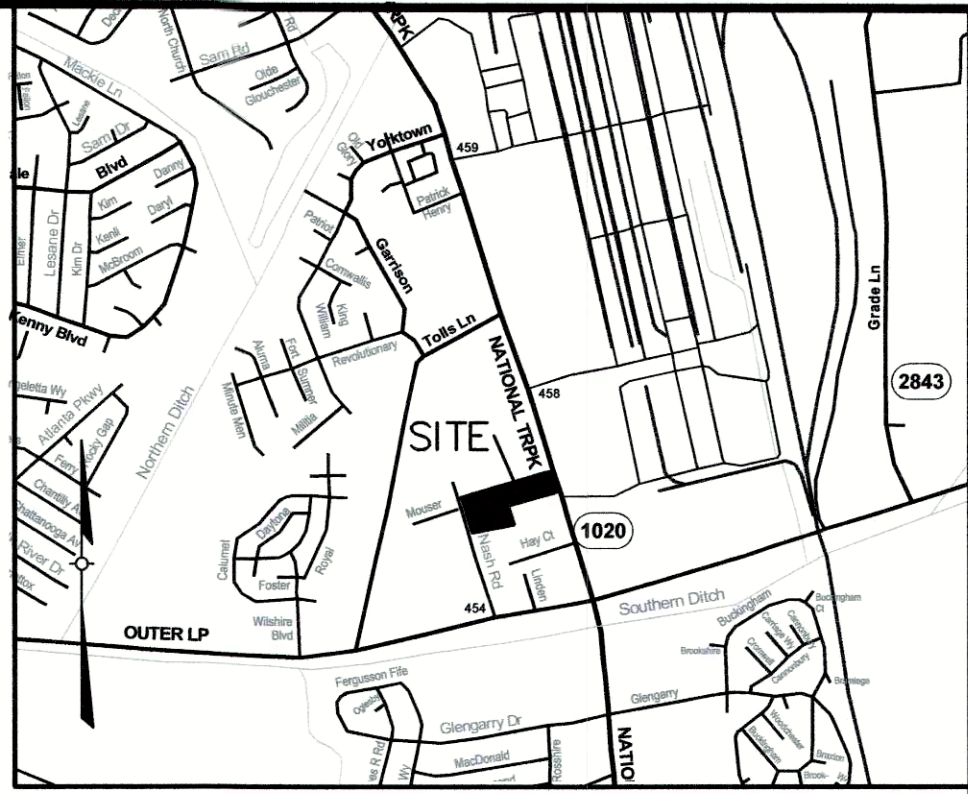


PRELIMINARY APPROVAL
Condition of Approval:

Tony Kelly 4/13/16
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 5.70 ACRES
EXISTING ZONING	= C-2
FORM DISTRICT	= SW
EXISTING USE	= STORAGE FACILITY
EXISTING BUILDING AREA	= 12,155 SF
PROPOSED BUILDING AREA	= 26,260 SF (216% EXPANSION)
TOTAL BUILDING AREA	= 38,415 SF
BUILDING HEIGHT	= 9'1" (15' MAX)
PARKING REQUIRED	
10 EMPLOYEES	MIN. MAX.
1 SPACE/1.5 EMPLOYEES MIN	= 7 SPACES
1 SPACE/1 EMPLOYEE MAX.	= 10 SPACES
TOTAL PARKING PROVIDED	= 9 SPACES
TOTAL VEHICULAR USE AREA	= 53,906 S.F.
VEHICULAR USE AREA FOR ILA CALC.	= 7,000 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 350 S.F. (5.0%)
INTERIOR LANDSCAPE AREA PROVIDED	= 350 S.F.

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 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- A binding agent will be applied to the gravel drive to prevent dust and gravel from being tracked onto National Turnpike.

MSD NOTES:

- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0091E dated December 5, 2006.
- A portion of the site lays within the Local Regulatory Floodplain. MSD floodplain permit required prior to construction plan approval.
- 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.
- 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.
- There is no proposed increase in impervious surface.
- Lowest finished floor or machinery to be at or above 457.60
- Approximate site disturbance area is 30,000 s.f.
- No sanitary sewer service will be provided for this project. Health department approval required prior to MSD construction plan approval.

