

**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 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.
- 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 Jeffersonstown 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 Jeffersonstown (10416 Watterson Trail) and the Metropolitan Sewer District (700 West Liberty St.).
- The proposed buildings will be consistent with the design of the phase 1 buildings. Elevations will be provided prior to requesting a building permit.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- All proposed service structures (including dumpsters) shall be screened per Louisville Land Development Code 10.2.6.
- Tract 1 dumpster to be located inside building.

**PROJECT DATA TRACT 1**

TOTAL SITE AREA	= 0.67 ACRES (29,040 SF)
EXISTING ZONING	= OR-2 & PEC
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= PEC
EXISTING USE	= OFFICE/WAREHOUSE
PROPOSED USE	= OFFICE/WAREHOUSE
TOTAL EXISTING BUILDING AREA	= 6,000 SF
OFFICE	= 800 SF
WAREHOUSE	= 5,200 SF
PROPOSED BLDG HEIGHT	= 30' MAXIMUM ALLOWED
F.A.R.	= 0.21
PARKING REQUIRED	MIN. MAX.
CONTRACTOR SHOP	= 11 SPACES
16 EMP/1.5 SP MIN	= 16 SPACES
15 EMP/1.5 SP MAX	= 16 SPACES
TOTAL PARKING REQUIRED	= 11 SP
TOTAL PARKING PROVIDED	= 15 (1 ADA SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 8935 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 663 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 870 SF

**PROJECT DATA TRACT 4**

TOTAL SITE AREA	= 7.92 ACRES (344,814 SF)
EXISTING ZONING	= OR-2 & PEC
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= PEC
EXISTING USE	= VACANT
PROPOSED USE	= OFFICE/WAREHOUSE
TOTAL EXISTING BUILDING AREA	= 7500 SF
OFFICE	= 800 SF
WAREHOUSE	= 6,700 SF
PROPOSED BLDG HEIGHT	= 30' MAXIMUM ALLOWED
F.A.R.	= 0.22
PARKING REQUIRED:	MIN. MAX.
PREVIOUSLY APPROVED (18-0012):	
OFFICE	= 3200/350 SF MIN.
WAREHOUSE	= 3200/200 SF MAX.
CONTRACTOR SHOP	= 10 SPACES
15 EMP/1.5 SP MIN	= 15 SPACES
15 EMP/1.5 SP MAX	= 15 SPACES
TOTAL PARKING REQUIRED	= 59 SP
TOTAL PARKING PROVIDED	= 80 (7 ADA SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 20,438 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1533 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 1694 SF

**PROJECT DATA TRACT 2**

TOTAL SITE AREA	= 0.88 ACRES (38,152 SF)
EXISTING ZONING	= OR-2 & PEC
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= PEC
EXISTING USE	= OFFICE/WAREHOUSE
TOTAL EXISTING BUILDING AREA	= 6,000 SF
OFFICE	= 1,200 SF
WAREHOUSE	= 4,800 SF
F.A.R.	= 0.16
PARKING REQUIRED	MIN. MAX.
OFFICE	= 3 SPACES
1200/350 SF MIN.	= 6 SPACES
1200/200 SF MAX.	= 6 SPACES
WAREHOUSE	= 3 SPACES
5 EMP/1.5 SP MIN	= 5 SPACES
5 EMP/1.5 SP MAX	= 5 SPACES
TOTAL PARKING REQUIRED	= 6 SP
TOTAL PARKING PROVIDED	= 7 (1 ADA SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 14,570 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1092 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 2281 SF

**PROJECT DATA TRACT 3**

TOTAL SITE AREA	= 1.4 ACRES (60,951 SF)
EXISTING ZONING	= OR-2 & PEC
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= PEC
EXISTING USE	= VACANT
PROPOSED USE	= VACANT

