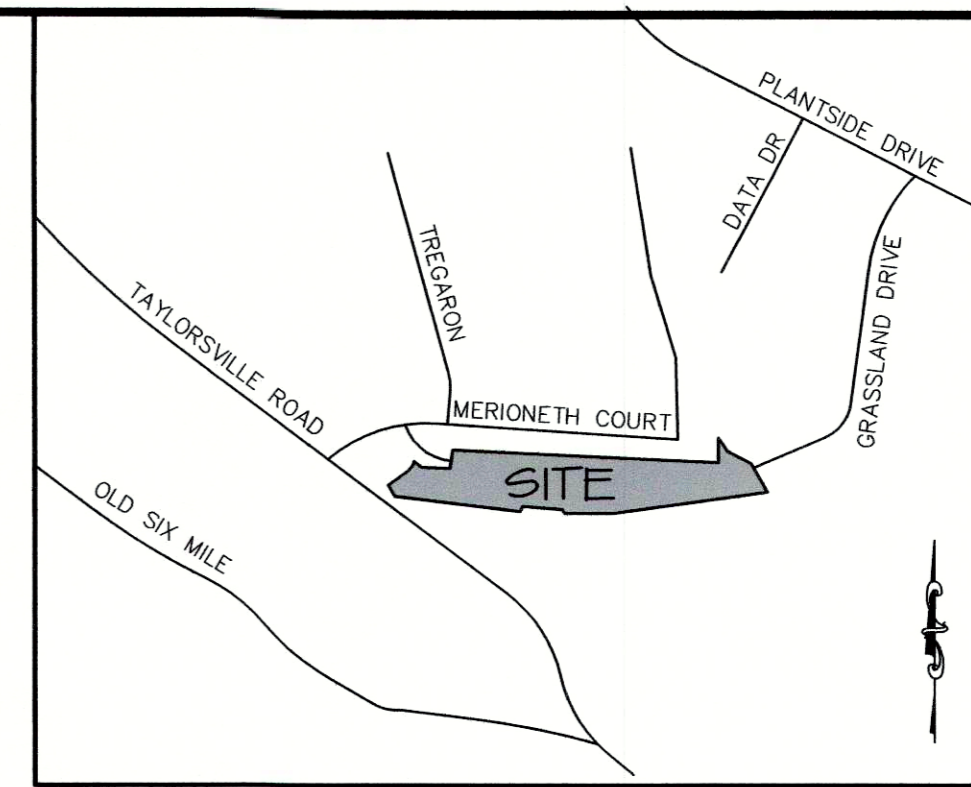


THIS SITE IS LOCATED IN THE CITY OF JEFFERSONTOWN AND SUBJECT TO THE JULY 2004 LAND DEVELOPMENT CODE

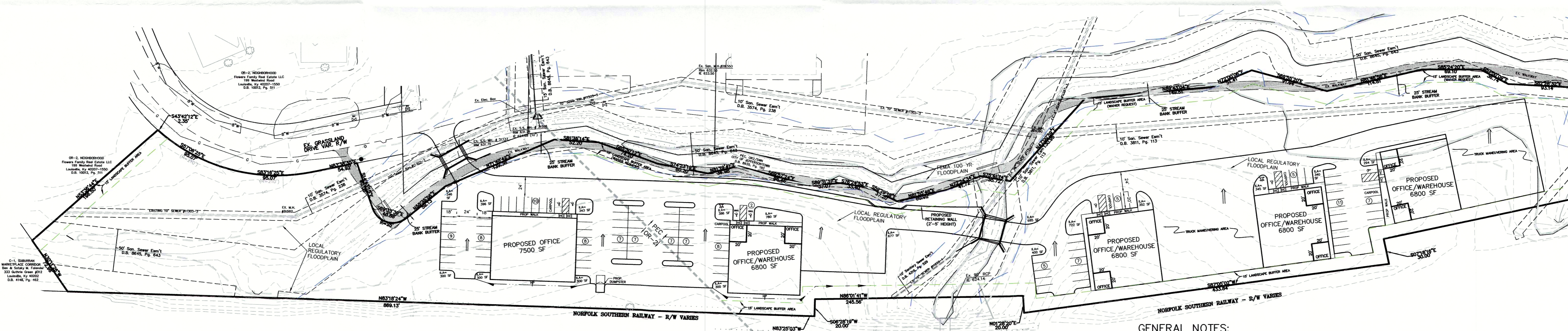
PROJECT DATA

TOTAL SITE AREA	=	7.9 ± ACRES
EXISTING ZONING	=	OR-2 & PEC
FORM DISTRICT	=	NEIGHBORHOOD
EXISTING USE	=	VACANT
PROPOSED USE	=	OFFICE/WAREHOUSE
PARKING REQUIRED		
OFFICE (10,700 SF)		MIN. MAX.
10,700/350 SF MIN.	=	31 SPACES
10,700/200 SF MAX.	=	54 SPACES
WAREHOUSE (24,000 SF)		
60 EMPLOYEES/1.5 SPACES MIN.	=	40 SPACES
60 EMPLOYEES/1 SPACES MAX.	=	60 SPACES
TOTAL PARKING REQUIRED	=	71 SPACES 114 SP
TOTAL PARKING PROVIDED	=	113 (7 HC SP INCLUDED)
TOTAL VEHICULAR USE AREA	=	96,720 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	=	7,254 S.F. (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	=	7,266 S.F.
EXISTING IMPERVIOUS AREA	=	0 S.F.
PROPOSED IMPERVIOUS AREA	=	131,420 S.F.
F.A.R.	=	0.1 (OR-2: 3.0 MAX; PEC: 1.0 MAX)
STRUCTURE LOT COVERAGE (PEC)	=	PEC AREA: 236,150 SF BUILDING AREA: 27,200 SF (11%, 50% MAX)



WAIVER REQUESTED

A WAIVER IS REQUESTED FROM SECTION 10.2.4.B OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE THE PEC SIDE YARD 15' LANDSCAPE BUFFER AREA ALONG THE NORTHERN PROPERTY LINE OF THE SUBJECT PROPERTY ABUTTING THE CITY OF JEFFERSONTOWN PROPERTY.

