

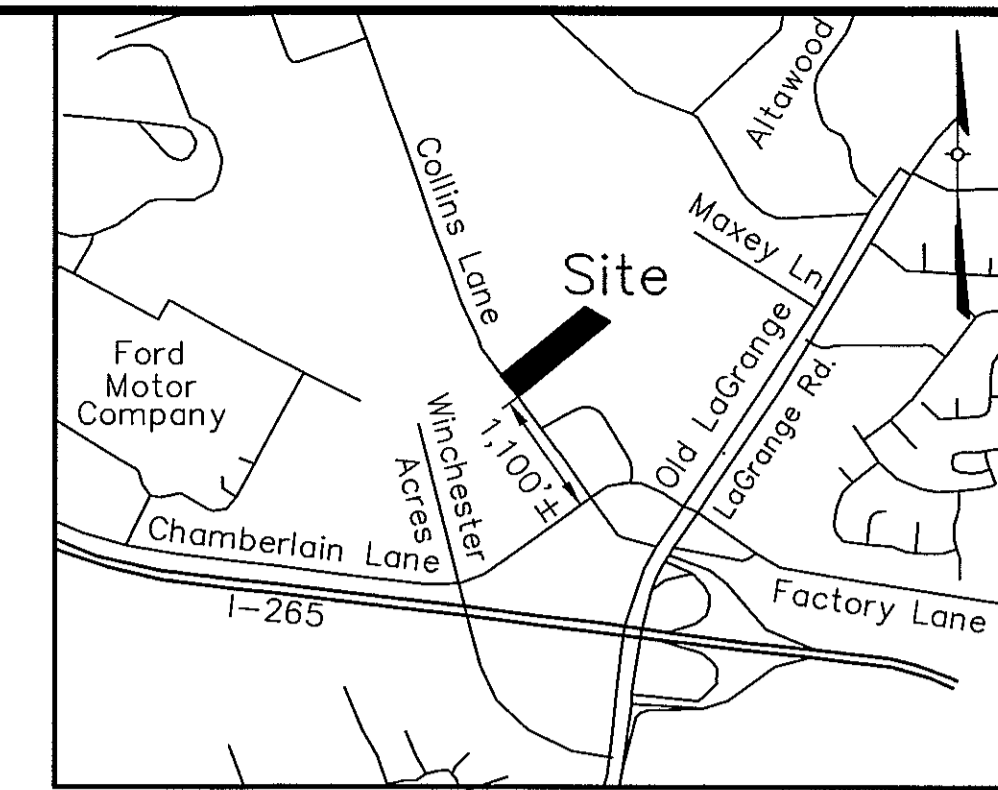
PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Erin M. Daulton*
 DATE: 9-9-14
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

WAIVERS REQUESTED:

1. A Waiver is requested for the property line adjacent to S.S. and Ann Chamberlain from Section 10.2.4.A of the Louisville Metro Land Development Code to waive the 50 ft. Landscape Buffer Area to 15 ft. and to waive the encroachment of the proposed walk & pavement.
2. A Waiver is requested for the property line adjacent to the CSX railroad from Section 10.2.4.A of the Louisville Metro Land Development Code to waive the 50 ft. Landscape Buffer Area to 15 ft and to waive the trees being provided to the PEC requirement of 2 trees and to waive the more than 50% encroachment of the Landscape Buffer Area and an easement.
3. A Waiver is requested from Section 10.2.4.A of the Louisville Metro Land Development Code to waive to the encroachment of the proposed pavement and gravel into a portion of the 15' Landscape Buffer Area adjacent to the IAN, LLC property line.