**MSD NOTES:**

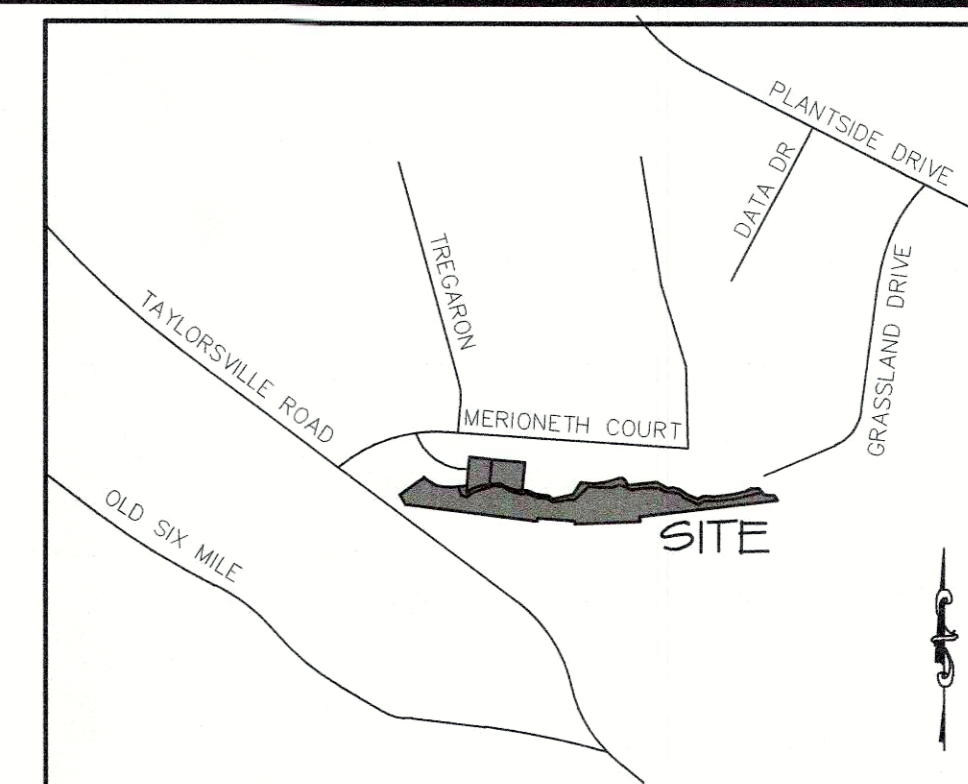
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream 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.
- 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 MSD and MSD Design Manual requirements.
- Any disturbance within the streambank will require Army Corps of Engineers & Division of Water Approval.
- Approval from City of Jeffersonstown is required.
- Any fill required in the floodplain shall be compensated on site at a ratio of 1.5 to 1.
- Site is subject to regional facility fees x 20%.
- Subject to MSD plan review fees.
- MSD site disturbance permit acquired 2/12/19 for the work shown.

**VARIANCES GRANTED:**

- A VARIANCE WAS GRANTED FROM SECTION 5.3.1.C TABLE 5.3.2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE FOR 10015 & 10025 GRASSLAND DRIVE TO VARY THE 30' SETBACK ADJACENT TO THE NORTH PROPERTY LINE FOR BUILDINGS AND PAVEMENT. CASE NUMBER 14-0022 11/12/14

**WAIVERS GRANTED:**

- A WAIVER WAS GRANTED TO ELIMINATE THE 10' LBA BETWEEN THE PEC AND OR-2 ZONING SEPARATION PER ARTICLE 12-3 OF THE JEFFERSON COUNTY DEVELOPMENT CODE.
- A WAIVER WAS GRANTED FROM CH. 10 PART 2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE 15' LANDSCAPE BUFFER AREAS ON THE SIDE PROPERTY LINES WHERE SHOWN FOR THE 10001, 10015 & 10025 GRASSLAND DRIVE. PROPERTY LINES. CASE NUMBER 14-0022 11/12/14.
- A WAIVER WAS GRANTED FROM CH 10 PART 2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE ENCROACHMENT OF THE EXISTING BUILDING, PAVEMENT, AND DUMPSTER INTO THE 25' LANDSCAPE BUFFER AREA ON 10015 GRASSLAND DRIVE. CASE NUMBER 14-0022 11/12/14.
- A WAIVER WAS GRANTED FROM CH 10 PART 2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE MORE THAN 50% OVERLAP OF THE EASEMENTS AND THE LANDSCAPE BUFFER AREA. CASE NUMBER 14-0022 11/12/14.
- A WAIVER WAS GRANTED 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 JEFFERSONSTOWN PROPERTY. CASE NUMBER 18-0012 9-4-18.

