

M:\4077\DWG\PLANNING\4077-DDDP-2023-09-06.dwg, 9/6/2023 11:06:59 AM, khanso1, 1:1

#### 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—PREVENTING 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 FERN CREEK FIRE DISTRICT.
6. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (E. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
8. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
11. STREET TREES TO BE PROVIDED IN THE ADJACENT RIGHTS-OF-WAY PER LAND DEVELOPMENT CODE 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.

#### MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY EXISTING CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION: RUNOFF VOLUME IMPACT FEE REQUIRED. CALCULATION BASED ON RFF X 1.5 VERIFICATION OF THE DOWNSIDE SYSTEM MAY BE REQUIRED. DRAINAGE PATTERN (DEPICTED 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 DESIGN 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 (2111100 0606).
6. THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATION ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS ARE EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS DEVELOPMENT PLAN THE AREA OF DISTURBANCE IS 17,187 ±S.F.

#### PUBLIC WORKS NOTES:

1. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS AS REQUIRED BY METRO PUBLIC WORKS.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
4. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT ADA STANDARDS. INSPECTION REQUIRED PRIOR TO BOND RELEASE.
5. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
6. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT ADA AND METRO STANDARDS.

#### PRELIMINARY APPROVAL

Condition of Approval:

Development Review Date

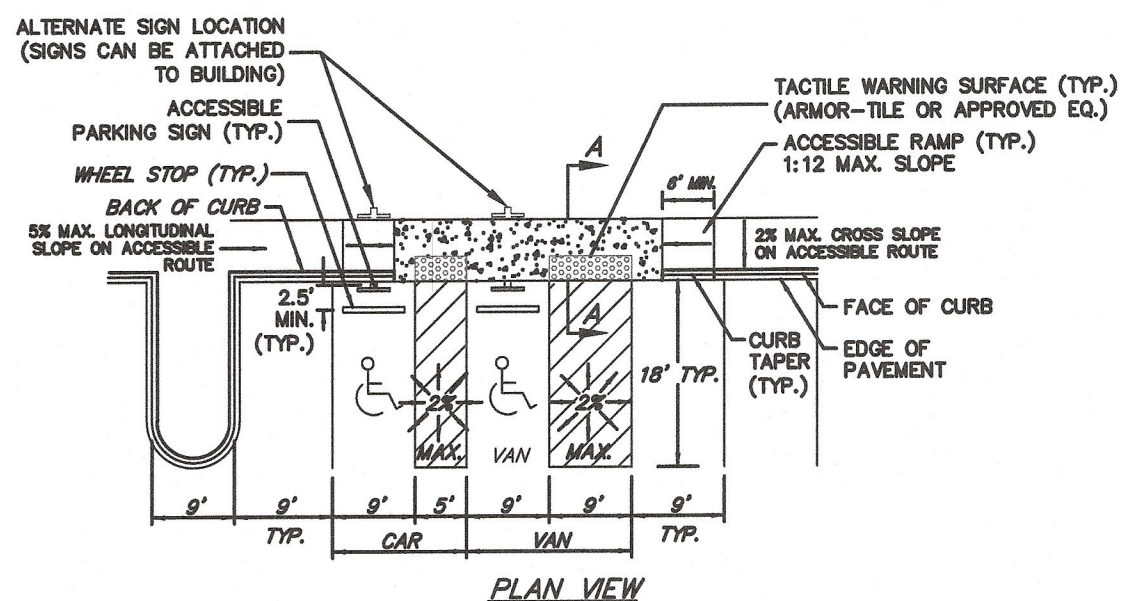
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

