SITE DATA

LAND USE

SITE ADDRESS:	9200 LEESGATE ROAD 40222
TAX BLOCK & LOT:	T.B. 1877 T.L. 5A
ZONING DISTRICT:	OR3
FORM DISTRICT:	TOWN CENTER
EXISTING USE:	OFFICE
PROPOSED USE:	CALL CENTER
EXISTING PARCEL AREA:	2.545 ACRE
DEED BOOK & PAGE	D.B. 8730, PG. 946

BUILDING DATA

BUILDING HEIGHT:	TWO STORIES; APPROX. 30'
EXISTING FOOTPRINT:	12,800 S.F.
EXISTING GROSS FLOOR AREA:	25,600 S.F.
FLOOR TO AREA RATIO:	0.23

PARKING CALCULATIONS

MINIMUM REQUIRED:
1 SPACE/250 SF — 102 SPACES

MAXIMUM PERMITTED:
1 SPACE/125 SF — 205 SPACES

EXISTING PARKING:	103 SPACES
PROPOSED PARKING:	75 SPACES
TOTAL PARKING PROPOSED:	178 SPACES (6 HC; 1 VAN)
CAR POOL PARKING:	5 SPACES
SHORT TERM BIKE PARKING:	2 SPACES NEW BIKE RACK
LONG TERM BIKE PARKING:	2 SPACES PROVIDED INDOORS

FREESTANDING SIGNAGE

HEIGHT PERMITTED/PROPOSED:	6'
AREA PERMITTED/PROPOSED:	40 S.F.

TREE CANOPY CALCULATIONS

SITE AREA:	110,860 S.F.
TREE CANOPY CATEGORY:	CLASS C (0–40% COVERAGE)
TREE CANOPY PRESERVATION AREA:	8% (4,800 S.F.)
8 TREES 10"+ CALIPER @ 1,200 S.F. EACH	
100% TREE CANOPY REQUIRED:	12% (13,303 S.F.)
50% TREE CANOPY REQUIRED (PER 10.1.2.B.2):	6% (6,652 S.F.)
TREE CANOPY PROVIDED:	12% (13,680 S.F.)

ILA/VUA CALCULATIONS

EXISTING VUA:	44,790
PROPOSED VUA:	21,976 S.F. (49% INCREASE)
TOTAL VUA:	66,766
TOTAL ILA REQUIRED (7.5%):	1,648 S.F.
ILA PROVIDED:	1,660 S.F.
ILA TREES REQUIRED: (1/4000 S.F. + 25%)	7 TREES
ILA TREES PROVIDED:	7 TREES

EPSC DATA

EXISTING IMPERVIOUS	53,135 S.F.
PROPOSED IMPERVIOUS:	22,691 S.F. (43% INCREASE)
PROPOSED DISTURBED AREA:	APPROX. 25,000 S.F.
SENSITIVE FEATURES:	FLOODPLAIN, STREAM
HYDROLOGIC SOIL GROUP:	ASSUMED C
SOIL TYPE:	URBAN LAND

DETENTION CALCULATIONS

CRA/12 = 0.72 X 2.8 X 0.52 / 12 = 0.087 ACRE–FEET

AGENCY NOTES

MSD NOTES
1. EXISTING STRUCTURE TO UTILIZE EXISTING SANITARY PSC.
2. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
3. UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
4. ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE ONSITE AT A RATION OF 1:1.
5. KDOW APPROVAL REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
6. ONSITE DETENTION WILL BE PROVIDED (IN FORM OF UNDERGROUND DETENTION). POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
7. THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN ONE ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS AT +/- 25,000 S.F.

STANDARD MSD SWPPP NOTES
1. 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.
2. 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.
3. 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.
4. 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.
5. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POOL, SWALE OR CATCH BASIN.

SWPPP PHASING
1. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE WHERE SHOWN PER MSD STANDARD DRAWING ER-01-03.
2. INSTALL REINFORCED SILT FENCE WHERE SHOWN PER MSD STANDARD DRAWING EF-10-02.
3. PROTECT EXISTING INLET WITH STONE BAG INLET PROTECTION PER MSD STANDARD DRAWING EF-06-02.
4. PERFORM DEMOLITION ACTIVITIES.
5. CONSTRUCT PAD AND PARKING SUBGRADE ELEVATION.
6. INSTALL STORM SEWERS.
7. ROCK PAD AND PARKING AREAS IMMEDIATELY AFTER BROUGHT TO GRADE.
8. PROTECT NEW CATCH BASINS AND CURB INLETS WITH STONE BAG INLET PROECTION PER MSD STANDARD DRAWIN EF-03-02.
9. FINISH GRADE SITE, SOD ALL REMAINING DISTURBED AREAS NOT TO HAVE SPECIALTY LANDSCAPING OR PAVING. INSTALL LANDSCAPE PLANTINGS BEDS.
10. CLEAN STRUCTURES WEEKLY OR AFTER EVERY >0.5" RAINFALL.
11. REMOVE ALL REMAINING BMP'S AFTER SITE IS STABILIZED.

