

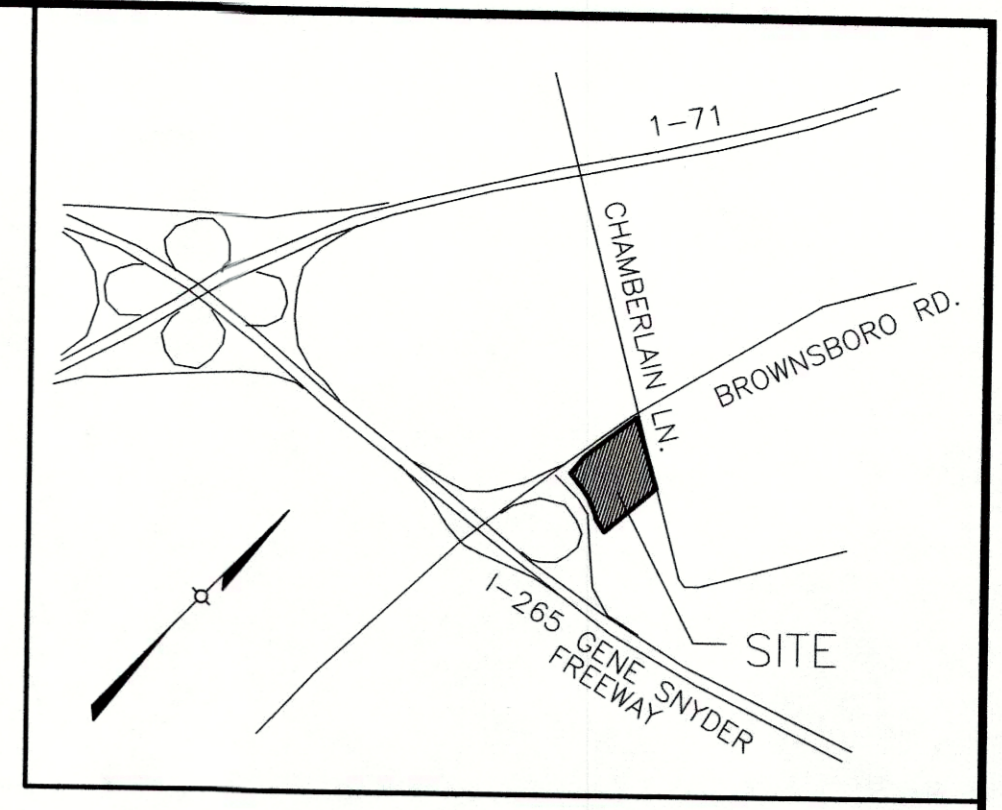
C-1/RC
McMahon Holdings LLC
P.O. Box 20206
Louisville, KY 40220
D.B. 10223, PG. 0078

C-2/RC
Fifth Third Bank
38 Fountain Square Plz
Cincinnati, OH 45202
D.B. 9664, PG. 0796

C-2/RC
Lot C&D Development LLC
3034 R. Hummer Ln
Louisville, KY 40220
D.B. 10390, PG. 0672

C-1/RC-2/RC
McMahon Group Ventures
3034 Hummer Ln
Louisville, KY 40220
D.B. PG.

C-1/RC
Steven J Scarpa
235 Poole Del Sol
Novato, CA 94944
D.B. 10187, PG. 0227



LOCATION MAP
NOT TO SCALE

VARIANCE REQUESTED

- A Variance is requested from Section 5.7.1.B.1 of the Land Development Code for the portion of the proposed building within the Transition Zone to vary the Transition Zone 45 ft. maximum allowed building height to 58 ft.

VARIANCE AND WAIVER GRANTED (DOCKET NO. 9-21-05WVW)

- A Parking Waiver has been granted from Chapter 10, Part 1 of the Land Development Code to allow a 25% reduction in the minimum required number of parking spaces.
- A Variance has been granted from Chapter 5 Part 3 Section 5.3.1.C.5 (Table 5.3.2) of the Land Development Code to allow the existing building to encroach into the required 75' loading dock setback.

PROJECT DATA

TOTAL SITE AREA	= 10.2± Ac.
EXISTING ZONING	= C-1
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= COMMERCIAL
BUILDING "B"	
RETAIL (1st FLOOR)	= 10,530 SF
MEDICAL OFFICE (2nd FLOOR)	= 13,570 SF
RESTAURANT (1st FLOOR)	= 3,040 SF
BUILDING "C"	
RETAIL (1st FLOOR)	= 8,913 SF
MEDICAL OFFICE (2nd FLOOR)	= 10,600 SF
RESTAURANT (1st FLOOR)	= 1,687 SF
BUILDING "D"	
BANK	= 5,507 SF
BUILDING "E"	
BANK	= 1,250 SF
BUILDING "F"	
CONVENIENCE STORE & GAS	= 3,750 SF
BUILDING "G"	
MEDICAL OFFICE	= 12,000 SF
TOTAL EXISTING BUILDING AREA	= 70,847 SF
PROPOSED USE	
BUILDING "A"	
MEDICAL OFFICES	
1ST FLOOR	= 30,713 SF
2ND FLOOR	= 30,713 SF
3RD FLOOR	= 22,928 SF
TOTAL PROPOSED BUILDING AREA	= 84,352 SF
TOTAL BUILDING AREA	= 155,199 SF
F.A.R.	= 0.35 (1.0 MAX. ALLOWED)
AMENITIES AREA REQUIRED/PROVIDED	= 7,800 SF REQ'D. / 9,136 SF PROVIDED
PROPOSED BUILDING HEIGHT	= 58 FT (VARIANCE REQUESTED) 150 FT MAX. ALLOWED AND 45 FT IS THE MAX. ALLOWED WITHIN THE TRANSITION ZONE

