

TYPICAL ADA PARKING
DETAIL
SCALE: NONE

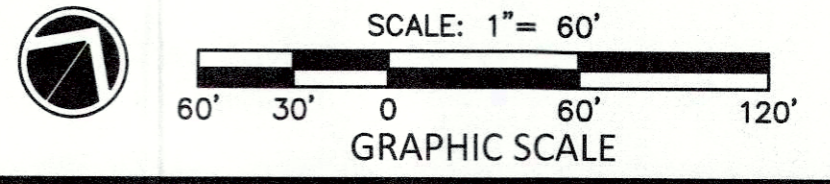
LAND USE		TREE CANOPY CALCULATIONS	
SITE ADDRESS: 9201 BUNSEN PARKWAY 40220		NOT REQUIRED PER 10.1.2	
TAX BLOCK & LOT: T.B. 38, 45; T.L. 19		EXISTING IMPERVIOUS AREA: 310,423 S.F.	
EXISTING ZONING DISTRICT: R-4, OR-3		PROPOSED IMPERVIOUS AREA: 37,410 S.F.	
EXISTING FORM DISTRICT: CAMPUS		INCREASE IN VUA: 12%	
EXISTING USE: OFFICE BUILDING		ILAVUA CALCULATIONS	
PROPOSED USE: OUTDOOR EMPLOYEE AREA		AREA 1 VUA: 73,787 S.F.	
EXISTING PARCEL AREA: 23.86 ACRES (1,039,342 S.F.)		AREA 2 VUA: 154,583 S.F.	
DEED BOOK & PAGE: 5058x775		AREA 3 VUA: 31,309 S.F.	
		TOTAL EXISTING VUA: 259,649 S.F.	
		PROPOSED NEW VUA: 31,333 S.F. (12% INCREASE)	
BUILDING DATA		FREESTANDING SIGNAGE	
BUILDING HEIGHT: 5 STORIES (INCLUDING BASEMENT)		NO NEW SIGNAGE	
BUILDING FOOTPRINT: 36,564 S.F.			
GROSS FLOOR AREA: 178,000 S.F.			
FLOOR TO AREA RATIO: 0.17			
OPEN SPACE REQUIRED (10%): 10% (103,934 S.F.)			
PARKING CALCULATIONS		EPSC DATA	
MINIMUM REQUIRED (1 SPACES/350 S.F.): 509 SPACES		EXISTING IMPERVIOUS AREA: 310,423 S.F.	
MAXIMUM PERMITTED (1 SPACE/200 S.F.): 890 SPACES		PROPOSED IMPERVIOUS AREA: 298,927 S.F. (3.7% DECREASE)	
PROPOSED PARKING: 587, 13 HC (2 VAN)		SENSITIVE FEATURES: FLOODPLAIN, HYDRIC SOILS	
ACCESSIBLE PARKING: 2% (2 VAN FOR EVERY 6 HC)		SOIL TYPE: uA, Lab, CrC, BrB, RoA, CrB	
BIKE PARKING REQUIRED: 2 SHORT TERM, 2 LONG TERM INDOORS		HYDROLOGIC SOIL GROUP: B, C, & D	

AGENCY NOTES

- MSD**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
 - NO NEW SANITARY SEWER.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 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**
- COMPATIBLE UTILITIES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - THIS SITE LIES WITHIN THE KARST TERRAIN AREA. ANY SUBSEQUENT DEVELOPMENT MAY BE SUBJECT TO THE REQUIREMENTS OF CHAPTER 4, SECTION 9 OF THE LAND DEVELOPMENT CODE.
 - THIS IS SUBJECT TO BINDING ELEMENTS OF DOCKET 9-78-85 AND CONDITIONS OF APPROVAL OF CASE 12475 ON FILE IN THE OFFICES OF THE LOUISVILLE METRO PLANNING COMMISSION.

LEGEND

---	EXISTING TOPO	---	SETBACK
---	LBA	---	FENCE
---	LANDSCAPE BUFFER AREA	---	TREE LINE
---	FLOODPLAIN		



RECEIVED
APR 22 2019
PLANNING & DESIGN SERVICES

1600 Hunnington Pl.
East Chase Ltd. Ptr.
6399x450, R-6/CFD

REV #	DATE	DESCRIPTION
1	04/01/2019	Agency Revisions
2	04/22/2019	Agency Revisions

RDDDP/MCUP Plan

Job No:	18317.000
Date:	March 4, 2019
Scale:	1" = 60'
Drawn By:	AWB
Checked By:	AWB
Drawing Title:	Revised Development & Modified Conditional Use Permit Plan

User: abartley Plot Date: April 19, 2019 3:10 PM File Name: U:\18317.000 - KY Farm Bureau South Improvements\Civil\Drawings\Development Plans\18317-MCUP-20190401.dwg

19CWP1044