$

RUN-OFF VOLUME (5.989 CU.FT. x 1.5) = 8,984 CU.FT.
FLOODPLAIN FILL VOLUME (26,350 CU.FT. x 1.5) = 45,488 CU.FT.
TOTAL VOLUME AREA REQUIRED = 54,482 CU.FT.
TOTAL VOLUME AREA PROVIDED = 54,626 CU.FT.

UTILITY NOTE:
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT 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 IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailled by
2	2/3/20	AGENCY COMMENTS (2ND REVIEW)	JDC
1	12/23/19	AGENCY COMMENTS (1ST REVIEW)	JDC



PRELIMINARY APPROVAL
Condition of Approval:
Javel
Date: 3/11/20
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

NORTH

GRAPHIC SCALE
1"=40'

CASE# 19-DDP-0072 WM# 3574
RELATED DOC# 9-41-75

HERITAGE ENGINEERING, LLC
642 South 4th Street
Louisville, KY 40202
(502) 562-1412
(502) 562-1413 Fax

ENGINEER:

Intertech Mechanical Services
5836 FERN VALLEY ROAD
LOUISVILLE, KY 40228

OWNER/DEVELOPER:

INTERTECH MECHANICAL SERVICES, INC.
5836 FERN VALLEY ROAD
LOUISVILLE, KY 40228

PROJECT:

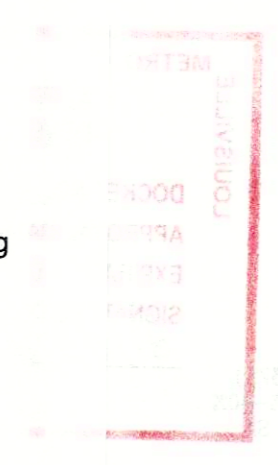
JOB NO: 19076
HORIZ. SCALE: 1"=40'
VERT SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: NOVEMBER 18, 2019

SHEET
C03

**Binding Elements
Case No. 19-DDP-0072**

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the **District Development Plan** and to amend Binding Element number 5.e to change the date from March 18th to April 23, 2020 Planning Commission Meeting and is subject to the following amended binding elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee (and to the City of Lyndon, St. Matthews, Hurstbourne, or Middletown etc) for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Prior to development (includes clearing and grading) of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan in accordance with Chapter 11, Part 6. Each plan shall be in adequate detail and subject to additional binding elements.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is requested):
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
 - c. **A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.**
 - d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - e. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the **April 23, 2020 Planning Commission** meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
8. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.



J. B. BARNETT, EA. ARCHITECT
 2100 E. BIRCH AVE. SUITE 200
 LOUISVILLE, KY 40218
 TEL: 502.625.1234
 FAX: 502.625.1235
 WWW.JBBARNETT.COM

PRELIMINARY APPROVAL

Condition of Approval:

Development Review:

DATE:

LOUISVILLE METROPOLITAN SEWER DISTRICT

DATE	APR 23 2020
TIME	10:00 AM
BY	PLANNING COMMISSION
FOR	DISTRICT DEVELOPMENT PLAN

002

