

User: abar11ay Plot Date: June 26, 2017 9:23 AM File Name: U:\16323.000 - LEATC 1206 Durrett - Rezoning\SITE\Drawings\prelim\RD00P\16323-RD00P-2017-06-26.dwg

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: *Tony Markel*
 DATE: 6-29-17
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

Walter T. & Hazel Bales
 D.B. 5556, Pg. 50
 Asphalt Parking

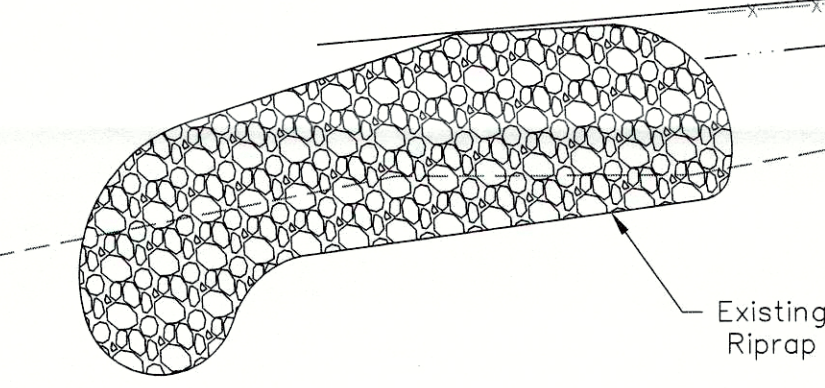
Walter T. & Hazel Bales
 D.B. 5556, Pg. 50

1204 Durrett Lane
 Louisville Electrical Joint Apprenticeship
 SMCFD, C-2
 D.B. 9471, Pg. 352

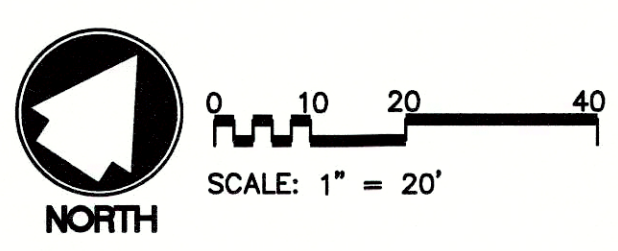
PROPOSED TRAINING FACILITY
 5,000 SF

1208 Durrett Lane
 Michael A. & Pamela L. Mullins
 SMCFD, C-1
 D.B. 6558, Pg. 497

4315 Preston Hwy, Ste 1
 Local Union 369
 SMCFD, C-1
 D.B. 4224, Pg. 16



- LEGEND**
- ← FLOW ARROW
 - - - - - CONTOUR
 - PROPERTY LINE
 - SILT FENCE
 - EXISTING SANITARY SEWER
 - STORM STRUCTURE
 - EXISTING STORM SEWER
 - EXISTING DITCH



SITE DATA

LAND USE

SITE ADDRESS:	1206 DURRETT LANE 40213
TAX BLOCK & LOT:	T.B. 85L T.L. 10
EXISTING ZONING DISTRICT:	C-1
PROPOSED ZONING DISTRICT:	C-2
EXISTING FORM DISTRICT:	SUBURBAN MARKETPLACE CORRIDOR
PROPOSED FORM DISTRICT:	SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE:	VACANT RESIDENTIAL
PROPOSED USE:	TRAINING CENTER
EXISTING PARCEL AREA:	0.3392 ACRE
DEED BOOK & PAGE:	D.B. 10522, PG. 150

BUILDING DATA

BUILDING HEIGHT:	ONE STORY: 60' MAX.
EXISTING GROSS FLOOR AREA:	2,599 S.F.
PROPOSED FOOTPRINT/GROSS FLOOR AREA:	5,000 S.F.
FLOOR TO AREA RATIO:	0.24