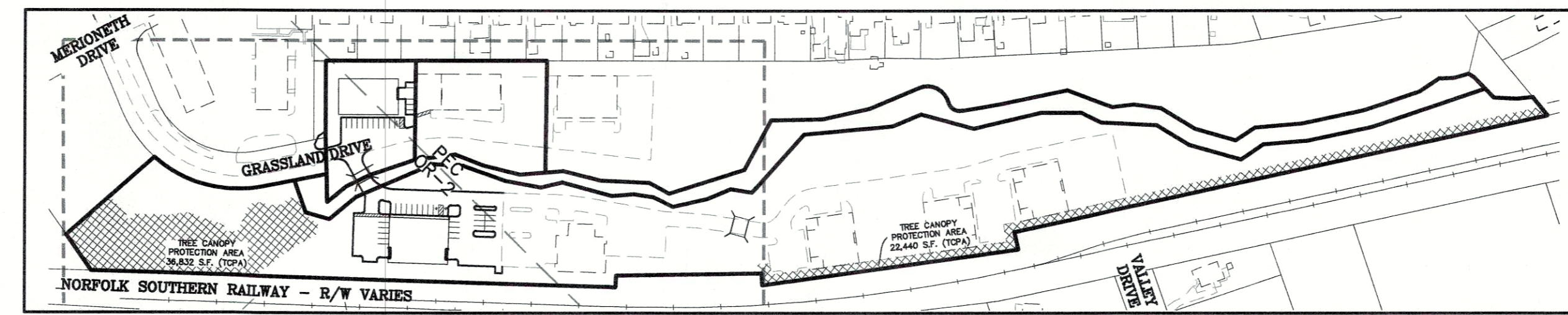


LOCATION MAP NOT TO SCALE

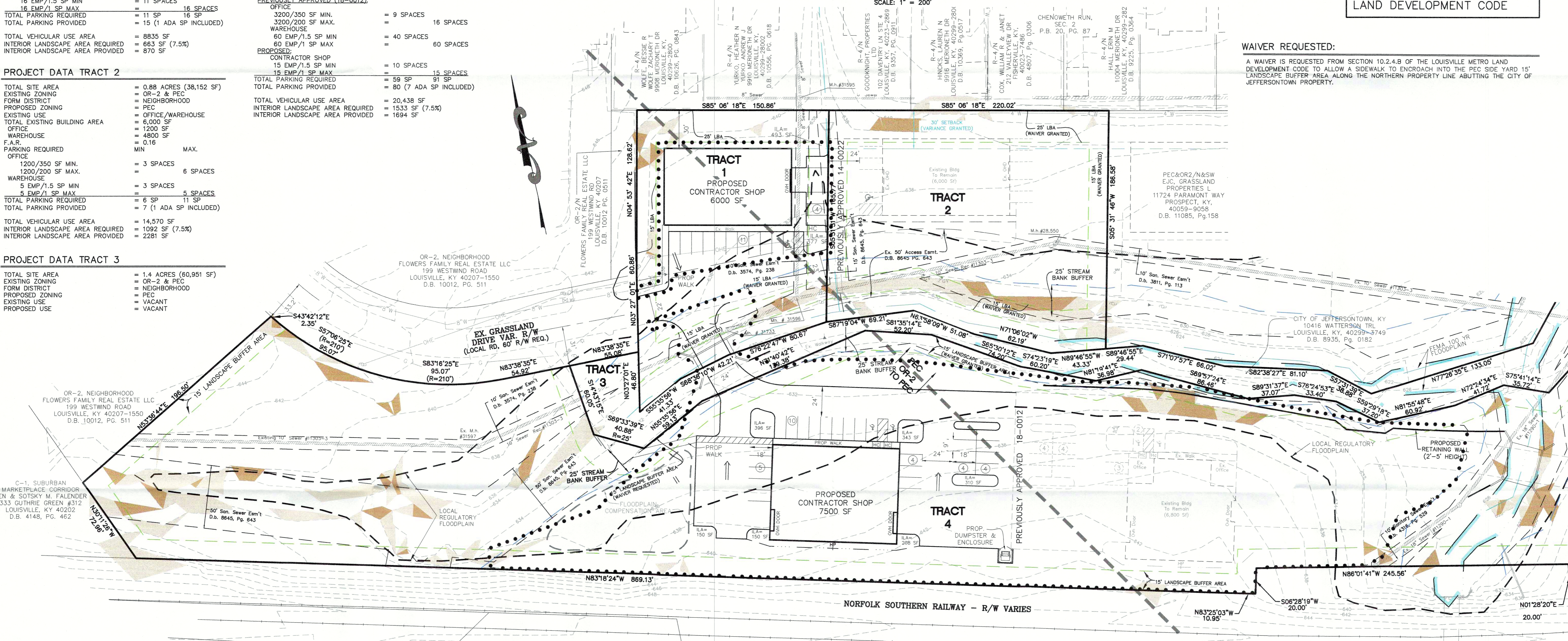
THIS SITE IS LOCATED IN THE CITY OF JEFFERSONTOWN AND SUBJECT TO THE JULY 2004 LAND DEVELOPMENT CODE