PARKING REQUIRED

RETAIL		
4 SP/ 1000 SF MIN. (19,443 SF)	= 78 SP	
5 SP/ 1000 SF MAX. (19,443 SF)	= 97 SP	
BANK		
1 SP/ 300 SF MIN. (6,757 SF)	= 23 SP	
1 SP/ 200 SF MAX. (6,757 SF)	= 34 SP	
CONVENIENCE STORE / GAS STATION		
1 SP/ 250 SF MIN. (3,750 SF)	= 15 SP	
1 SP/ 150 SF MAX. (3,750 SF)	= 25 SP	
MEDICAL OFFICES		
1 SP/ 250 SF MIN. (120,522 SF)	= 482 SP	
1 SP/ 150 SF MAX. (120,522 SF)	= 803 SP	
TOTAL PARKING REQUIRED	= 598 SP	803 SP
- TARC CREDIT (10%)	= 538 SP	859 SP
- 26% REDUCTION (WAIVER GRANTED)	= 398 SP	959 SP
PARKING PROVIDED		
EXISTING PARKING	= 337 SP	
PROPOSED SURFACE PARKING	= 51 SP	
PROPOSED UNDERGROUND PARKING	= 74 SP	
TOTAL PARKING PROVIDED	= 462 SP	
(13 ACCESSIBLE SPACES INCLUDED)		
(BUILDING A ONLY) 4 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)	= 231,350 S.F.	
TOTAL VEHICULAR USE AREA	= 17,351 S.F.	
INTERIOR LANDSCAPE AREA REQUIRED	= 18,108 S.F.	
INTERIOR LANDSCAPE AREA PROVIDED	= 72,000 S.F.	
TOTAL SITE DISTURBANCE AREA	= 206,494 S.F.	
PROPOSED IMPERVIOUS AREA	= 258,652 S.F. (25% INCREASE)	
TOTAL IMPERVIOUS AREA		

BIKE PARKING REQUIRED/PROVIDED

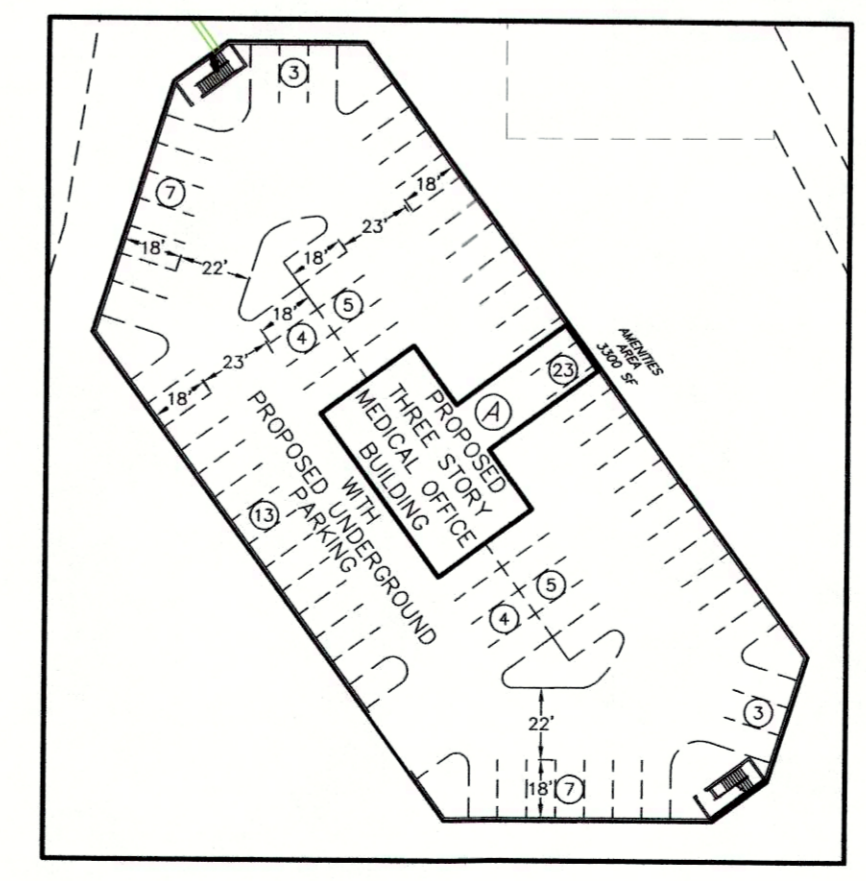
TERMINAL	= 1
TOTAL VEHICULAR USE AREA	= 17,351 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 18,108 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 72,000 S.F.
TOTAL SITE DISTURBANCE AREA	= 206,494 S.F.
PROPOSED IMPERVIOUS AREA	= 258,652 S.F. (25% INCREASE)
TOTAL IMPERVIOUS AREA	

