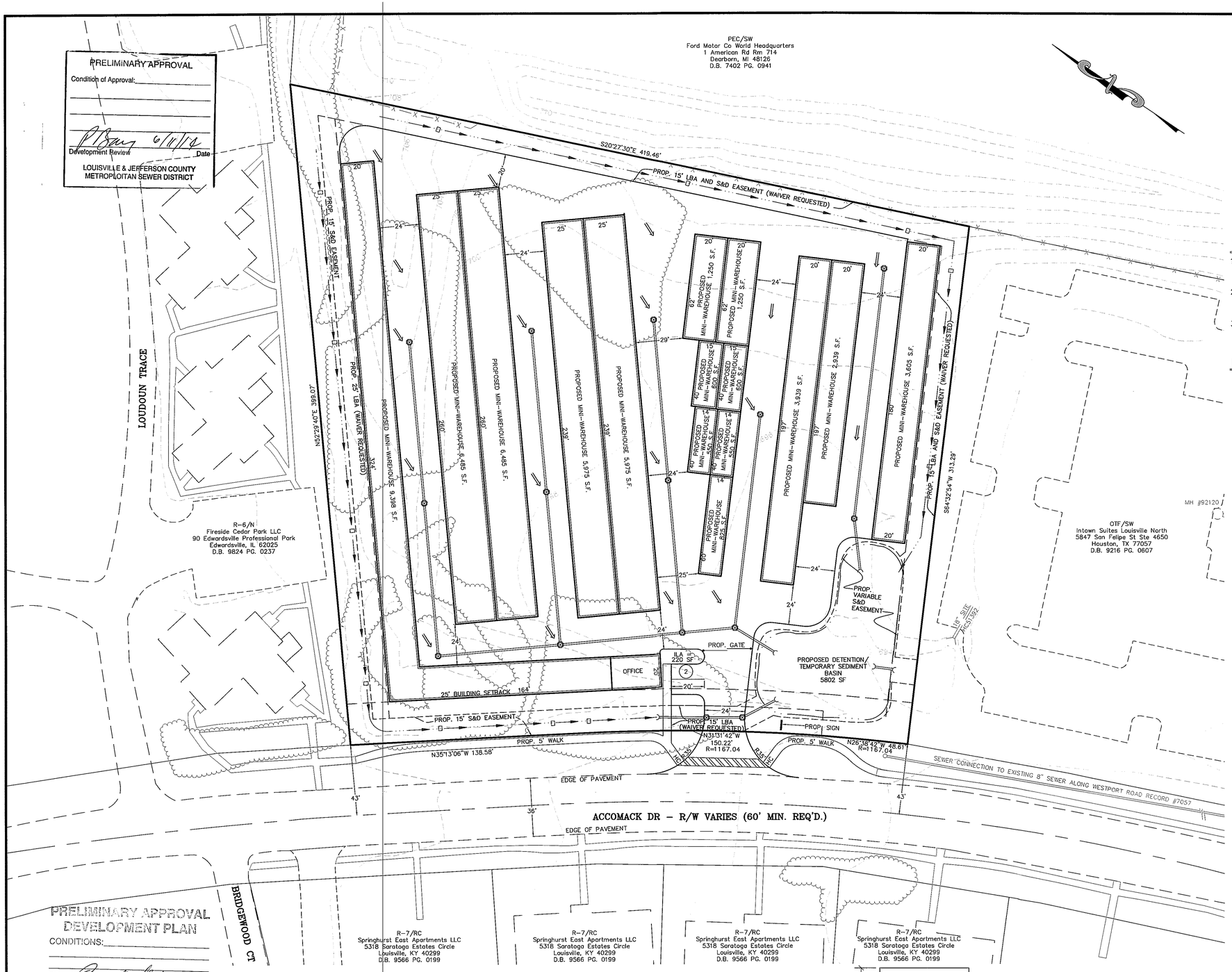
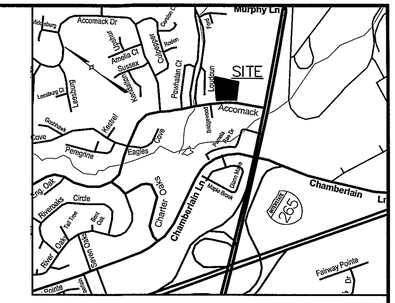
PRELIMINARY APPROVAL
Condition of Approval:
Development Review — Date 6/11/14
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT





LOCATION MAP
NOT TO SCALE

WAIVERS REQUESTED

1. A WAIVER IS REQUESTED FROM SECTION 5.9.2.A.1.b.ii OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE THE VEHICLE AND PEDESTRIAN CONNECTION TO ADJACENT NON-RESIDENTIAL SITES.
2. A WAIVER IS REQUESTED FROM SECTION 10.2.4.B OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW GREATER THAN 50% OVERLAP OF UTILITY EASEMENTS INTO REAR, SIDES, AND FRONT LANDSCAPE BUFFER AREAS.
3. A WAIVER IS REQUESTED FROM SECTION 5.5.4.B.1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED 50' LANDSCAPE BUFFER AREA TO 25' AND TO NOT PROVIDE THE 6' BERM.

