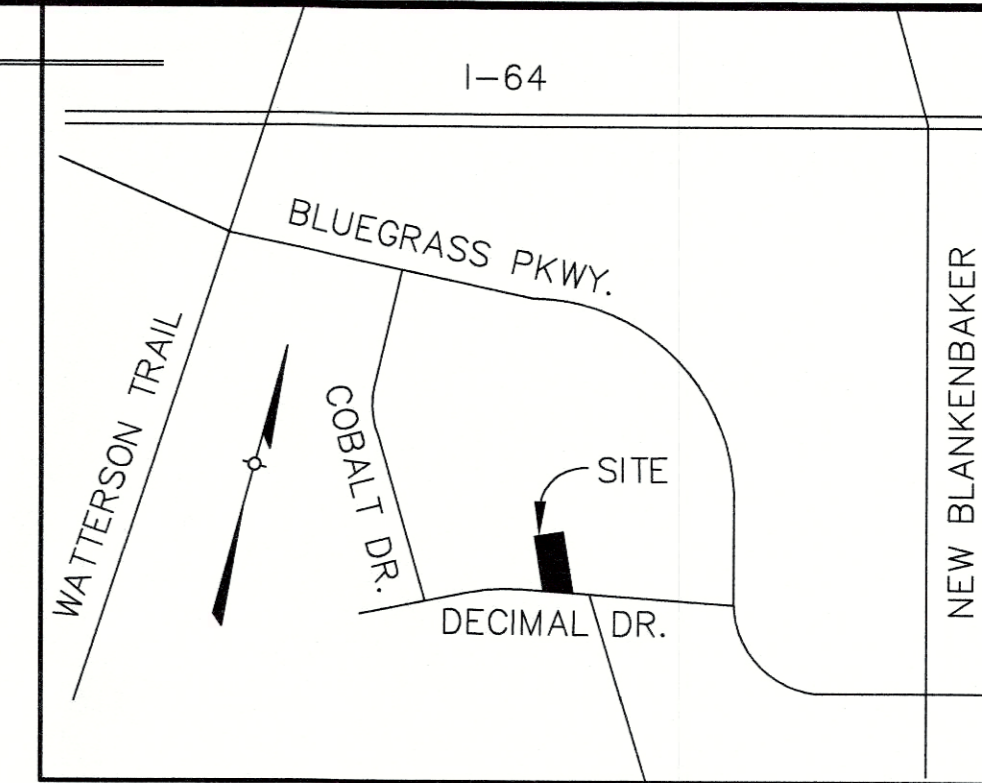


SITE IS LOCATED IN JEFFERSONTOWN AND IS SUBJECT TO THE LOUISVILLE METRO LAND DEVELOPMENT CODE DATED JULY 2004, WITH AMENDMENTS PER THE CITY OF JEFFERSONTOWN.

WAIVER REQUESTED:

1. A Waiver is requested from Section 10.2.11 from the Jeffersontown Land Development Code to waive the Interior Landscape Area Island internal to the parking area.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 2.0± Ac. (87,298 SF)
EXISTING ZONING	= PEC
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= OFFICE/WAREHOUSE
PROPOSED USE	= OFFICE/WAREHOUSE
EXISTING BUILDING AREA	= 15,861 SF
PROPOSED BUILDING AREA	= 9,725 SF (61.3% INCREASE)
TOTAL BUILDING AREA	= 25,586 SF
F.A.R.	= 0.29 (1.0 MAX. ALLOWED)
PROPOSED BUILDING HEIGHT	= 18' (50' MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
1 SP/1.5 EMPLOYEES MIN.	= 24 SP
1 SP/1 EMPLOYEE MAX.	= 35 SP
TOTAL PARKING PROVIDED	= 30 SPACES (2 HC SP INCLUDED) (5 CAR POOL SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 17,330 SF
TRUCK MANEUVERING AREA	= 8,283 SF
TOTAL VEHICULAR USE AREA	= 26,613 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 1,302 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,997 SF
TOTAL SITE DISTURBANCE	= 11,000 SF
EXISTING IMPERVIOUS	= 53,221 SF
PROPOSED IMPERVIOUS	= 52,914 SF (0.006% DECREASE)