#### PRELIMINARY APPROVAL DEVELOPMENT PLAN

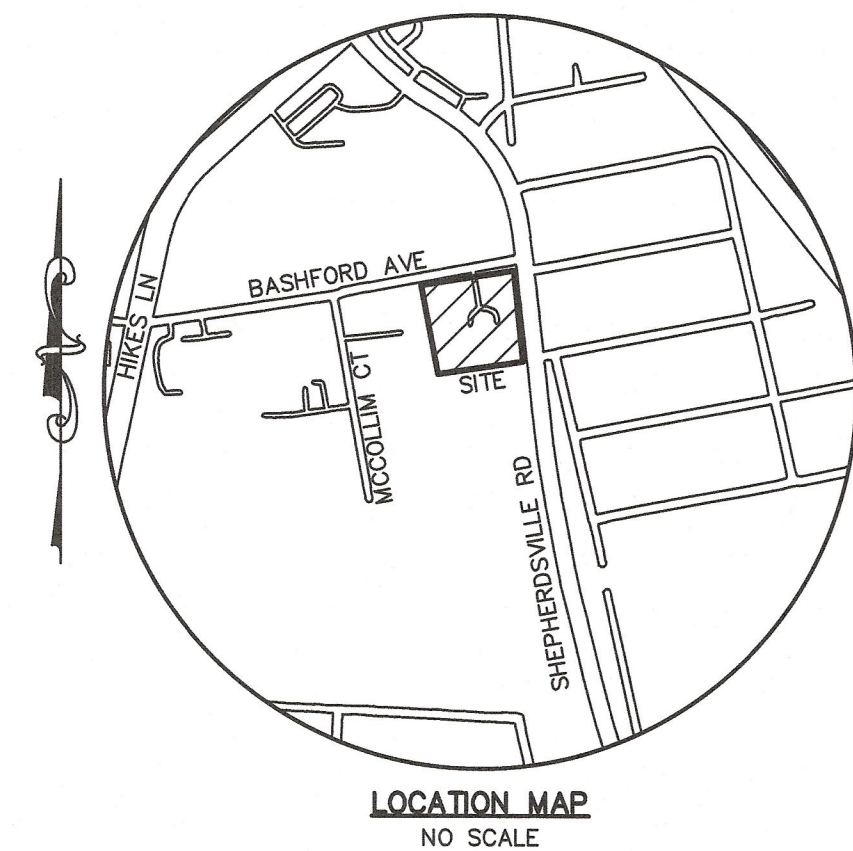
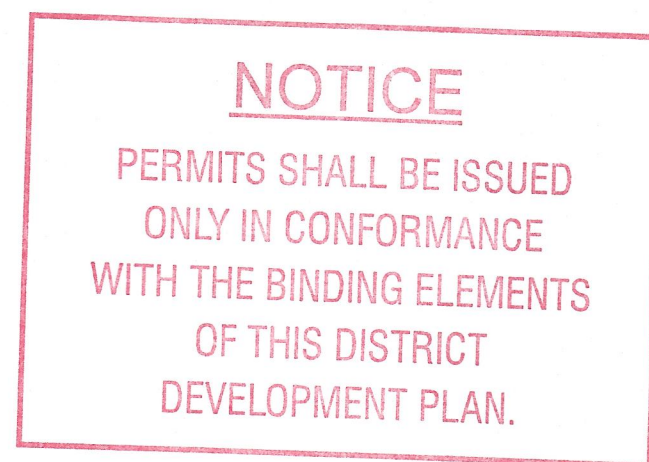
CONDITIONS:

