



SITE DATA

LAND USE DATA
SITE ADDRESS: 13201 COMPLETE COURT
TAX LOT, TAX BLOCK: TB 3664, TL 2
DEED BOOK, PAGE NUMBER: DB 9707, PG 655
ZONING DISTRICT: PEC
FORM DISTRICT: SUBURBAN WORKPLACE
LOT AREA: 2,535 ACRES (110,425 S.F.)
EXISTING USE: WAREHOUSE/DISTRIBUTION
PROPOSED USE: WAREHOUSE/DISTRIBUTION
BUILDING FOOTPRINT: (EXISTING) 23,672 S.F.; (PROPOSED) 19,749 S.F.
BUILDING FLOOR AREA: (EXISTING) 23,672 S.F.; (PROPOSED) 19,749 S.F.
TOTAL FOOTPRINT/FLOOR AREA: 43,421 S.F.
FLOOR AREA RATIO (1.0 MAX.): 0.39
BUILDING HEIGHT (50' MAX.-SWFD): 50'
EXISTING IMPERVIOUS: 58,873 S.F.
PROPOSED IMPERVIOUS: 62,995 S.F.
NET IMPERVIOUS: 4,122 S.F. INCREASE

PARKING CALCULATIONS

NUMBER OF WAREHOUSE EMPLOYEES: 32 EMPLOYEES (ULTIMATE)
FIRST PLUS SECOND SHIFT: 5,000 S.F.
OFFICE AREA: 22 SP.
MINIMUM REQUIRED FOR WAREHOUSE USE: 22 SP.
TOTAL MINIMUM REQUIRED: 22 SP.
OF WHICH 1 MUST BE HANDICAP ACCESSIBLE
OF WHICH 1 MUST BE VAN ACCESSIBLE
MAXIMUM ALLOWED FOR WAREHOUSE USE: 32 SP.
TOTAL MAXIMUM ALLOWED: 32 SP.
OF WHICH 1 MUST BE HANDICAP ACCESSIBLE
OF WHICH 1 MUST BE VAN ACCESSIBLE
PARKING PROPOSED: 24 SP.
OF WHICH 1 ARE HANDICAP ACCESSIBLE
OF WHICH 1 IS VAN ACCESSIBLE
CARPOOL PARKING: 1 SP.
BIKE PARKING: 2 LONG-TERM SP. TO BE PROVIDED INDOORS

EXISTING SIGNAGE

SINGLE BUSINESS SIGN - LOCAL STREET
MAXIMUM AREA = 40 S.F. (NFD), 60 S.F. (SWFD)
MAXIMUM HEIGHT = 6' (NFD), 12' (SWFD)

TREE CANOPY CALCULATIONS

SITE AREA: 110,425 S.F.
TREE CANOPY CATEGORY: CLASS C
EXISTING TREE CANOPY COVERAGE: 0-40%
PRESERVED TREE CANOPY: 15% (16,564 S.F.)
TOTAL TREE CANOPY REQUIRED: 0% (0 S.F.)

LAVAL CALCULATIONS

EXISTING VUA: 34,072 S.F.
PROPOSED TOTAL VUA: 18,782 S.F. (55% DECREASE)
REQUIRED ILA (7.5%): 1,409 S.F.
PROPOSED ILA: MIN. 1,409 S.F.
REQUIRED ILA TREES: (1/4000 SF + 25%) 6
PROPOSED ILA TREES: MIN. 6

EPSC DATA/NARRATIVE

DATA:
SOIL TYPE: Csb - CRIDER SILT LOAM (Assumption)
HYDROLOGIC SOIL GROUP: C
SENSITIVE FEATURES: SLOPES GREATER THAN 20%, & KARST TERRAIN

CREATE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE WHERE SHOWN ON PLANS. INSTALL AND REINFORCE SILT FENCE ALONG THE NORTH SIDE OF THE PROPERTY. BEGIN DEMOLITION OF EXISTING PAVEMENT. BUILD PAD AND MANEUVERING AREAS TO GRADE. PLACE SUBGRADE BENEATH PAD AND MANEUVERING AREAS. INSTALL ROCK DITCH CHECK AT END OF THE FLUME AS SHOWN. SEED AND STRAW DISTURBED AREAS IMMEDIATELY AFTER BROUGHT TO GRADE. CLEAN BMP'S WEEKLY OR AFTER A RAIN EVENT OF 0.5" OR GREATER. REMOVE BMP'S AFTER SITE HAS BEEN COMPLETELY STABILIZED.