TREE CANOPY CALCULATIONS

BUILDING INCREASE	= 61.3%
LAND USE CLASS	= C
EXISTING TREES TO REMAIN	= 13,110 SF ~ 15%
• MASS TREES	= 7,350 SF
• EXISTING TREES (4) > 12" CAL.	= 4,800 SF
• EXISTING TREES (1) > 5" CAL.	= 960 SF
TREE CANOPY REQUIRED	= 13,068 SF ~ 15%
ADDITIONAL TREE CANOPY REQUIRED	= 0%
PROPOSED NEW TREE CANOPY	= 10,800 SF
15 TYPE A @ 720 SF	= 10,800 SF
TOTAL TREE CANOPY	= 16,560 SF ~ 18.9%

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. 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 drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
3. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
4. The development shall be in accordance with the approved 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 the plan shall be submitted to the City of Jeffersontown for review and approval; any changes/additions/alterations not so referred shall not be valid.
5. All off-street parking areas shall be permanently and continually maintained in good condition and free from potholes, weeds, dirt, trash and other debris.

MSD NOTES:

1. Sanitary sewer service is existing.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 004B & 0064 E dated December 5, 2006.
3. 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.
4. Site will be subject to MSD Regional Facilities Fee X 20% for increase in impervious area.
5. If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval. On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
6. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
7. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
8. Jeffersontown storm water approval required prior to preliminary plan approval.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

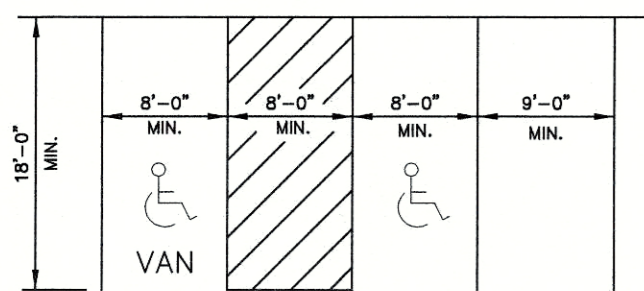
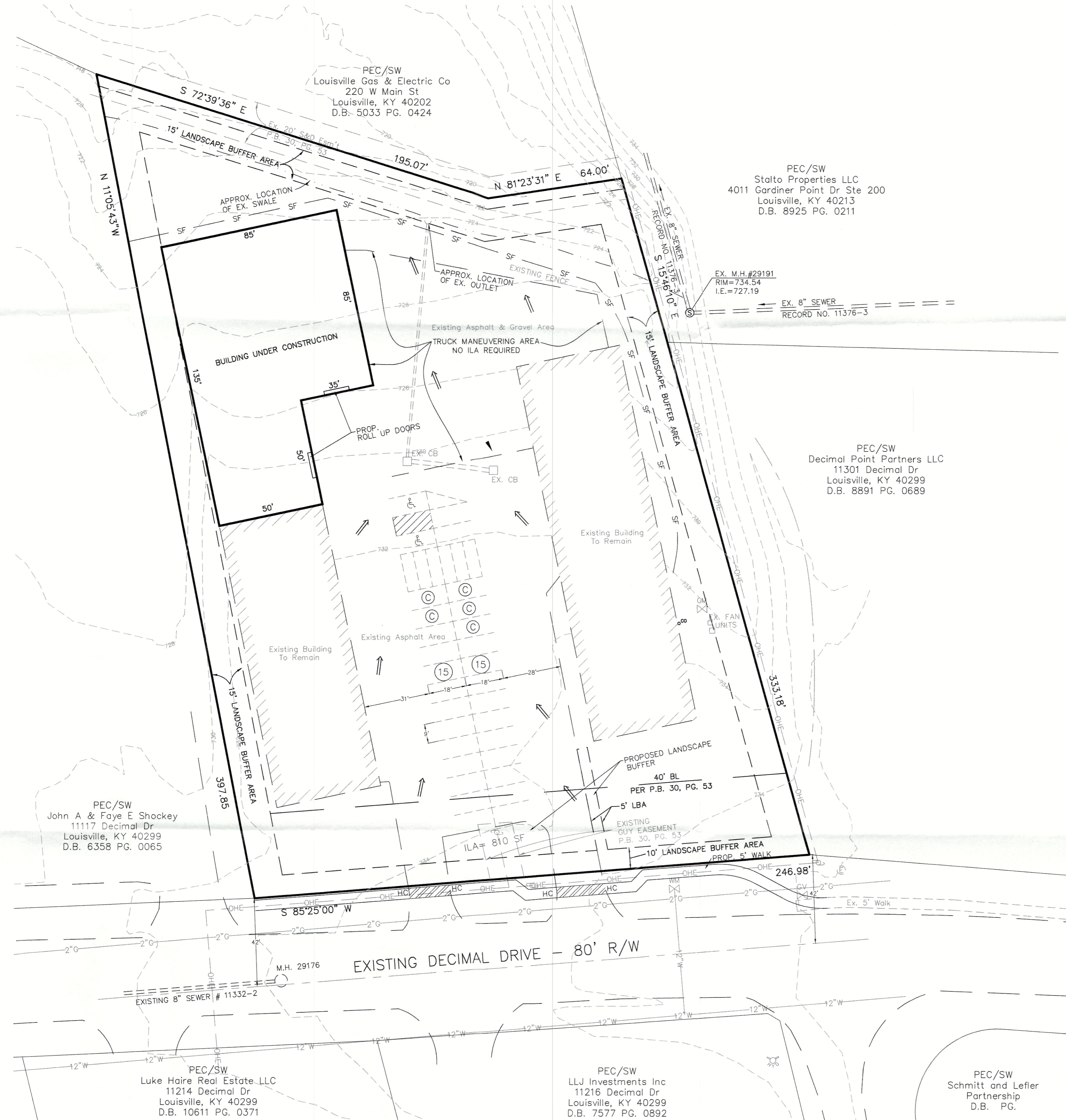
1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
3. 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.
4. 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.
5. Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately covered through the use of silt fence.
6. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
7. 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.
8. 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.
9. 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.