**WAIVER REQUESTED:**

A WAIVER IS REQUESTED FROM SECTION 10.2.4.B OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW A SIDEWALK TO ENCRACH INTO THE PEC SIDE YARD 15' LANDSCAPE BUFFER AREA ALONG THE NORTHERN PROPERTY LINE ABUTTING THE CITY OF JEFFERSONSTOWN PROPERTY.

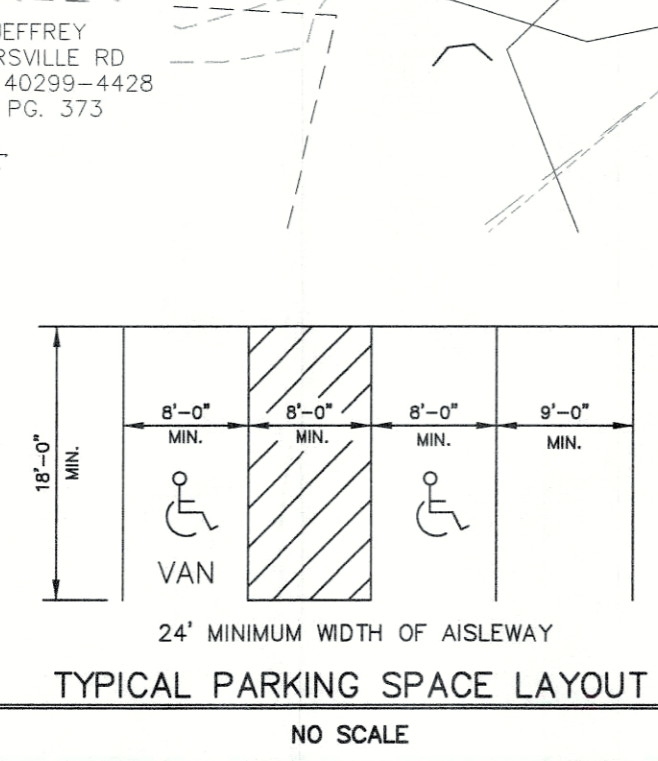


SITE CONTEXT & TREE PRESERVATION EXHIBIT



**LEGEND**

- EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- EXISTING SEWER AND MANHOLE
- EX. DITCH/SWALE
- EX. STREAM
- EX. CONTOUR
- PROPOSED DITCH/SWALE
- EX. FLOOD HAZARD AREA
- EX. ZONING LINE
- EX. 100 YR FLOODPLAIN
- DRAINAGE FLOW DIRECTION
- EX. OVERHEAD ELECTRIC LINES
- EX. FENCE
- EX. GAS
- PROP. LIMITS OF DISTURBANCE