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.
- State Highway encroachment permit will be required for the entrance.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- 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.
- KTC permit will be required prior to construction approval.
- 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.
- Accessory structures shall be in compliance with sections 5.5.5 and 10.2.6 of the Louisville Metro Land Development Code.
- A Cross Access Agreement to run with the land and in a form acceptable to the Planning Commissions legal counsel shall be recorded prior to time of construction approval.
- A Karst Survey was done by Kevin Young RLA on April 4th, 2016 and no Karst topography was found.

MSD NOTES:

- Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0018 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Existing underground detention basin and existing storm drainage system will be utilized and shall meet Section 10.3.8.4 standards of the MSD design manual.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
- A Downstream Facilities Capacity Request has been approved by MSD by letter dated May 6, 2016.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- KYTC approval required prior to MSD construction plan approval.



UNDERGROUND PARKING DETAIL
1" = 60' SCALE

OWNER:
JULEP HOLDINGS LLC
11507 MAIN ST
LOUISVILLE, KY 40243

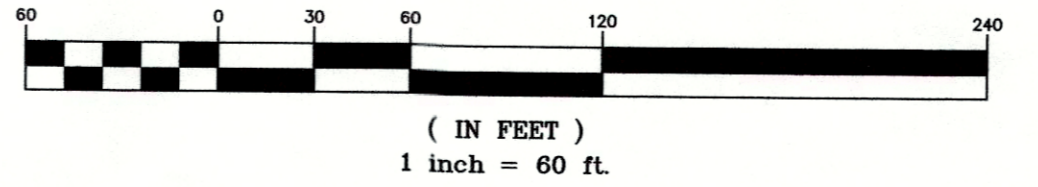
SITE ADDRESS:
4640 CHAMBERLAIN LN
TAX BLOCK W002, LOT 0164
D.B. 10259, PG. 0866

COUNCIL DISTRICT - 17
FIRE PROTECTION DISTRICT - WORTHINGTON

TREE CANOPY CALCULATIONS

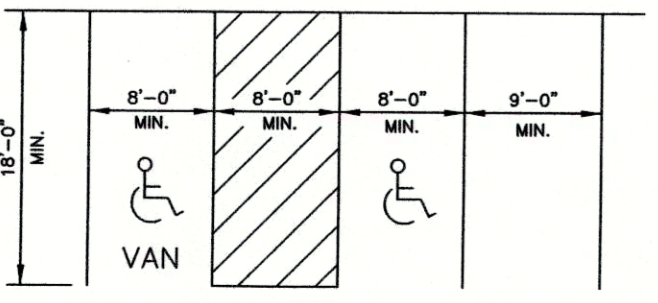
TOTAL SITE AREA	= 443,543 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (88,708 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 16% (69,840 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 4% (19,440 S.F.)
TOTAL TREE CANOPY AREA PROVIDED	= 20% (89,280 S.F.)

GRAPHIC SCALE



EROSION PREVENTION AND SEDIMENT CONTROL 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.
- Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
- 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.
- All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
- 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 discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
- 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.



TYPICAL PARKING SPACE LAYOUT
NO SCALE

REVISIONS	
NO.	DATE
1	4-4-16
2	5-3-16
3	7-11-16
DESCRIPTION	REVISED PER AGENCY COMMENTS
	ADD VARIANCE REQUEST
BY	KMY
KMY	AER

PROJECT DATA
FILE NAME: 16025-RDDDP
DATE: 3-1-16
SCALE: AS SHOWN
DRAWN BY: JH/SBS
CHECKED BY: KY

ENGINEER'S SEAL
SURVEYOR'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
500 WASHINGTON BLVD - SUITE 200 - LANDSCAPE ARCHITECTURE
LOUISVILLE, KY 40202
PHONE: 502.454.9974
FAX: 502.454.9974
WEB: WWW.LD-D-INC.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
OWNER/DEVELOPER
CHAMBERLAIN POINTE
JULEP HOLDINGS, LLC.
11507 MAIN STREET
LOUISVILLE, KY 40243

JOB NO. 16025
SHEET 1 OF 1

RECEIVED
JUL 17 2016

CASE: 16DEVPLAN1057
WM #8873

DESIGN SERVICES

16DEVPLAN1057