SITE ADDRESS:
11215 DECIMAL DRIVE
LOUISVILLE, KY 40299
TAX BLOCK 0038, LOT 0640
D.B. 10611, PG. 447

OWNER:
CGS PROPERTIES LLC
4004 HIDDEN FALLS DR
PROSPECT, KY 40059

COUNCIL DISTRICT - 11
FIRE PROTECTION DISTRICT - JEFFERSONTOWN

RELATED CASE: 20-6-00
WM #7301



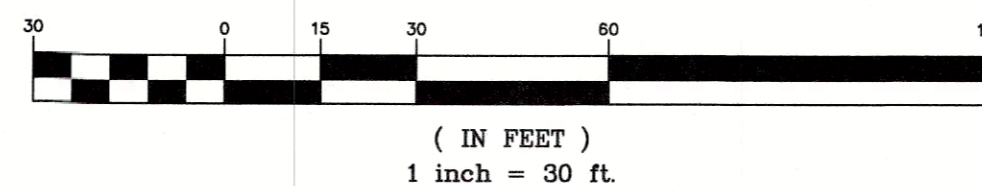
24" MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

LEGEND

- SF — = PROPOSED SILT FENCE
- ⊙ = PROPOSED CAR POOL SPACES

GRAPHIC SCALE



RECEIVED

MAR 06 2017

DESIGN SERVICES

REVISIONS	
NO.	DESCRIPTION
1	BUILDING FOOTPRINT
2	REMOVED PARKING ISLAND
DATE	BY
9/7/16	DF
3/6/17	AER

PROJECT DATA	FILE NAME: 16074-CAT-2B	DATE: 3/6/17	CHECKED BY: AER
SCALE: AS SHOWN	DRAWN BY: JH		

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SCALE: AS SHOWN	DRAWN BY: JH		

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
605 WILKINSON DRIVE • SUITE 40211 • LOUISVILLE, KY 40211
PHONE: 502.414.4274 • FAX: 502.414.4274
WEB SITE: WWW.LD&D.COM

REVISED CATEGORY 2B PLAN
11215 DECIMAL DRIVE
DEVELOPER
MASON CONSTRUCTION & DEVELOPMENT, LLC
6001 CLAYMONT VILLAGE DRIVE STE. 7
CRESTWOOD, KY 40014

JOB NO. **16074**
SHEET **1** OF **1**