

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS: *As shown on this plan*

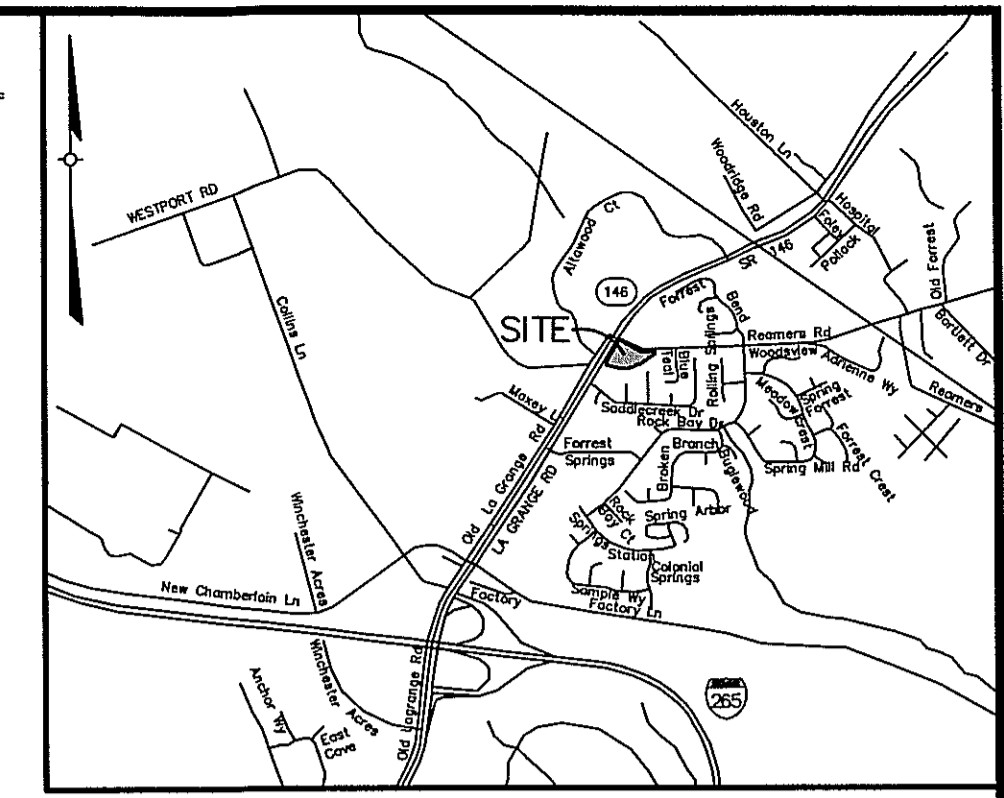
BY: *Erin M. Mearns*  
DATE: *11-5-14*  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**VARIANCE REQUESTED:**

1. A Variance is requested from Section 5.3.1.C.5 of the Louisville Metro Land Development Code to exceed the Reamers Road and La Grange Road 80' maximum setbacks.

**WAIVER REQUESTED:**

1. A Waiver is requested from Section 10.2.12.B of the Louisville Metro Land Development Code to not provide interior landscape islands every 120 feet.
2. A Waiver is requested from Section 5.9.2.b.i of the Louisville Metro Land Development Code to not provide a direct pedestrian connection to LaGrange Road.



LOCATION MAP NOT TO SCALE

**PROJECT DATA**

TOTAL SITE AREA	= 3.33± Ac.
ROW DEDICATION AREA	= 0.16± Ac.
NET SITE AREA	= 3.17± Ac.
FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= R-4/OR-3
PROPOSED ZONING	= OR-3
EXISTING USE	= VACANT OFFICE
PROPOSED USE	= OFFICE
OFFICE BUILDING AREA	= 8,000 SF
BASEMENT - UTILITIES, FILE STORAGE ONLY	= 4,000 SF
BARN AREA	= 5,400 SF
TOTAL BUILDING AREA	= 17,400 SF
BUILDING HEIGHT	= (30' MAX. ALLOWED)
F.A.R.	= 0.12 (4.0 MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
1/350 S.F. MIN. (8,000 SF OFFICE)	= 23 SP
1/200 S.F. MAX. (8,000 SF OFFICE)	= 40 SP
TOTAL PARKING PROVIDED	= 25 SPACES (2 HC SP INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA	= 31,799 SF
INTERIOR LANDSCAPE AREA REQUIRED(7.5%)	= 2,385 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 3,848 SF

**GENERAL NOTES:**

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. 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.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
5. A karst survey was completed by Kevin Young on August 9, 2014. There were no karst features on-site.
6. A 60' Right of Way dedication from the center line of LaGrange Road by deed or minor plat will be submitted prior to construction plan approval by Metro Public Works.
7. A 40' Right of Way dedication from the center line of Reamers Road by deed or minor plat will be submitted prior to construction plan approval by Metro Public Works.
8. The existing building will be documented as requested by Historic Preservation.