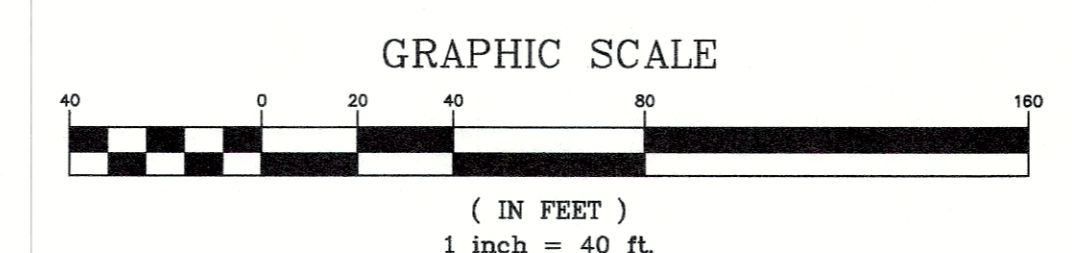


**SLOPES TABLE**

MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
20.00%	>	
30.00%	>	

**TREE CANOPY CALCULATIONS:**

TOTAL SITE AREA (CLASS C)	= 9.46 ± ACRES (412,006 S.F.)
EXISTING TREE CANOPY AREA	= 240,959 S.F. (59%)
EXISTING CANOPY TO BE PRESERVED	= 59,272 S.F. (14%)
TOTAL TREE CANOPY AREA REQUIRED	= 70,041 S.F. (17%)
REQUIRED NEW CANOPY TO BE PLANTED	= 10,769 S.F. (3%)



**SITE ADDRESSES:** 10000 GRASSLAND DR. LOUISVILLE, KY 40299 TAX BLOCK 0038, LOT 856 D.B. 8645, PG. 643

GRASSLAND DR. LOUISVILLE, KY 40299 TAX BLOCK 0038, LOT 857 D.B. 8935, PG. 0182

10001 GRASSLAND DR. LOUISVILLE, KY 40299 TAX BLOCK 0038, LOT 853 D.B. 8645, PG. 643

10015 GRASSLAND DR. LOUISVILLE, KY 40299 TAX BLOCK 0038, LOT 854 D.B. 8925, PG. 0078

**OWNERS:** QUINN, PAUL E & MILDRED D 10815 EASUM RD LOUISVILLE, KY, 40299-4221

CITY OF JEFFERSONSTOWN KY 10416 WATTERSON TRL LOUISVILLE, KY, 40299-3749

QUINN, PAUL E & MILDRED D 10815 EASUM RD LOUISVILLE, KY, 40299-4221

BLAND, ELECTRIC CO INC 10015 GRASSLAND DR LOUISVILLE, KY, 40299-2886

CASE: 19-ZONEPA-0017 9472, 14-0022, 18-0012, 20-06-01 WM #7477

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	DT
1	8-26-19	PER AGENCY COMMENTS		
2	9-30-19	PER AGENCY COMMENTS		

PROJECT DATA  
FILE NAME: 01135-CAT-28-FILED-19.dwg  
DATE: 8-5-19  
SCALE: AS SHOWN  
DRAWN BY: DT/HRH  
CHECKED BY: DT

LD&D  
LAND DESIGN & DEVELOPMENT, INC.  
500 WASHINGTON AVENUE, SUITE 100 • LOUISVILLE, KENTUCKY 40202  
PHONE: 502.446.9714  
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WEB SITE: WWW.LD&D-INC.COM

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

RECEIVED  
SEP 30 2019  
PLANNING & DESIGN SERVICES  
R-4/N LUKE M. JR. & MARGARET E. WEBB 2908 LIVINGSTON AVE. JEFFERSONSTOWN, KY 40299 D.B. 6092, PG. 1

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