

WAIVERS REQUESTED

- A WAIVER IS REQUESTED FROM SECTION 10.2.4.B OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW A PROPOSED BUILDING AND PARKING AREA TO ENCOACH INTO THE 15' LANDSCAPE BUFFER AREA.
- A WAIVER IS REQUESTED FROM SECTION 10.2.10 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW THE PROPOSED PARKING AREA TO ENCOACH INTO THE REQUIRED VEHICULAR USE AREA LANDSCAPE BUFFER AREA AND WAIVE THE REQUIRED LANDSCAPING.

PROJECT DATA

TOTAL SITE AREA	= 7.1± Ac. (308,519 SF)
TRACT 1 AREA	= 5.2± Ac. (227,045 SF)
TRACT 2 AREA	= 1.87± Ac. (81,474 SF)
R/W DEDICATION	= 0.48± Ac. (21,278 SF)
TRACT 1 NET AREA	= 4.72± Ac. (205,767 SF)
NET SITE AREA	= 6.59± Ac. (287,241 SF)
EXISTING ZONING	= R-4/ PEC
FORM DISTRICT	= SUBURBAN WORKPLACE
PROPOSED ZONING	= PEC
EXISTING USE	= RESIDENTIAL/ VACANT
PROPOSED USE	= WAREHOUSE (72,150 SF)
BUILDING HEIGHT	= 45' MAX WITHIN TRANSITION ZONE & 50' MAX
BUILDING AREA	= 72,150 SF
F.A.R.	= 0.25 (1.0 MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
WAREHOUSE (60 EMPLOYEES)	1 SP/1.5 EMPLOYEES MIN. = 40 SPACES
OFFICE (4,000 SF)	1 SP/350 SF = 12 SPACES
TOTAL PARKING PROVIDED	1 SP/200 SF = 20 SPACES
	= 53 SPACES
	(3 HC SP & 3 CARPOOL SP INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	= 2 LONG TERM (PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA	= 78,850 S.F.
V.U.A. FOR LOADING DOCKS (NO ILA REQ.)	= 61,775 S.F.
V.U.A. FOR PARKING AREA (ILA REQ.)	= 17,075
INTERIOR LANDSCAPE AREA REQUIRED	= 1,280 S.F. (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 2,215 S.F.

GENERAL NOTES:

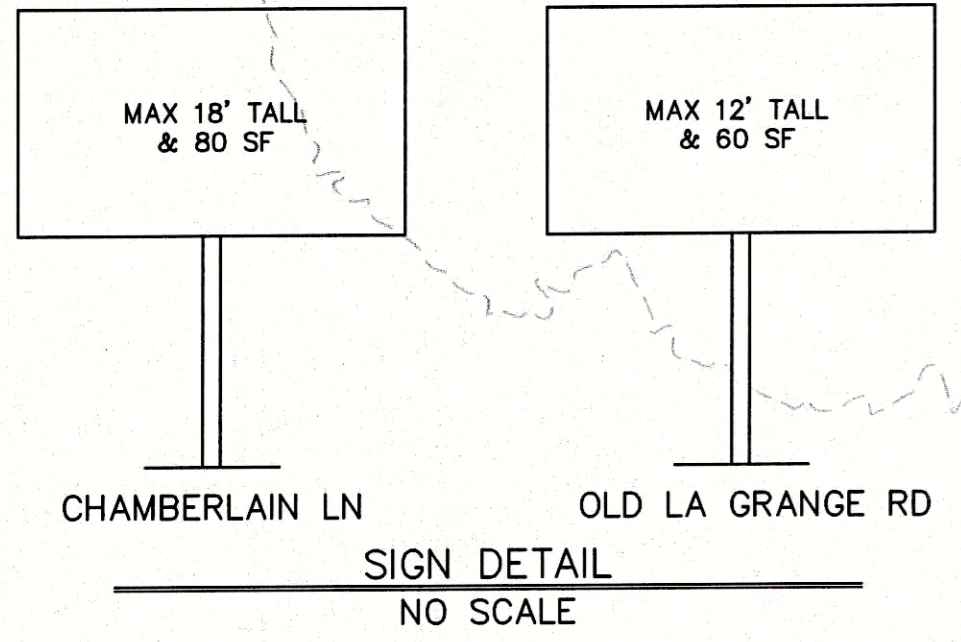
- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Site 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.
- A Karst survey was done by Derek Triplett RLA on October 6th, 2017 and no Karst Features were found to be present.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
- Cross access agreement will be required prior to building permit issuance for truck access drive.

MSD NOTES:

- Sanitary sewer service will be provided by connection and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0020 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.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request will be submitted to MSD.
- 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.
- Detention to be provided off-site. Postdeveloped peak flows will be limited to predeveloped peak flows for the 2, 10, 25 and 100-year storms or to the capacity of the downstream system, whichever is more restrictive. Off-site easements may be required prior to MSD construction plan approval.
- MSD drainage bond required prior to construction plan approval.

