

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 OFFICE
 EXISTING USE: CALL CENTER
 PROPOSED USE: 2,545 ACRE
 EXISTING PARCEL AREA: D.B. 8730, PG. 946
 DEED BOOK & PAGE:

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
 MAXIMUM PERMITTED: 1 SPACE/125 SF
 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

STANDING 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.)

LANDSCAPE 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-FOOT

AGENCY NOTES

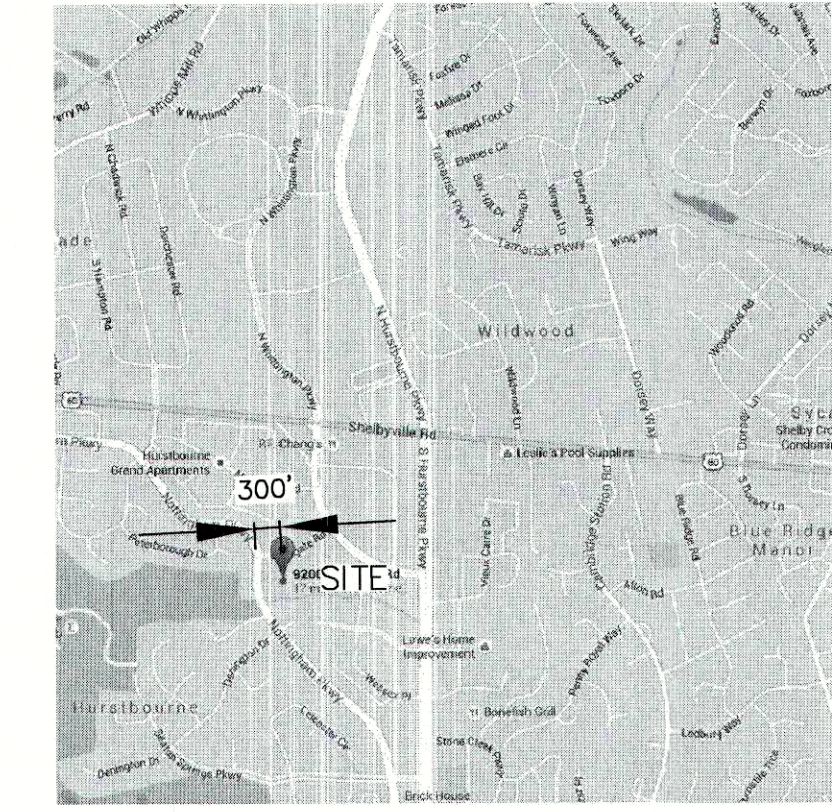
MSD NOTES

PRELIMINARY APPROVAL
 Condition of Approval:
 Date: 7/27/16
 Developer: Tony Markert
 Date: 7/27/16
 Louisville & Jefferson County
 Metropolitan Sewer District

RECEIVED
 JUL 25 2016
 PLANNING & DESIGN SERVICES

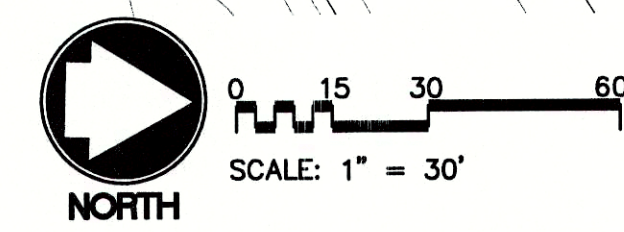
- STANDARD MSD SWPPP NOTES**
1. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC 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 ROADSWAYS. 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 PROTECTION PER MSD STANDARD DRAWING EF-03-02.
 9. FINISH GRADE SITE, SOD ALL REMAINING DISTURBED AREAS NOT TO HAVE SPECIALTY LANDSCAPING OR PAVING.
 10. INSTALL LANDSCAPE PLANTINGS BEDS.
 11. CLEAN STRUCTURES WEEKLY OR AFTER EVERY >0.5" RAINFALL.
 12. 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 USES.
 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. LOIC 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

- LEGEND**
- ← 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



DENIED
 DATE 08/17/16
 BY LOUISVILLE METRO PLANNING COMMISSION
 Deny Waiver of Sec. 10.2.4.A

APPROVED:
 LOUISVILLE METRO PLANNING COMMISSION
 DATE 08/17/16
 BY Tony Markert
 Approve Waiver of Sec. 5.5.1.A.3.a



PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS:
 BY: Tony Markert
 DATE: 7-27-16
 LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS

User: oberley Plot Date: July 25, 2016 10:34 AM
 File Name: US16320.000 - Leesgate Road Coll Center SITE.Dwg's Prelim\16320-Cat 2.07-25-16.dwg

Seals

Engineering Planning

M4

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 Parking Lot Expansion
 9200 Leesgate Road
 Louisville KY 40222

MFDH Properties, LLC
 11801 Brimley Avenue, Suite 100
 Middletown, Kentucky 40243

REV #	DATE	DESCRIPTION
1	07/11/2016	Agency Comments
2	07/25/2016	Agency Comments

Development Plan
 Job No: 16320.000
 Date: June 20, 2016
 Scale: 1" = 30'
 Drawn By:
 Checked By:
 Drawing Title:
 MFDH PROPERTIES LLC
 Category 2B Development Plan

Drawing No:
 1 of 1