BUILDING SETBACKS

FRONT MINIMUM:	1/2 OF R/W WIDTH = 30'
FRONT MAXIMUM:	275'
REAR:	0'
SIDE:	0'

PARKING CALCULATIONS

MINIMUM REQUIRED:	6 SPACES
1 SPACE/4 CLASSROOM SEATS + 1 SPACE/3 EMPLOYEES MAX SHIFT	
MAXIMUM PERMITTED:	13 SPACES
1 SPACE/2 CLASSROOM SEATS + 1 SPACE/EMPLOYEE MAX SHIFT	
EXISTING PARKING:	7 SPACES (2 VAN HC)

TREE CANOPY CALCULATIONS

SITE AREA:	14,776 S.F.
TREE CANOPY CATEGORY:	CLASS C
EXISTING TREE COVERAGE:	13% (1920 S.F.)
PRESERVED TREE CANOPY:	0% (0 S.F.)
TOTAL TREE CANOPY REQUIRED:	20% (2,955 S.F.)
	5: 2" CALIPER TREES OR 4: 3"+ CALIPER TREES

IL/VUA CALCULATIONS

EXISTING VUA:	0 S.F.
PROPOSED TOTAL VUA:	3,584 S.F. (100% INCREASE)
REQUIRED ILA (0%):	0 S.F.

EPSC DATA

EXISTING IMPERVIOUS:	9,972 S.F.
PROPOSED IMPERVIOUS:	8,970 S.F. (10% REDUCTION)
SENSITIVE FEATURES:	NONE
HYDROLOGIC SOIL GROUP:	ASSUMED C
SOIL TYPE:	URBAN LAND
DISTURBED AREA:	14,775 S.F. MAX.

- AGENCY NOTES**
- MSD NOTES**
- SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FARM WQTF.
 - STORMWATER TO DRAIN TO EXISTING SWALE AND INTO EXISTING RIPRAP DITCH. EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL AS NECESSARY.
 - SITE IS SUBJECT TO MSD REGIONAL FACILITY FEE.
 - DOWNSTREAM CAPACITY TO BE VERIFIED FOR KYTC SYSTEM IN PRESTON HIGHWAY PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. NO ADDITIONAL RUNOFF TO BE DIRECTED TOWARDS THE REAR OF THE LOT.
- STANDARD MSD SWPPP 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 DISCHARGED INTO A STREAM, POOL, SWALE OR CATCH BASIN.
- SWPPP PHASING**
- INSTALL SILT FENCE AS INDICATED ON PLAN.
 - PROTECT ANY EXISTING STORM STRUCTURES IN VICINITY WITH STONE BAG INLET PROTECTION.
- APCD**
- 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**
- 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.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- PDS**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC (IF APPLICABLE).
 - STREET FACADE OF STRUCTURE TO BE COMPLIANT WITH LDC 5.6.1.
- MPW**
- CONSTRUCTION PLANS, BOND, AND PERMIT REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
 - ALL PARKING AND DRIVING SURFACES TO BE HARD, DURABLE SURFACE.
 - UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

PRELIMINARY APPROVAL

Condition of Approval: _____

Tony Kelly 6-28-17
 Date: _____

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED

JUN 26 2017

DESIGN SERVICES

WM # 11480
 PROJECT # 16ZONE1054

Seals

Engineering Planning

Louisville Electric JATC Facility

Training Facility
 1206 Durrett Lane
 Louisville, Kentucky 40213

Trustees for the Louisville Electric
 4315 Preston Hwy, Suite 100
 Louisville, Kentucky 40213

REV #	DATE	DESCRIPTION
1	2017-06-26	Agency Comments

R D D D P

Job No:	16323.000
Date:	June 5, 2017
Scale:	1" = 20'
Drawn By:	A. Bartley
Checked By:	A. Bartley

Drawing Title:
 Louisville Electrician JATC Training Facility
 Revised Detailed District Development Plan

Drawing No:
1 of 1