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.
- 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.



MSD STANDARD EROSION CONTROLS

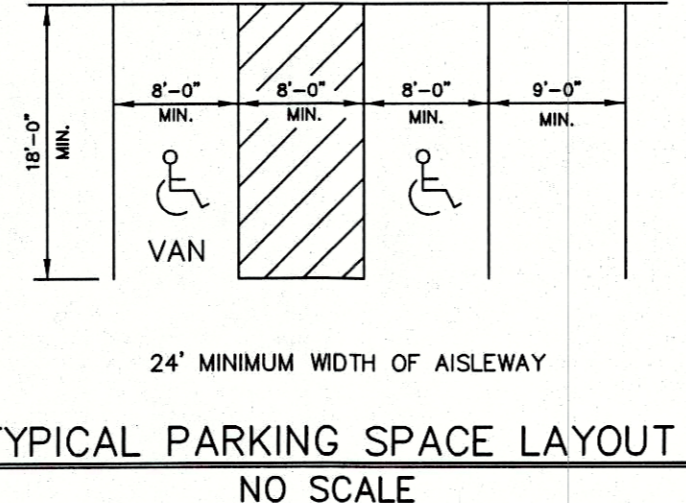
	CATCH BASIN INLET PROTECTION
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED DRAINAGE SWALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 288,889 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (57,778 S.F.)
EXISTING TREE CANOPY	= 47% (134,461 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (58,320 S.F.)
81 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	= 41,760 S.F.
TOTAL TREE CANOPY PROVIDED	= 20% (58,320 S.F.)



TRACT 1 OWNER:
IAN LLC
6060 DUTCHMANS LN STE 110
LOUISVILLE, KY 40205

SITE ADDRESS:
2635 CHAMBERLAIN LN
LOUISVILLE, KY 40245
T.B. 15 LOT 622

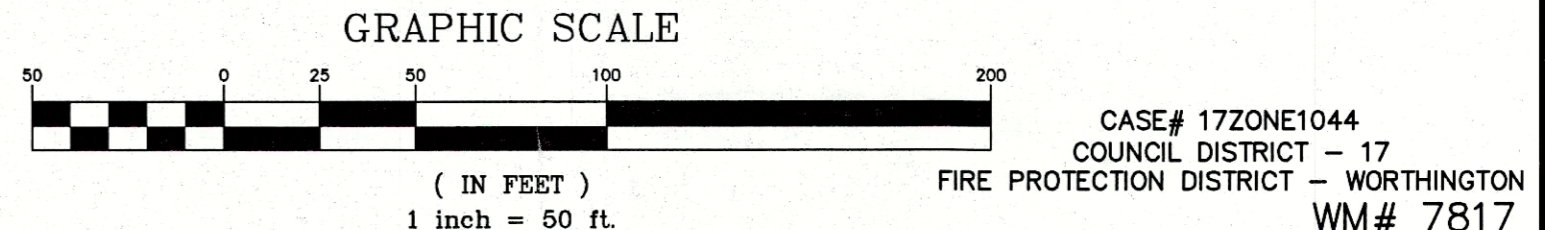
TRACT 1 OWNER:
JEFFERSONVILLE COMMONS LLC
6060 DUTCHMANS LN STE 110
LOUISVILLE, KY 40205

SITE ADDRESS:
12415 OLD LA GRANGE RD
LOUISVILLE, KY 40245
T.B. 15 LOT 76
D.B. 10932 PG. 246

SITE ADDRESS:
12415 OLD LA GRANGE RD
LOUISVILLE, KY 40245
T.B. 15 LOT 12
D.B. 10932 PG. 242

TRACT 2 OWNER:
IAN LLC
6060 DUTCHMANS LN STE 110
LOUISVILLE, KY 40205

SITE ADDRESS:
2400 CHAMBERLAIN CROSSING DRIVE
LOUISVILLE, KY 40245
T.B. 15 LOT 0604



REVISIONS

NO.	DATE	DESCRIPTION	BY	DT
1	10-19-17	R/W DEDICATION		
2	11-10-17	PER AGENCY COMMENTS		

PROJECT DATA
FILE NAME: 17096-000P
DATE: 10-16-17
CHECKED BY: DT
SCALE AS SHOWN
DRAWN BY: DT

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LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
909 WINDSOR DRIVE SUITE 100
LOUISVILLE, KY 40204
TEL: 502.446.9738 FAX: 502.446.9734
WEB SITE: WWW.LD&D.COM

OWNER/DEVELOPER
NICKLIES-OLD LA GRANGE RD
JEFFERSONVILLE COMMONS LLC
6060 DUTCHMANS LN STE 110
LOUISVILLE, KY 40205

JOB NO. 17096
SHEET 1 OF 1