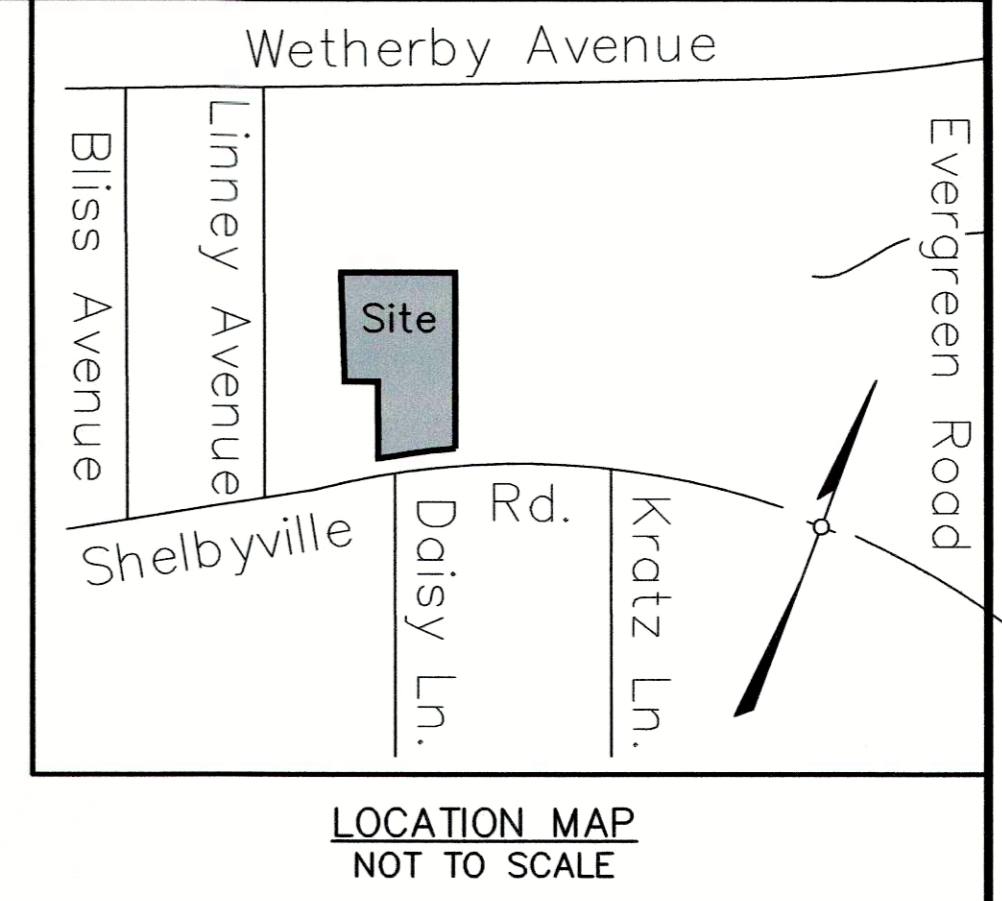


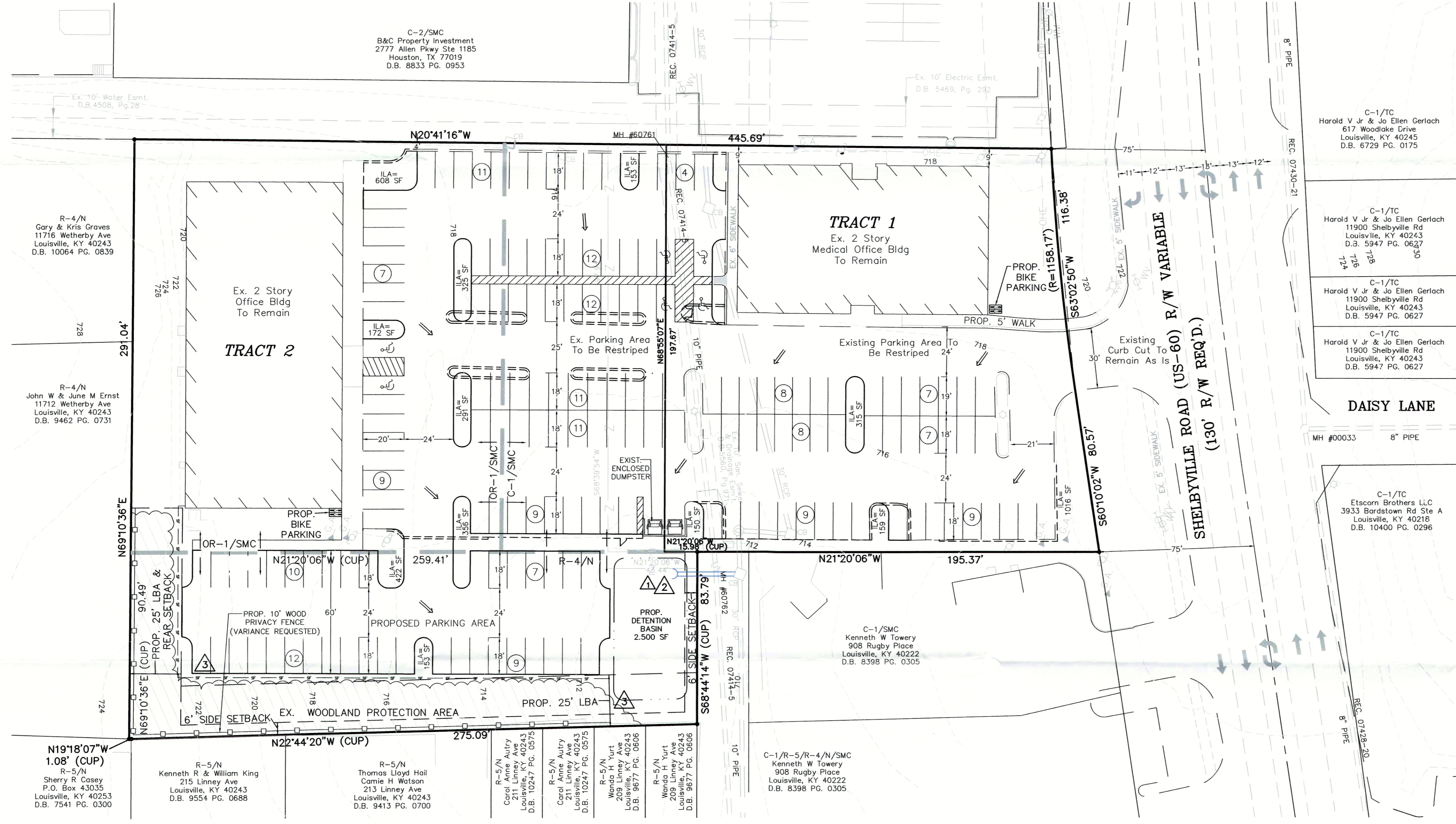
RECEIVED
FEB 22 2016
PLANNING &
DESIGN SERVICES

THE SITE REVISIONS ARE THE RELOCATION OF A PROPERTY LINE, THE RESTRIPING OF THE EXISTING PARKING LOT, THE ADDITION OF INTERIOR LANDSCAPE ISLANDS TO THE EXISTING PARKING LOT, THE CONSTRUCTION OF 40 PARKING SPACES AND A DETENTION BASIN ON THE UNDEVELOPED R-4 ZONED PORTION OF THE SITE.

VARIANCE REQUESTED:
1. A Variance is requested from Section 4.4.3.A.1.ii of the Louisville Metro Land Development Code to permit the Chapter 10 required 8 foot height fence adjacent to the residential property to be 10 foot in height.



