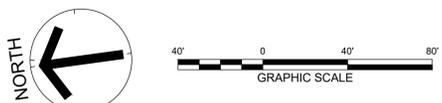
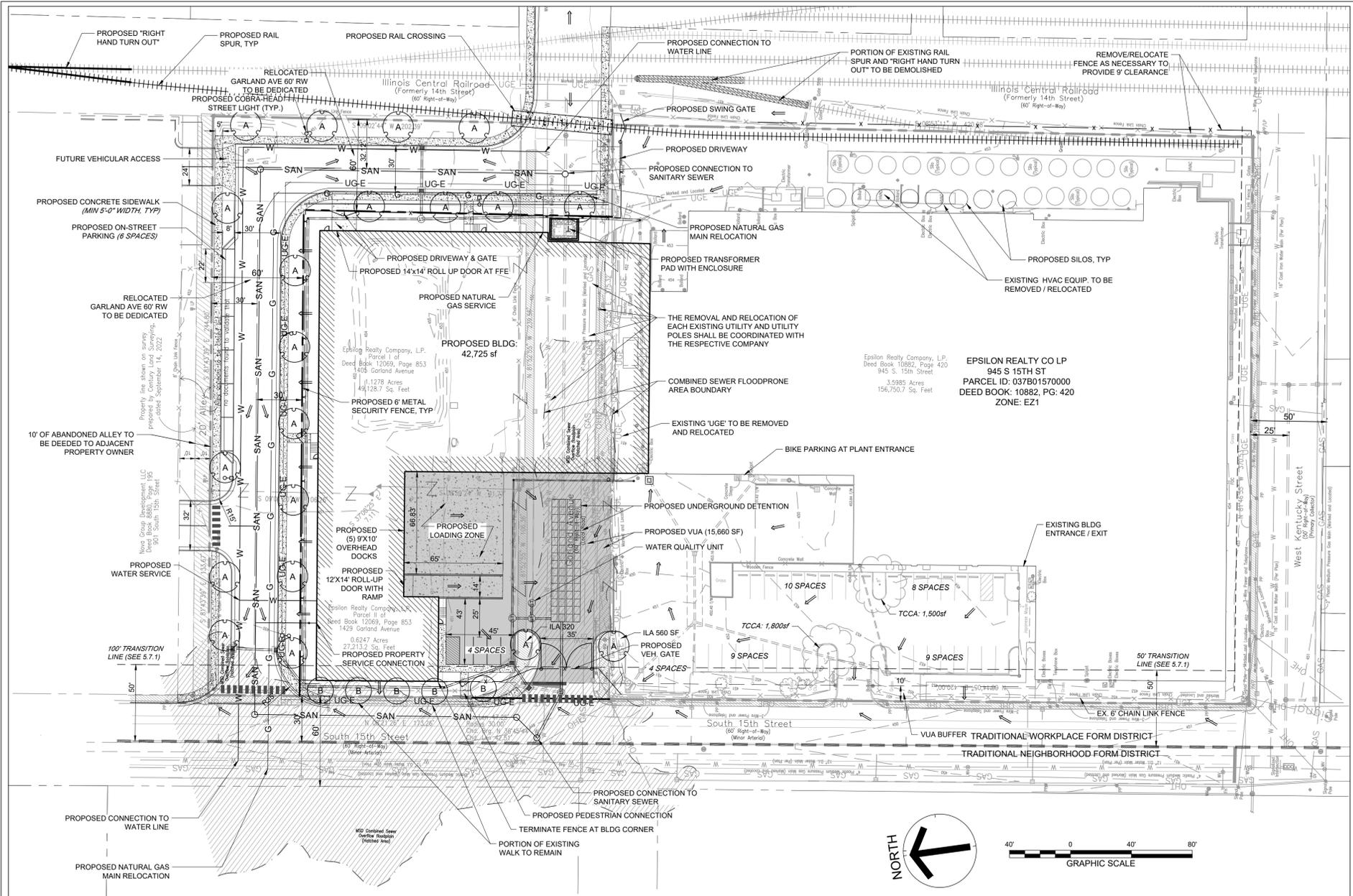


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OWNER/DEVELOPER:
EPSILON REALTY CO. LP.
2919 CENTER PORT CIR.
POMPANO BEACH, FL
33064-2105