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.
- 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.
- 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

RECEIVED

APR 04 2016

PLANNING &
DESIGN SERVICES

SITE ADDRESS:
8202 & 8204 NATIONAL TURNPIKE
LOUISVILLE, KY 40214
T.B. 1045 LOT 120
COUNCIL DISTRICT - 13
FIRE PROTECTION DISTRICT - FAIRDALE

RELATED CASE: B-105-89 WM# 1452

NO.	DATE	DESCRIPTION	BY
1	4-1-16	per agency comments	DT

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4-1-16	per agency comments	DT

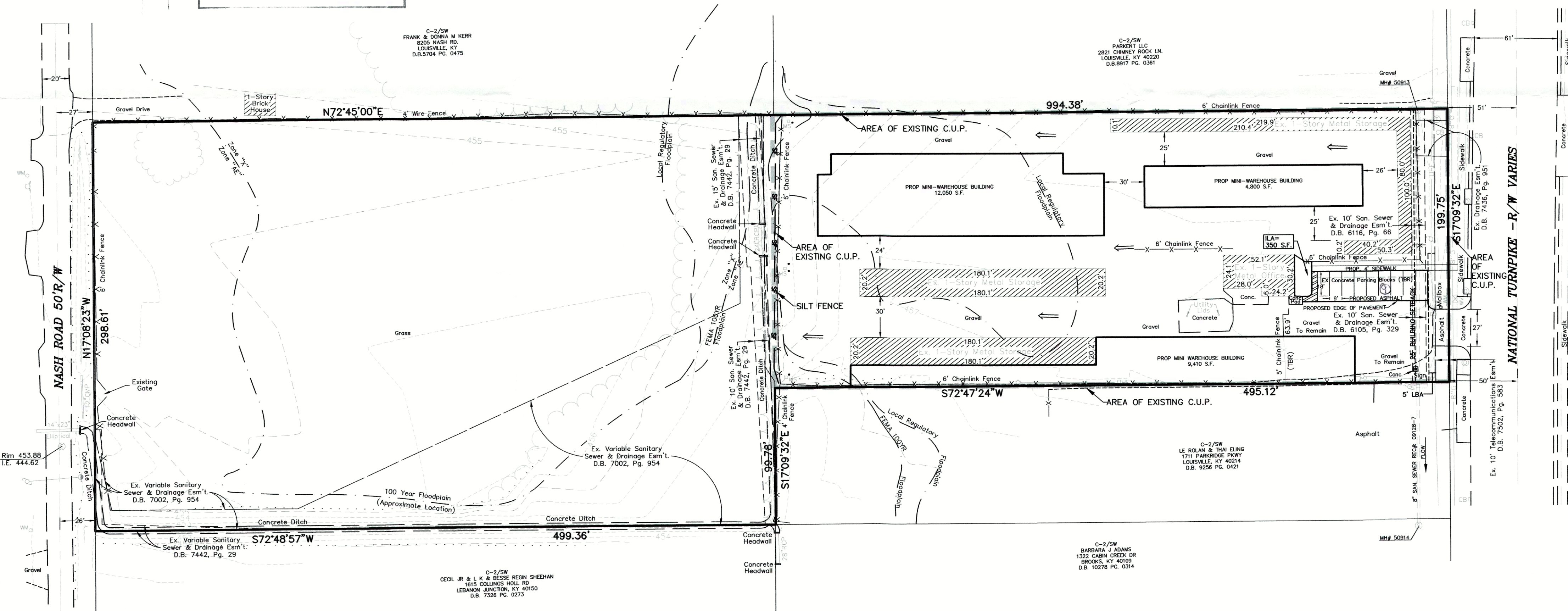
PROJECT DATA

FILE NAME: 15150-DDP	SCALE: AS SHOWN
DATE: 2-12-16	DRAWN BY: DT
CHECKED BY: AER	

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
503 WASHINGTON AVENUE SUITE 101 LOUISVILLE, KENTUCKY 40202
TEL: 502.251.8574 FAX: 502.251.8574
WEB SITE: WWW.LD&D.COM

MODIFIED CONDITIONAL USE PERMIT
8202 NATIONAL TURNPIKE
OWNER/DEVELOPER
VALLEY STATION TOWNE CENTER LLC
PO BOX 991064
LOUISVILLE, KY 40207
D.B. 10491 PG. 0695

JOB NO.
15150
SHEET
1
OF 1



PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]*
DATE: 4/13/16
LOUISVILLE & JEFFERSON COUNTY
METRO PUBLIC WORKS

LEGEND

- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD ELECTRIC
- EXISTING GUY WIRE
- EXISTING LIGHT POLE
- EXISTING CONTOUR
- EXISTING GAS VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING MONITORING WELL
- EXISTING STORM SEWER
- TO BE REMOVED

MSD STANDARD EROSION CONTROLS	
SF	SILT FENCE

TREE CANOPY CALCULATIONS (CLASS 'C': 0-40%)

TOTAL SITE AREA	= 248,054 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (49,610 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (49,610 S.F.)
TOTAL TREE CANOPY PROVIDED	= 20% (49,610 S.F.)

GRAPHIC SCALE