NO.	DATE	DESCRIPTION	BY

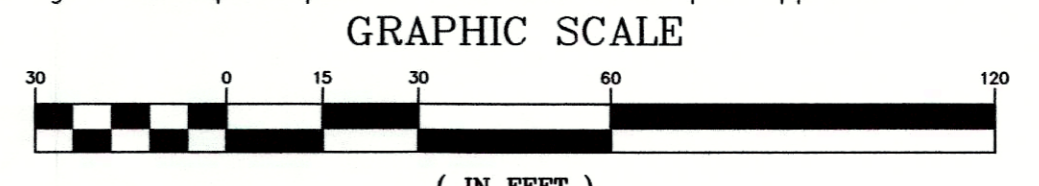


PROJECT DATA

TOTAL SITE AREA	=	2.6± Ac.
TRACT 1 AREA	=	1.7± Ac.
TRACT 2 AREA	=	0.9± Ac.
EXISTING ZONING	=	OR-1, C-1 & R-4
FORM DISTRICT	=	NEIGHBORHOOD & SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	=	TRACT 1 - MEDICAL OFFICE TRACT 2 - VACANT GENERAL OFFICE
PROPOSED USE	=	MEDICAL OFFICE (TRACT 1) GENERAL OFFICE (TRACT 2)
TOTAL BUILDING AREA	=	41,310 SF TOTAL
BUILDING HEIGHT	=	2 STORY
F.A.R.	=	0.36
PARKING REQUIRED		MIN. MAX.
MEDICAL OFFICE (TRACT 1)	=	69 SP 115 SP
17,290/250 S.F. MIN.	=	
17,290/150 S.F. MAX.	=	
GENERAL OFFICE (TRACT 2)	=	68 SP 120 SP
24,020/350 S.F. MIN.	=	
24,020/200 S.F. MAX.	=	
-10% TARC CREDIT	=	
TOTAL PARKING REQUIRED	=	124 SP 235 SP
PARKING PROVIDED	=	
TRACT 1 PARKING PROVIDED	=	57 SPACES
TRACT 2 PARKING PROVIDED	=	107 SPACES
TOTAL PARKING PROVIDED	=	172 SPACES (6 ACCESSIBLE SPACES INCLUDED)
BICYCLE PARKING REQUIRED	=	(4) SHORT TERM
EXISTING TOTAL VEHICULAR USE AREA	=	48,552 SF
PROPOSED TOTAL VEHICULAR USE AREA	=	57,661 SF (16% INCREASE)
INTERIOR LANDSCAPE AREA REQUIRED	=	4,324 SF
INTERIOR LANDSCAPE AREA PROVIDED	=	4,589 SF

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - No increase in drainage run off to state roadways.
 - 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.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - Existing Cross-Access & Parking Agreement D.B. 9377 PG. 222.

- MSD NOTES:**
- Sanitary sewer service is existing.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0048 E dated December 5, 2006.
 - Drainage pattern depicted by arrows (⇒) is for conceptual purposes. 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.
 - If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
 - Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
 - On-site detention will be provided. Post-development peak flows will be limited to pre-development peak flows for the 2, 10, 25, and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
 - Drainage bond required prior to MSD construction plan approval.



MSD STANDARD EROSION CONTROLS

	STONE BAG CHECK DAM
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.95 - 0.23 = 0.72$
 $A = 0.3$ ACRES
 $R = 2.8$ INCHES
 $X = (0.72)(0.30)(2.8)/12 = 0.05$ AC.-FT.
 REQUIRED $X = 2,178$ CU.FT.
 PROVIDED BASIN = 2,500 SQ.FT.
 TOTAL = 2,500 SQ.FT. @ APPROX. 2 FT. DEPTH
 = 5,000 CU.FT. > 2,178 CU.FT.