CIVIL ENGINEER:
IAN VAN LIEROP, PE
ian.vanlierop@greshamsmith.com
111 WEST MAIN STREET
SUITE 201
LOUISVILLE, KY 40202
ph: 1.502.627.8913



Gresham Smith

GreshamSmith.com

111 West Main Street
Suite 201
Louisville, KY 40202

502.627.8900

BJK EXPANSION

GARLAND AVE AND S. 15TH ST
LOUISVILLE KY

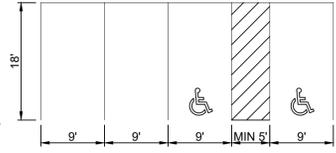
PROJECT SUMMARY

PROPOSED SITE AREA	5.07	ACRE	220,969	SF
EXISTING ZONING	EZ-1			
EXISTING FORM DISTRICT	TRADITIONAL WORKPLACE			
PROPOSED ZONING	EZ-1			
PROPOSED FORM DISTRICT	TRADITIONAL WORKPLACE			
EXISTING USE	ASPHALT LOT			
PROPOSED USE	MANUFACTURING / FACTORY			
BUILDING AREA	TOTAL: 199,500sf	EXISTING: 156,750 sf	PROPOSED: 42,725 sf	
PROPOSED BUILDING HEIGHT	2 STORY		30	FEET
BUILDING HEIGHT MAXIMUM	3 STORY		45	FEET
PROPOSED BUILDING FOOTPRINT	4.57	ACRE	199,500	SF
FLOOR TO AREA RATIO (MAXIMUM)	5.0	FAR		
PROPOSED FLOOR TO AREA RATIO	0.90	FAR		
SITE AMENITY REQUIRED (0%)	0	ACRE	0	SF
PARKING SUMMARY				
	CODE MINIMUM			
(14,000 SF GROSS FLOOR AREA)	50	SPACES		
	CODE MAXIMUM			
(1/500 SF GROSS FLOOR AREA)	398	SPACES		
EXISTING PARKING PROVIDED ON-SITE	40	SPACES	2	ACCESSIBLE
PROPOSED PARKING PROVIDED ON-SITE	4	SPACES		
PROPOSED ON-STREET PARKING	6	SPACES		
TOTAL PARKING PROVIDED	50	SPACES	2	ACCESSIBLE
BICYCLE PARKING REQUIRED (PER TABLE 9.2.5 OF LDC)	3 SPACES OR 10% OF REQ'D PARKING		5 SPACES	REQUIRED
BICYCLE PARKING PROVIDED	5 INTERIOR SPACES (NEAR PLANT EMPLOYEE ENTRANCE)			

CH. 10 LANDSCAPE SUMMARY

TOTAL V.U.A. PROPOSED	15,660 SF	PER 10.1.1: REQUIRED TREE CANOPY (0% REQ.) NO TREE CANOPY COMPLIANCE REQUIRED BEYOND LANDSCAPING REQ'S OF LBAs, ILAs, OR STREET TREES
ILA REQUIRED (5%)	783 SF	
ILA PROVIDED	880 SF	
EXISTING TREE CANOPY (TO REMAIN)	5,700 SF	PER 10.2.2 A.2: ANY DEVELOPMENT SITE ON WHICH THERE IS AN INCREASE IN BUILDING FOOTPRINT OR IMPERVIOUS SURFACE AREA BY MORE THAN TWENTY (20) PERCENT AND LESS THAN FIFTY (50) PERCENT - ONLY THE AREA OF NEW IMPROVEMENTS SHALL BE SUBJECT TO THE REQUIREMENTS OF THIS PART.
ILA TREES REQUIRED:	2 TREES	
ILA TREES PROVIDED:	2 TREES	
STREET TREES PROVIDED: TYPE 'A' TREES: 20 PROPOSED TYPE 'B' TREES: 5 PROPOSED		

TYPICAL PARKING DIMENSIONS



WATER QUALITY CALCULATIONS

WQ = CIA
= 0.88 * 0.5 INHR * 2.54 AC
= 1.12 CFS

IMPERVIOUS AREA

EXISTING IMPERVIOUS AREA: 94,651 SF
"INCL. EXISTING GARLAND AVE. RW
PROPOSED IMPERVIOUS AREA: 90,966 SF
"INCL. PROPOSED GARLAND AVE. RW
NET DECREASE IN IMPERVIOUS AREA: 3,685 SF