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

HEALTH DEPARTMENT
1. ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

PDS
1. DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
2. ANY LOADING AND/OR REFUSE COLLECTION TO BE SCREENED AND LOCATED NOT TO BE VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL USES.
3. OFF STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL SUES.
4. A. BRYCE FULLER, CONDUCTED A FIELD REVIEW TO DETERMINE THE PRESENCE OR POTENTIAL FOR KARST FEATURES ON SITE. THERE WAS NO EVIDENCE OF KARST TOPOGRAPHY OR FEATURES AT THE TIME OF INSPECTION ON JULY 11, 2016. LOJIC MAPPING AND QK4 TOPOGRAPHIC SURVEYS WERE REVIEWED FOR CLOSED DEPRESSIONS. NONE EXIST. ADDITIONALLY THE KENTUCKY GEOLOGIC MAP INFORMATION SERVICE WAS REVIEWED. NO SINKHOLES ARE DELINEATED, THOUGH THE AREA IS LABELED AS MEDIUM RISK FOR KARST.
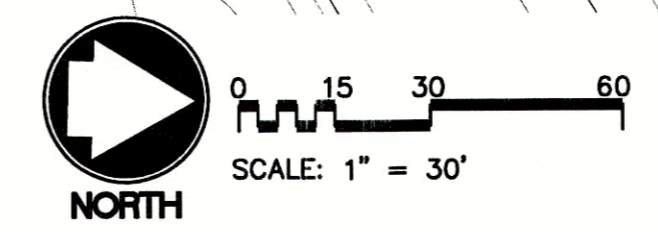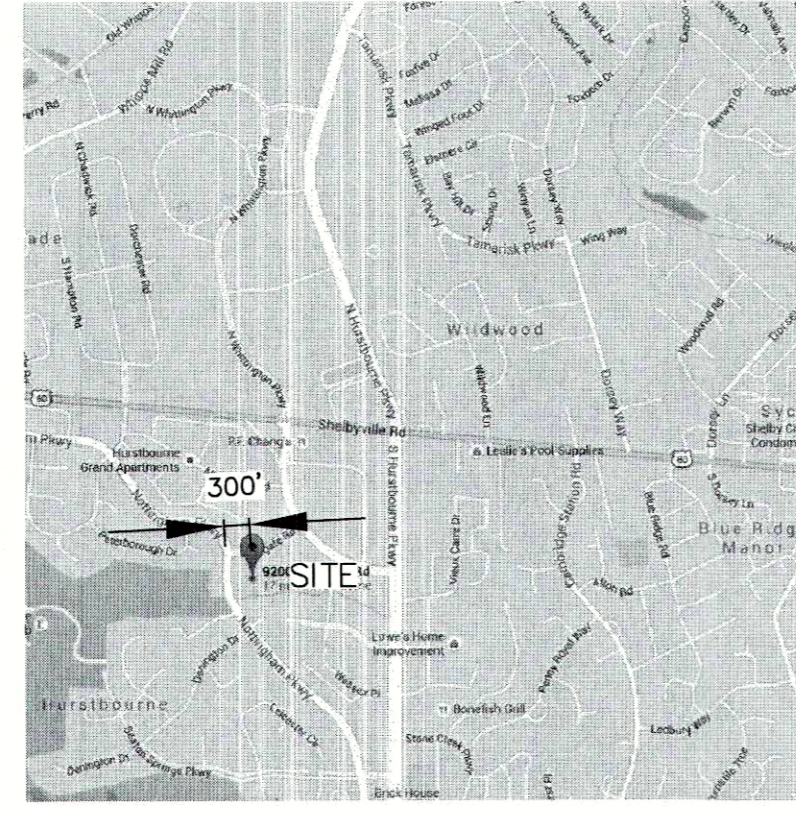
MPW
1. IF ACCESS EASEMENT DOES NOT EXIST TO PROVIDE ACCESS ONTO SITE FROM LEESGATE ROAD VIA 9110 LEESGATE ROAD, ONE SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.

WM # 11447
PROJECT # 16DEVPLAN1137

SITE PLAN

LEGEND

Symbol	Description
<=	FLOW ARROW
- - - -	INTERMEDIATE CONTOUR
————	INDEX CONTOUR
————	PROPERTY LINE
—□—	SILT FENCE
—SAN—	EXISTING SANITARY SEWER
	EXISTING STORM STRUCTURE
▄▄▄▄	FORM DISTRICT BOUNDARY
▬▬▬▬	FORM DISTRICT TRANSITION ZONE
	FLOODPLAIN
⊘	EXISTING TREE TO BE REMOVED
○	EXISTING TREE
	PROPOSED STORM
●	PROPOSED STORM STRUCTURE

NORTH
SCALE: 1" = 30'
0 15 30 60

SITE
300'

(site labels)

Nottingham Pkwy. (R/W Varies)

9107 Nottingham Pkwy
Joseph & Lindsey Gumer
9854x65
R4/NFD

9105 Nottingham Pkwy
Edgardo Pantoja
4646x65
R4/NFD

9103 Nottingham Pkwy
George Stewart
9997x152
R4/NFD

9101 Nottingham Pkwy
Richard McCord
7560x719
R4/NFD

9109 Nottingham Pkwy
Eric & Katherine Effinger
9941x523
R4/NFD

9401 Williamsburg Plz
NCS Properties LLP
6981x384
OR3/TCFD

9113 Leesgate Rd.
Kentuckiana Leesgate
Properties LLC
9820/742
OR3/TCFD

9115 Leesgate Rd.
Croydon Ventures LLP
7672x160
OR3/TCFD

9110 Leesgate Rd.
Hurstbourne Office Park LLC
10260x207
OR3/TCFD

Neighborhood Form District
Town Center Form District

Approximate Location of FEMA Floodplain 615.60
Approx. Local Regulatory Floodplain 617.60

EXISTING BUILDING 25,600 SF

PROPOSED PARKING

CARPOOL SPACES

DUMPSTER SCREEN

EXISTING PARKING

200' FORM DISTRICT TRANSITION ZONE

Existing Stream

PROPOSED SIGN

LEESGATE RD. 80'R/W

S 03°49'25" E 154.27'
N 04°20'35" E 167.57'
S 17°07'16" E 97.11'
N 00°45'34" W 130.94'
N 21°27'26" W
N 06°27'39" E 272.18'
N 79°03'36" W 225.09'
N 84°54'29" E 127.17'