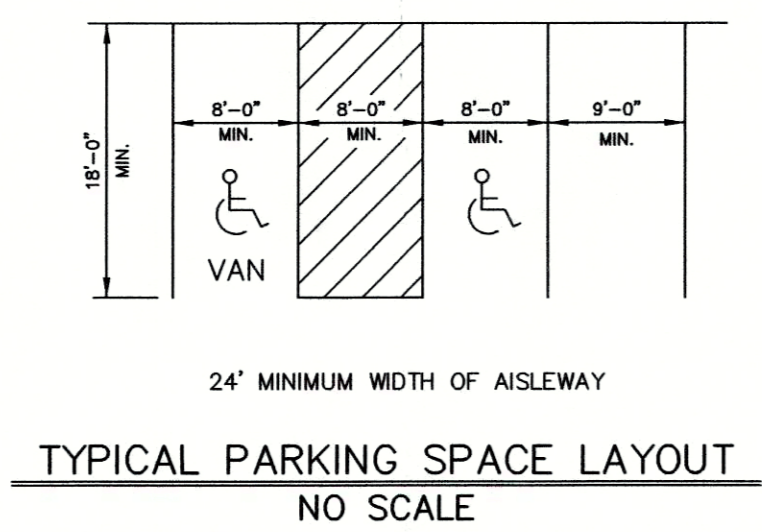


- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - There shall be no commercial signs in the Right of Way.
 - Site lighting shall not shine in the eyes of drivers. If it does 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.
 - The development shall be in accordance with the approved development plan, all applicable sections of the Land Development Code. Any changes/additions/alterations of the plan shall be submitted to the City of Jeffersontown for review and approval any changes/ additions/ alterations not so referred shall not be valid.
 - All off-street parking areas shall be permanently and continually maintained in good condition and free from potholes, weeds, dirt, trash and other debris.
 - Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
 - The development plan must receive full construction approval from the City of Jeffersontown (10416 Watterson Trail) and the Metropolitan Sewer District (700 West Liberty St.).
 - The fee-in-lieu option is being requested for the required sidewalk along the property frontage on Grassland Dr.

- MSD NOTES:**
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
 - Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
 - A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0063 E dated December 5, 2006.
 - Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
 - If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
 - Site will be subject to MSD Regional Facilities Fee for Floodplain compensation and increase in storm runoff.
 - All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
 - Any disturbance within the streambank will require Army Corps of Engineers & Division of Water Approval.
 - Approval from City of Jeffersontown is required.
 - MSD Floodplain permit will be required.

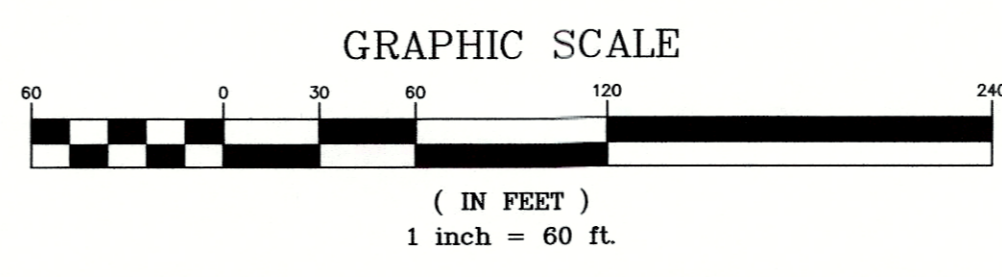
MSD STANDARD EROSION CONTROLS

	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	344,510 S.F.
EXISTING TREE CANOPY AREA	=	229,200 S.F. (66% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	=	20% (68,902 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	69,120 S.F.
96 TYPE "A" TREES @ 720 S.F. EACH	=	69,120 S.F. (20% OF SITE AREA)



SITE ADDRESS:
10000 GRASSLAND DR.
LOUISVILLE, KY 40299
T.B. 38 LOT 865

RECEIVED
JUL 09 2018
PLANNING & DESIGN SERVICES
COUNCIL DISTRICT - 11
FIRE PROTECTION DISTRICT - JEFFERSONTOWN

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME:	01135-CAT 2B 2018
SCALE:	AS SHOWN
DATE:	6-22-18
CHECKED BY:	DT
DRAWN BY:	DT/ARH

L&D
LAND DESIGN & DEVELOPMENT, INC.
BUSINESS & LAND DESIGNERS - LANDSCAPE ARCHITECTS
502 WATTERRON AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40222
PHONE: 502.466.9978 FAX: 502.466.9974
WEB SITE: WWW.LD&D-INC.COM

CATEGORY 2B DEVELOPMENT PLAN
COPPER CHASE BUSINESS PARK
OWNER/DEVELOPER
PAUL E. & MILDRED D. QUINN
10815 EASUM RD
LOUISVILLE, KY 40299
D.B. 8645 P.G. 643

JOB NO. **01135**
SHEET **1** OF **1**

PROFESSIONAL'S SEAL