PEC R-4/SW
 CSX TRANSPORTATION INC
 500 WATER ST #160
 JACKSONVILLE, FL 32202
 D.B. 4192, PG. 0281

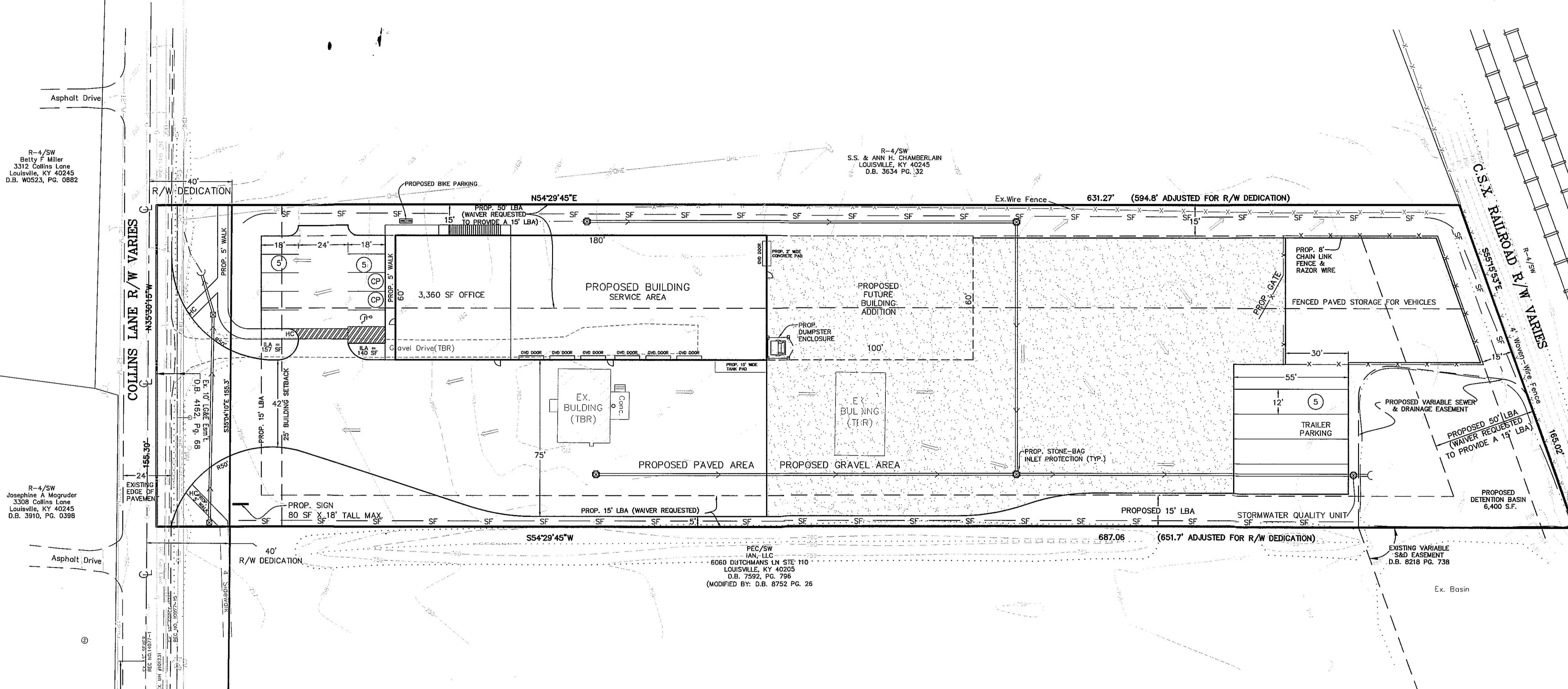
PROJECT DATA		NOT TO SCALE	
TOTAL SITE AREA	= 2.35 Ac.	R/W DEDICATION AREA	= 0.13 Ac.
NET SITE AREA	= 2.22 Ac.	EXISTING ZONING	= R-4
PROPOSED ZONING	= PEC	PROPOSED ZONING	= PEC
FORM DISTRICT	= SUBURBAN WORKPLACE	EXISTING USE	= SINGLE FAMILY RESIDENCE
PROPOSED USE	= TRUCK SERVICE, TOWING AND STORAGE	PROPOSED USE	= TRUCK SERVICE, TOWING AND STORAGE
TOTAL BUILDING AREA	= 14,200 SF	TOTAL BUILDING AREA	= 14,200 SF
F.A.R.	= 0.15 (1.0 MAXIMUM ALLOWED)	BUILDING LOT COVERAGE	= 15% (50% MAXIMUM ALLOWED)
BUILDING HEIGHT	= 18' TALL (50' MAX)	PARKING REQUIRED	MIN. MAX.
3,360 S.F./350 MIN.	= 10 SPACES	3,360 S.F./200 MAX.	= 17 SPACES
3 EMPLOYEES/1.5 MIN.	= 2 SPACES	3 EMPLOYEES/1.5 MAX.	= 2 SPACES
TOTAL PARKING PROVIDED	= 12 SP 19 SP	TOTAL PARKING PROVIDED	= 12 SP (includes 2 employee space inside bldg. (1 HC SP INCLUDED) (2 CP SP INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM (LONG TERM TO BE PROVIDED INDOORS)	TOTAL VEHICULAR USE AREA	= 56,030 SF
COLLINS LANE PARKING AREA	= 3,423 SF	INTERIOR LANDSCAPE AREA REQUIRED	= 256 SF (COLLINS LANE PARKING AREA)
INTERIOR LANDSCAPE AREA PROVIDED	= 297 SF		