TREE CANOPY CALCULATIONS (1/2 REQUIRED)

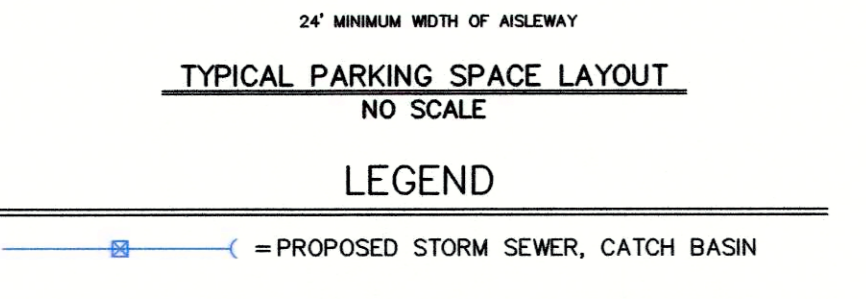
TOTAL SITE AREA	=	114,395 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	10% (11,440 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	X (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	10% (11,520 S.F.)

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 practicable, 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 discharge into a stream, pond, swale or catch basin.
- All storm drainage shall conform to MSD standard specifications.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

WOODLAND PROTECTION AREA NOTES:

- Woodland Protection Area (WPA's) identified on this plan represent individual trees and/or portions of the site designated to meet the Tree Canopy requirements of Chapter 10, Part 1 of the Land Development Code and are to be permanently protected. All clearing, grading, and fill activity in these areas must be in keeping with restrictions established at the time of plan approval. As trees within the WPA's are lost through natural causes, new trees shall be planted in order to maintain minimum tree canopy as specified on the approved development or preliminary subdivision plan.
- Dimension lines have been used on this plan to establish the general location of WPA's and represent minimum distances. The final boundary for each WPA shall be established in the field to include canopy area of all trees at or within the dimension line.
- Tree protection fencing shall be erected adjacent to all WPA's prior to Site Disturbance Approval to protect the existing tree stands and their root systems. The fencing shall be located at least (3) feet from the outside edge of the tree canopy and shall remain in place until all construction is completed.
- No parking, material storage or construction activities are permitted within the WPA's.
- During all construction activity (includes clearing, grading, building construction and VJA construction) a copy of the approved tree preservation plan shall be on site.
- The site shall be developed in accordance with the Woodland Protection Areas delineated on the site plan and related notes. Any modification of the Woodland Protection Areas requires notification of adjoining property owners and LD&T action.



PROJECT DATA
FILE NAME: 07205-000P
DATE: 2-22-16
SCALE: AS SHOWN
CHECKED BY: JER
DRAWN BY: JY/SBS

PROJECT DATA
FILE NAME: 07205-000P
DATE: 2-22-16
SCALE: AS SHOWN
CHECKED BY: JER
DRAWN BY: JY/SBS

LD&D
LAND DESIGN & DEVELOPMENT, INC.
BUSINESS - LAND SERVICES - LANDSCAPE ARCHITECTURE
607 WASHINGTON AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40202
PHONE: 502.441.4976 FAX: 502.441.4974
WEB SITE: WWW.LD&D.COM

MODIFIED CONDITIONAL USE PERMIT/VARIANCE PLAN
11901 + 1909 SHELBYVILLE ROAD DEVELOPER
CAREY PRESS
6901A RIVERPORT ROAD
LOUISVILLE, KY 40258

JOB NO. 07205
SHEET 1 OF 1

OWNER: HAMERON PROPERTIES I LLC
11901 + 11909 SHELBYVILLE RD.
1500 S. POPE LICK RD. LOUISVILLE, KY 40299
SITE ADDRESS: TAX BLOCK 319, LOT 43, 79 D.B. 7316, PG. 630 M.P. 9377, PG. 226
CASE: 16VARIANCE1008
RELATED CASES: 15CUP1044 15DEVPLAN1182 B-257-00 9-105-87 B-150-93
COUNCIL DISTRICT - 126
FIRE PROTECTION DISTRICT - MIDDLETOWN
MSD WM #288