WATER QUANTITY CALCULATIONS

DETENTION REQUIRED = YES
(PER MSD DESIGN MANUAL 10.3.1.2)

Q_{pre10} = 11.42 CFS
Q_{post100} (UNDETAINED) = 16.01 CFS
VOL_{post100} = 9,608 CF
Q_{pre10}Q_{post100} = 11.42/16.01 = 0.71, USE 0.20 FROM CHART
PRELIM. REQ. STORAGE = 0.20 * VOL_{post100}
= 1,922 CF

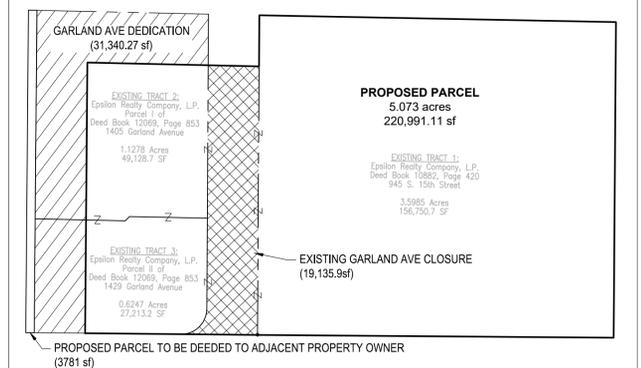
THE COMBINED SEWER FLOODPRONE AREA WILL BE MITIGATED ON-SITE THROUGH UNDERGROUND STORAGE AND/OR SURFACE STORAGE.

PROPERTY INFO:

EXISTING TRACT 1:
ADDRESS : 945 S. 15TH STREET
LOUISVILLE, KY 40210
OWNER : EPSILON REALTY CO LP
DEED BOOK / PGS: D.B. 10882 - P.G. 420

EXISTING TRACT 2:
ADDRESS : 1405 GARLAND AVENUE
LOUISVILLE, KY 40210
OWNER : EPSILON REALTY CO LP
DEED BOOK/PGS: D.B. 12069 - P.G. 853

EXISTING TRACT 3:
ADDRESS : 1429 GARLAND AVENUE
LOUISVILLE, KY 40210
OWNER : EPSILON REALTY CO LP
DEED BOOK/PGS: D.B. 12069 - P.G. 853



LOT CONSOLIDATION KEY MAP

Scale: 1" = 100'-0"

23-DDP-0111
MSD WM# 10164

Revision

No.	Date	Description
1	01/15/2024	REVISIONS
2	03/04/2024	REVISIONS

CATEGORY 2B
DETAILED DISTRICT
DEVELOPMENT PLAN
Case #: 24-CAT2-0003

DDDP

45869.00
December 2023

This Is 3 Inches When Printed Full Size

LAND DEVELOPMENT CODE (LDC) GENERAL NOTES:

- NO PORTION OF THE SITE IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C0041 F DATED FEBRUARY 26, 2021.
- DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
- ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER CHAPTER 10.
- TITLE AND PROPERTY LINES ARE BASED ON ALTA SURVEY, PROVIDED BY ENDRIS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE DEVELOPMENT LIES WITHIN THE FIRE PROTECTION DISTRICT LOUISVILLE #2.
- WHEEL STOPS AND PROTECTIVE CURBING, CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
- A MINOR PLAT OR LEGAL INSTRUMENT SHALL BE RECORDED SHIFTING THE PROPERTY LINES. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES PRIOR TO OBTAINING A BUILDING PERMIT.
- ACCESSORY STRUCTURES MUST BE SCREENED IN ACCORDANCE WITH LDC 10.2.6 & 4.4.9. SHOW AND LAB.
- STREET TREES ARE REQUIRED FOR ALL LAND USES ALONG ALL PUBLIC RIGHTS OF WAY (EXCLUDING ALLEYS). STREET TREES SHALL BE ELECTRIC AND PLACED WITH THE APPROVAL OF PLANNING AND DESIGN SERVICES WITH CONSULTATION FROM THE DIRECTOR OF PUBLIC WORKS OR DESIGNER.
- A REVISED LANDSCAPE PLAN WILL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

METRO PUBLIC WORKS (MPW) AND KENTUCKY TRANSPORTATION CABINET (KYTC) NOTES:

- TRANSPORTATION PLANNING APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY PRIOR TO CONSTRUCTION APPROVAL.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- NO COMMERCIAL SIGNS TO BE LOCATED WITHIN THE RIGHT OF WAY.
- SITE LIGHTING TO NOT SHINE IN THE EYES OF DRIVERS. TO BE TURNED OFF, OR REDUCED/ADJUSTED IF FOUND TO CAUSE GLARE.
- ALL NEW SIDEWALKS SHALL BE BUILT TO ADA CURRENT STANDARDS.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL SIDEWALKS ARE A MINIMUM OF 5' WIDE. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%.