PROJECT DATA

		MIN.	MAX.
TOTAL SITE AREA	= 3.0± Ac.		
EXISTING ZONING	= OTF		
FORM DISTRICT	= SUBURBAN WORKPLACE		
PROPOSED ZONING	= C-M		
EXISTING USE	= UNDEVELOPED		
PROPOSED USE	= MINI-WAREHOUSE		
BUILDING AREA	= 50,426 SF		
BUILDING HEIGHT	= (50' MAX. ALLOWED)		
F.A.R.	= 0.38 (5.0 MAX. ALLOWED)		
PARKING REQUIRED			
1 SP/1.5 EMPLOYEE MIN.	= 2 SP		
1 SP/1 EMPLOYEES MAX.	=		2 SP
TOTAL PARKING PROVIDED	= 2 SPACES		
TOTAL VEHICULAR USE AREA	= 47,719 SF		
PARKING – VEHICULAR USE AREA	= 1,476 SF		
PARKING – INTERIOR LANDSCAPE AREA REQUIRED	= 111 SF		
PARKING – INTERIOR LANDSCAPE AREA PROVIDED	= 220 SF		
INTERIOR LANDSCAPE AREA REQUIRED/PROVIDED	= INTERIOR LANDSCAPE AREA IS NOT REQUIRED FOR MINI-WAREHOUSE MANUEVERING AREAS PER 10.2.12 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE. THE VUA WILL BE ENCLOSED WITH A FENCE AND SECURED FROM ACCESS BY THE PROPOSED GATE.		

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. 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.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

MSD NOTES:

1. Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0079 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.
5. An easement plat will be required prior to MSD granting construction plan approval.
6. 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.
7. A Downstream Facilities Capacity Request will be submitted to MSD.
8. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
9. 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.
10. All roof drains must be directed to detention basin.

RECEIVED
JUN 09 2014
PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: Amy Walker
DATE: 6-11-14
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

DETENTION BASIN CALCULATIONS

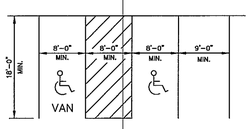
X = Δ CRA/12
ΔC = 0.80-0.23=0.57
A = 3.0 ACRES
R = 2.8 INCHES
X = (0.57)(3.0)(2.8)/12 = 0.399 AC.-FT.
REQUIRED X = 17,380 CU.FT.
PROVIDED BASIN = 5,802 SQ.FT.
TOTAL = 5,802 SQ.FT. @ APPROX. 3 FT. DEPTH
= 17,406 CU.FT. > 17,380 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	130,697 S.F.
EX. TREE CANOPY	=	45,658 S.F.
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (S.F.)
TOTAL TREE CANOPY AREA REQUIRED	=	20% (26,139 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	20% (26,640 S.F.)

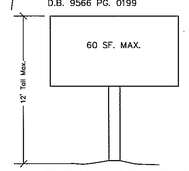
LEGEND

- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE
- = PROPOSED ROCK DITCH
- = PROPOSED SILT FENCE
- = PROPOSED STONE BAG INLET PROTECTION



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE



NOTE: DETAIL INTENT IS TO SPECIFY HEIGHT AND WIDTH REQUIREMENTS ONLY.
SIGN DETAIL
NOT TO SCALE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

OWNER:
FIRESIDE INVESTMENT POOL LLC
90 EDWARDSVILLE PROFESSIONAL PARK
EDWARDSVILLE, IL 62025

SITE ADDRESS:
3913 ACCOMACK DR 40241
TAX BLOCK 1596, LOT 0014
D.B. 10186, PG. 0912

COUNCIL DISTRICT – 17
FIRE PROTECTION DISTRICT – WORTHINGTON

CASE# 14ZONE1023
WM# 10974

NO.	DATE	DESCRIPTION	BY

REVISIONS

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 14034-DDP
DATE: 5-19-14
SCALE: AS SHOWN
DRAWN BY: JH
CHECKED BY: AER

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WASHBURN AVENUE, SUITE 103 LOUISVILLE, KENTUCKY 40222
PH: (502) 893-1821 FAX: (502) 893-5314
WEB SITE: WWW.LD-D.COM

DETAILED DISTRICT DEVELOPMENT PLAN

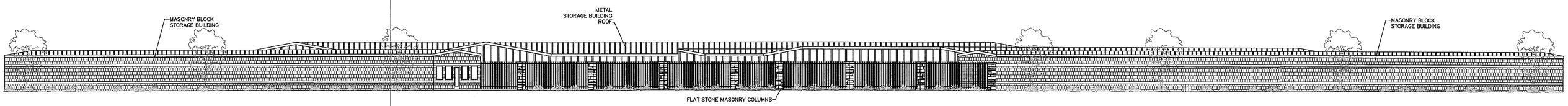
3913 ACCOMACK DRIVE

OWNER
FIRESIDE INVESTMENT POOL LLC
90 EDWARDSVILLE PROFESSIONAL PARK
EDWARDSVILLE, IL 62025

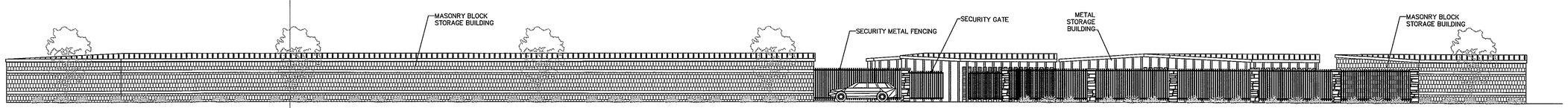
JOB NO. 14034

SHEET 1 OF 1

14ZONE1023



NORTH ELEVATION



ACCOMACK DRIVE ELEVATION (EAST)

ACCOMACK STORAGE DEVELOPMENT

COMPUTER AIDED DRAFTING and DESIGN
PHONE: (812) 579-9313

H2014B1023

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JUN 09 2014
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DESIGN SERVICES