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface of gravel and pavement.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. Metro Public Works encroachment permit will be required for the entrance.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
5. Right-of-way dedication by deed or minor plat must be recorded prior to construction approval by Transportation Planning.
6. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
7. A site visit by Ann Richard RLA on January 9, 2014 found no Karst features evident on the subject site.

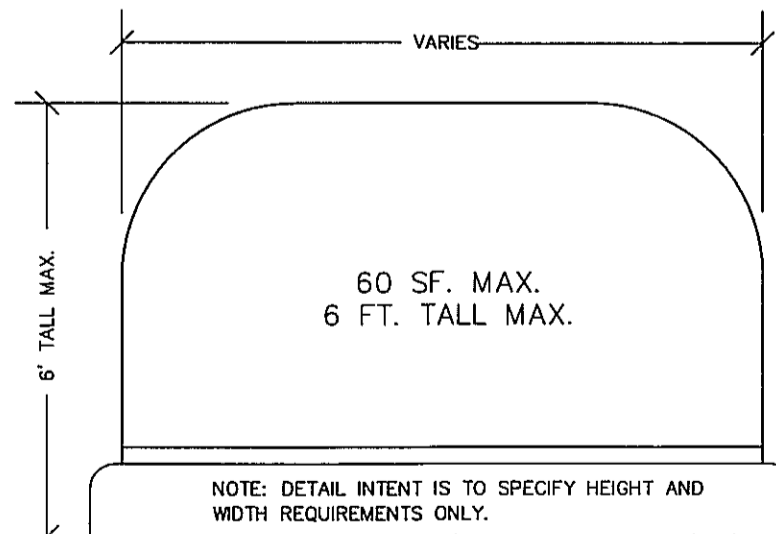
MSD NOTES:

1. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Sewer Capacity request was approved by MSD by letter dated April 10, 2014.
2. Proposed office/service building will require a separate sanitary sewer connection. Fees will apply.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0020E D dated December 5, 2006.
4. 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. Modifications will be made to the existing detention basin in Chamberlain Crossings business park to provide detention for this development. A detailed analysis will be required. Postdeveloped peak flows will be limited to predeveloped peak flows.
6. The grading of the proposed development will reduce the area draining to the Collins Lane right-of-way by diverting the drainage from the front of the site to the rear. Verification of the adequacy of the Collins Lane drainage system will be required prior to construction plan approval by MSD.
7. Stormwater management water quality units will be installed in accordance with MSD design standards to provide post construction controls per the MSD WDR requirements.
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 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 an Erosion & Silt Control Plan shall be provided to MSD for approval.
10. Silt Checks installed in proposed drainage swales as required by MSD.