WARNERS AND VARIANCES REQUESTED:

- A WAIVER FROM SECTION 5.6.1 OF THE LAND DEVELOPMENT CODE TO PERMIT THE FACADE FACING GARLAND AVENUE AND 15TH STREET TO MATCH THE EXISTING EXTERIOR WITHOUT ANNIATING FEATURES.
- A WAIVER FROM SECTION 5.5.1.A.3 OF THE LAND DEVELOPMENT CODE TO ALLOW PARKING TO BE LOCATED BETWEEN THE FACADE OF THE BUILDING AND 15TH STREET.
- A VARIANCE FROM SECTION 5.5.1 OF THE LAND DEVELOPMENT CODE TO ALLOW AN INCREASE IN THE FOOTAGE FROM THE RIGHT OF WAY LINE FROM 5 TO 15 FEET ALONG GARLAND AVENUE.

MSD/EPSC/UTILITY NOTES:

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- THE APPROVED EROSION PREVENTION AND SETTLEMENT 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.
- 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.
- 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.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- MSD DRAINAGE BOND MAY BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- MORRIS FORMAN WOTC PROVIDES SANITARY SEWAGE TREATMENT FOR THIS PROPERTY.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
- 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.
- SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR TO BE AT OR ABOVE 450.32 AND LOWEST MACHINERY TO BE AT OR ABOVE 451.32.
- ANY REQUIRED FILL IN THE COMBINED SEWER OVERFLOW FLOODPLAIN SHALL BE COMPENSATED ON SITE AT 1.5 TO 1.

HEALTH DEPARTMENT NOTES:

- 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.
- MOSQUITO CONTROL WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER.
- SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER, PSC, WITH A MINIMUM 6" SANITARY SEWER.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.

LEGEND

PROPERTY LINE	CHAIN LINK FENCE
FOUND MONUMENT	BOARD FENCE
AS NOTED ON SURVEY	WATER LINE
24"-LONG, 5/8" DIAMETER REBAR WITH ALUMINUM SURVEYOR'S CAP (SET, PLS 3350)	WATER LINE (PER PLAN - NOT LOCATED)
MAG NAIL WITH ID TAG (SET, PLS 3350)	GAS LINE
CONTROL POINT / BENCHMARK	GAS LINE (PER PLAN - NOT LOCATED)
STREET LIGHT (LP)	OVERHEAD ELECTRIC
POWER POLE (PP)	OVERHEAD TELEPHONE/CABLE
TELEPHONE POLE (TP)	UNDERGROUND ELECTRIC
FIRE HYDRANT (FH)	UNDERGROUND ELECTRIC (PER PLAN - NOT LOCATED)
WATER VALVE (WV)	UNDERGROUND TELEPHONE/CABLE
WATER METER (WM)	UNDERGROUND TELEPHONE/CABLE (PER PLAN NOT LOCATED)
IRRIGATION CONTROL VALVE (ICV)	STORM SEWER (PER PLAN - NOT LOCATED)
GAS METER (GM)	SANITARY SEWER (PER PLAN - NOT LOCATED)
GAS VALVE (GV)	SANITARY SEWER FORCE MAIN
ELECTRIC METER (EM)	
LIGHT POLE (LP)	
POST INDICATOR VALVE (PW)	
CLEAN OUT (C/O)	
STORM MANHOLE	
SANITARY MANHOLE	
SIGNS	
DOWNSPOUT	
RCP REINFORCED CONCRETE PIPE	
CMP CORRUGATED METAL PIPE	
PVC PLASTIC PIPE	
ADS PLASTIC PIPE	
CPP CORRUGATED PLASTIC PIPE	
VCP VITRIFIED CLAY PIPE	
MH MANHOLE	
INV. INVERT ELEVATION	
F.L. FLOW LINE ELEVATION	
T.G. SURFACE ELEVATION (TOP-OF-GRADE)	
T.R. SURFACE ELEVATION (TOP-OF-RIM)	