BY: *Sam Dunbar*  
DATE: 11/6/23

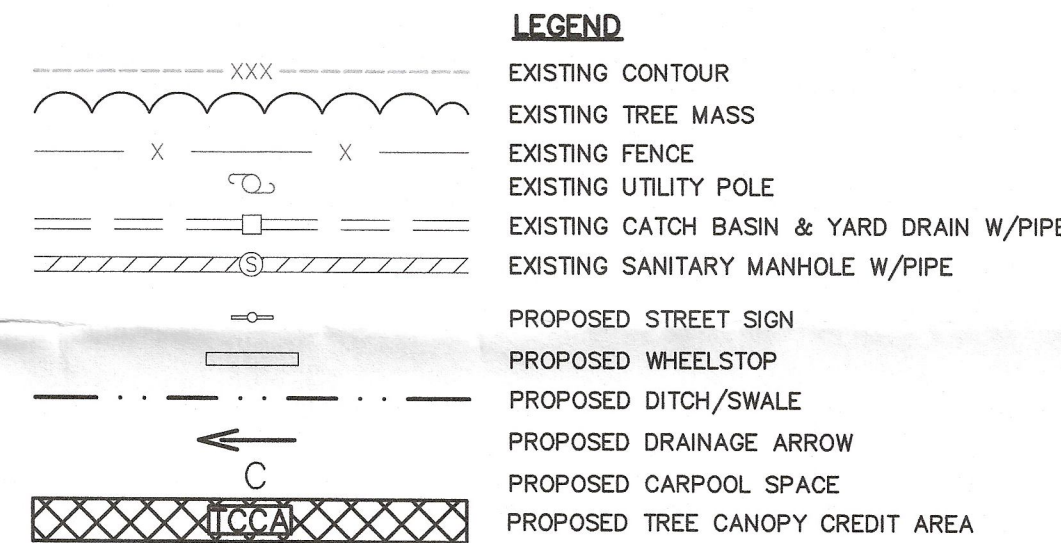
LOUISVILLE JEFFERSON COUNTY  
METRO PUBLIC WORKS



TYPICAL  
ACCESSIBLE PARKING SPACES  
NO SCALE



LOCATION MAP  
NO SCALE



#### SITE DATA:

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	PRO
PROPOSED ZONING	PEC
EXISTING LAND USE	CONTRACTORS SHOP
PROPOSED LAND USE	CONTRACTORS SHOP
TOTAL LAND AREA	2,024 AC.
BUILDING AREA	
OFFICE	7,750 ± S.F.
DOCK/WAREHOUSE	3,006 ± S.F.
NEW WAREHOUSE EXPANSION	5,345 ± S.F.
TOTAL	16,101 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1 OR 3)	0.19
PARKING REQUIRED	
OFFICE	
MINIMUM (1 SPACE/400 S.F.)	19 SPACES
MAXIMUM (1 SPACE/150 S.F.)	52 SPACES
INDUSTRIAL-STORAGE	
MINIMUM (1 SPACE/10,000 SF)	1 SPACES
MAXIMUM (1 SPACE/500 SF)	17 SPACES
TOTAL (MIN-MAX)	20-69 SPACES
PARKING PROVIDED	
CAR PARKING	31 SPACES
(INCLUDES 2 ACCESSIBLE & 2 CARPOOL SPACES)	
TRUCK PARKING	12 SPACES
BICYCLE PARKING	
REQUIRED/PROVIDED	3 SPACES (IN BUILDING)

#### LANDSCAPE DATA:

V.U.A.	28,457 ± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	2,134 ± S.F.
I.L.A. PROVIDED	2,353 ± S.F.

#### TREE CANOPY DATA:

GROSS SITE AREA	87,891 ± S.F.
LAND USE	INDUSTRIAL
EXISTING TREE CANOPY	2,012 ± S.F. (2%)
EXISTING TREE CANOPY TO BE PRESERVED	1,631 ± S.F. (2%)
TREE CANOPY TO BE PLANTED	11,568 ± S.F. (13%)
TOTAL TREE CANOPY REQUIRED	13,199 ± S.F. (15%)**

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

\*\*PER 10.1.2.B.2 WHEN 20-50% EXPANSION PROPOSED, REQUIRED TO PROVIDE 1/2 THE TREE CANOPY REQUIRED BY THIS PART.

#### IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	52,205 ± S.F.
PROPOSED IMPERVIOUS AREA	8,770 ± S.F.
TOTAL	60,975 ± S.F.

#### WAIVER REQUESTS:

- 1) A WAIVER OF 10.2.4.B.8. OF THE LDC IS REQUESTED TO OMIT THE 15' LANDSCAPE BUFFER ALONG A PORTION OF THE SIDE AND REAR PROPERTY LINE, AS SHOWN ON THE PLAN.
- 2) A WAIVER OF 5.6.1.B.1.a. OF THE LDC IS REQUESTED TO ALLOW THE BUILDING EXPANSION TO BE OF SIMILAR COLOR, MATERIALS AND DESIGN AS THE EXISTING AND TO NOT FULLY COMPLY WITH THE ANIMATING FEATURE REQUIREMENTS.

RECEIVED

OCT 27 2023

OFFICE OF PLANNING



CASE #23-ZONE-0107  
RELATED CASES: #23-ZONEPA-0090  
MSD WM #9300

GRAPHIC SCALE 1"=30'  
0 15 30 60

OWNER/DEVELOPER  
TEM GROUP, INC

3560 BASHFORD AVE LOUISVILLE, KY 40218

DETAILED DISTRICT DEVELOPMENT PLAN  
TEM GROUP REZONING

3560 BASHFORD AVENUE LOUISVILLE, KY 40218

TAX BLOCK 2104, LOT 36

DEED BOOK 12159, PAGE 559

Revisions	8/23/23	9/9/23
PER AGENCY COMMENTS		
ADD WAIVER, CORRECT TREE CANOPY		

Vertical Scale: N/A

Horizontal Scale: 1"=30'

Date: 07/24/23

Job Number: 4077

Sheet

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of 1

23-ZONE-0107

MINDEL SCOTT  
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