DETENTION BASIN CALCULATIONS

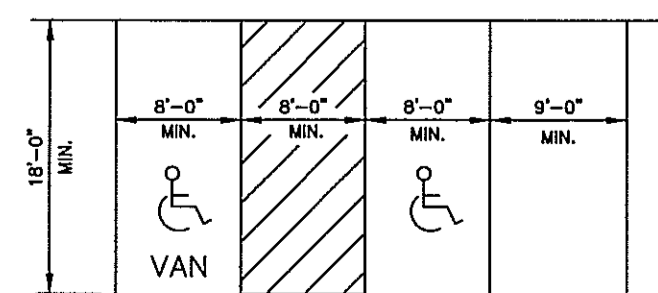
$X = \Delta CRA/12$
 $\Delta C = 0.85 - 0.23 = 0.62$
 $A = 2.35$
 $R = 2.8$
 $X = (0.62)(2.35)(2.8)/12 = 0.34 \text{ AC.-FT.}$
 REQUIRED X = 14,800 CU.FT.
 PROVIDED BASIN = 6,400 SQ.FT.
 TOTAL = 6,400 SQ.FT. @ APPROX. 2.5 FT. DEPTH
 = 16,000 CU.FT. > 14,800 CU.FT.



COLLINS LANE MONUMENT SIGN DETAIL
 NOT TO SCALE

LEGEND

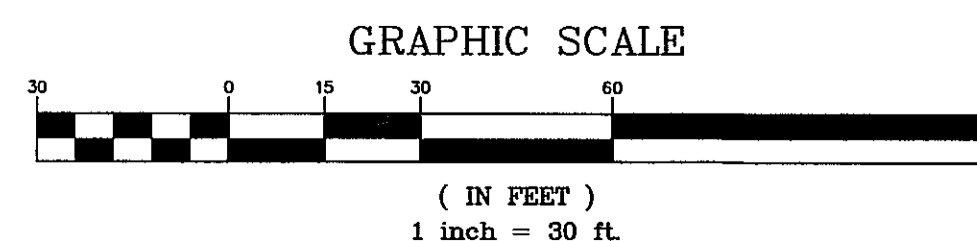
- () — PROPOSED STORM SEWER, CATCH BASIN
- () — PROPOSED SEWER AND MANHOLE
- () — EXISTING SEWER AND MANHOLE
- () — PROPOSED DRAINAGE SWALE
- () — PROPOSED ROCK DITCH
- () — PROPOSED SILT FENCE
- () — PROPOSED STONE BAG INLET PROTECTION



TYPICAL PARKING SPACE LAYOUT
 NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 96,796 S.F.
EXISTING TREE CANOPY CLASS C	= 4% (3,600 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
TREE CANOPY REQ'D & TO BE PLANTED	= 20% (19,359 S.F.)



SITE ADDRESS:
 3311 COLLINS LANE
 LOUISVILLE, KY 40245
 T.B. 14 LOT 10
 D.B. 10121 PG. 0341

COUNCIL DISTRICT - 17
 FIRE PROTECTION DISTRICT - WORTHINGTON

CASE #13ZONE1031
 MSD MW#: 10912

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
 FILE NAME: 13107-000P
 DATE: 9-9-14
 SCALE: AS SHOWN
 DRAWN BY: DT/AH
 CHECKED BY: AER

REVISIONS

PROJECT DATA

DETAILED DISTRICT DEVELOPMENT PLAN
3311 COLLINS LANE, LOUISVILLE, KENTUCKY
 OWNER:
JERRY L & MARTHA SCHADE
 1002 ROUND TABLE COURT
 LOUISVILLE, KY 40222

JOB NO. 13107
 SHEET 1 OF 1

RECEIVED
 SEP 09 2014
 PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL
 Condition of Approval: _____
 Development Review: *[Signature]* Date: 9-10-14
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

13 ZONE 1031