APCD NOTES

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

WPA NOTES

- WOODLAND PROTECTION AREAS (WPAS) IDENTIFIED ON THIS PLAN REPRESENT PORTIONS OF THE SITE ON WHICH ALL EXISTING VEGETATION AND ALL TREES GREATER THAN 2" IN CALIPER SHALL BE PERMANENTLY PRESERVED. ALL CLEARING, GRADING, AND FILL ACTIVITY IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF DEVELOPMENT PLAN APPROVAL. NO FURTHER CLEARING, GRADING, CONSTRUCTION OR OTHER LAND DISTURBING ACTIVITY SHALL TAKE PLACE WITHIN DESIGNATED WPAS BEYOND PRUNING TO IMPROVE THE GENERAL HEALTH OF THE TREE OR TO REMOVE DEAD OR DECLINING TREES THAT MAY POSE A PUBLIC HEALTH AND SAFETY THREAT. AS TREES ARE LOST THRU NATURAL CAUSES NEW TREES SHALL BE PLANTED IN ORDER TO MAINTAIN MINIMUM TREE CANOPY AS SPECIFIED IN CHAPTER 10, PART 1 OF THE LOC AND AS SHOWN ON THE APPROVED TREE CANOPY/LANDSCAPE PLAN.
- DIMENSION LINES HAVE BEEN USED ON THIS PLAN TO ESTABLISH THE GENERAL LOCATION OF WPAS AND REPRESENT THE MINIMUM BOUNDARY OF THE DESIGNATED WPAS. THE FINAL BOUNDARY FOR EACH WPA SHALL BE ESTABLISHED IN THE FIELD BY THE APPLICANT, DEVELOPER, OR PROPERTY OWNER TO INCLUDE CANOPY AREA OF ALL TREES AT OR WITHIN THE DIMENSION LINE.

LEGEND

SF	SILT FENCE	SS	EXISTING SAND-SEWER
50' WPA	PROP. BOUNDARY	6" G	EXISTING STW - SEWER
LBA	WPA	6" G	EXISTING EASEMENT
SETBACK	LBA	6" G	EXISTING GAS LINE
MAJOR CONTOUR	SETBACK	6" G	EXISTING ELECTRIC
MINOR CONTOUR	MAJOR CONTOUR	6" G	SIDEWALK
	MINOR CONTOUR	6" G	NEW PAVEMENT
		6" G	ROCK DITCH CHECK

FLOODPLAIN NOTE

THE SUBJECT SITE HEREON IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN AS INDICATED ON FLOOD INSURANCE RATE MAP NO. 2111C0105D DATED DECEMBER 5TH, 2006.

PDS NOTES

COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS.

MPW NOTES

ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE A PERMIT AND BOND BY LOUISVILLE METRO TRANSPORTATION PLANNING.

REQUESTED WAIVERS

- 10.2.4 TO PERMIT BUILDING EXPANSION TO ENCR OACH INTO 10' LBA.
- 10.2.4 TO PERMIT VEHICLE USE AREA TO ENCR OACH INTO 10' LBA.

MSD NOTES

- LOUISVILLE METRO HEALTH DEPARTMENT APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- SEWER BY MODIFIED LATERAL/SEPTIC SYSTEM OR LATERAL EXTENSION.
- FLOW ARROWS DENOTED BY ARROWS (==>) ON THE PLAN ARE FOR CONCEPTUAL PURPOSES ONLY. ACTUAL DRAINAGE PATTERN WILL BE DEVELOPED IN THE SITE CONSTRUCTION PLAN PHASE.
- DETENTION PROVIDED FOR THE ENTIRE DEVELOPMENT AT LOT X. SEE DETENTION ANALYSIS, MSD SUBDIVISION #999.
- EXISTING DETENTION BASIN CAPACITY TO BE VERIFIED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 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 (BEST MANAGEMENT PRACTICES) 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 THE 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-02-02.
- SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
- WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASE

Seals

Engineering
Planning

Houston Johnson Expansion
Revised Detailed District Development Plan
13201 Complete Ct., Louisville, KY

Houston Johnson, Inc.
13200 Complete Court
Louisville, KY 40223

REV #	DATE	DESCRIPTION
1	12/21/2015	Agency Comments
2	01/08/2016	Crosswalks, Lot Waivers
3	01/14/2016	WPA NOTES

Development Plan

Job No: 99327.L2X

Date: November 30, 2015

Scale: 1"=20'

Drawn By: C. Wooten

Checked By: A. Bartley

Drawing Title: 502 Auto Club Building Expansion

Revised Detailed District Dev. Plan

Drawing No: 1 of 1