**MSD NOTES:**

1. Sanitary sewer service will be provided by lateral connection and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0020 E dated December 5, 2006.
3. 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.
4. 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.
5. A Downstream Facilities Capacity Request will be submitted to MSD.
6. 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.
7. 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.
8. Silt Checks installed in proposed drainage swales as required by MSD.
9. MSD Drainage Band will be required.

RECEIVED  
OCT 13 2014  
PLANNING & DESIGN SERVICES

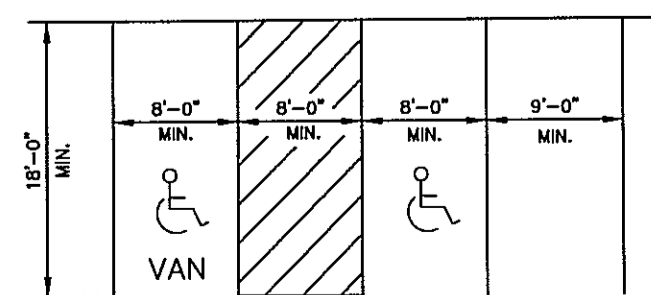
CURRENT CASE: 14ZONE1036  
RELATED CASE: 9-9-94V

**DETENTION BASIN CALCULATIONS**

$X = \Delta CRA/12$   
 $\Delta C = 0.60 - 0.32 = 0.28$   
 $A = 3.4 \text{ Ac.}$   
 $R = 2.8 \text{ INCHES}$   
 $X = (0.28)(3.4)(2.8)/12 = 0.222 \text{ AC.} - \text{FT.}$   
 $\text{REQUIRED } X = 9,676 \text{ CU.FT.}$   
 $\text{PROVIDED BASIN} = 5,686 \text{ SQ.FT.}$   
 $\text{TOTAL} = 5,686 \text{ SQ.FT. @ APPROX. 1.75 FT. DEPTH}$   
 $= 9,951 \text{ CU.FT.} > 9,676 \text{ CU.FT.}$

**LEGEND**

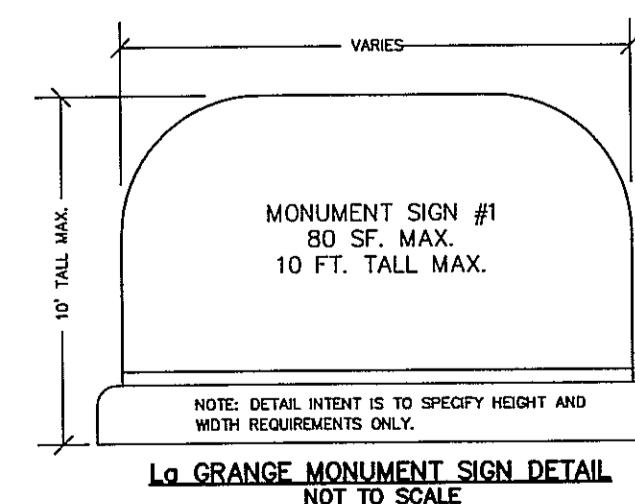
- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE
- = PROPOSED ROCK DITCH
- = PROPOSED ROOF DRAIN
- = PROPOSED SILT FENCE
- = PROPOSED STONE BAG INLET PROTECTION



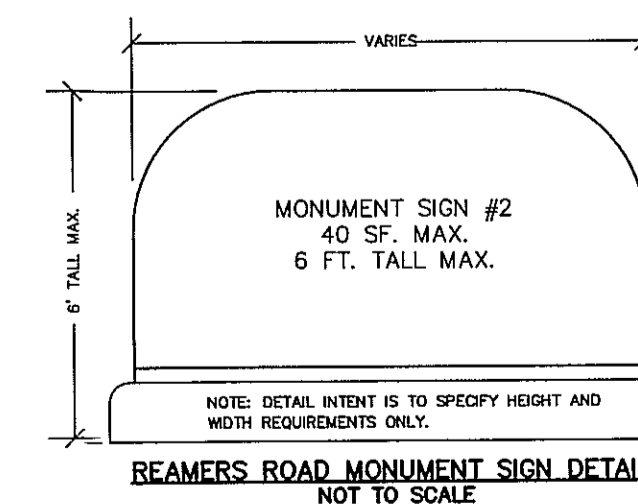
TYPICAL PARKING SPACE LAYOUT NO SCALE

**TREE CANOPY CALCULATIONS (TYPE C: 28% EX TREE CANOPY)**

TOTAL SITE AREA	= 138,009 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (27,601 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	23 TYPE 'A' TREES > 10" CAL. @ 1200 S.F. = 19% (27,000 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (27,720 S.F.)

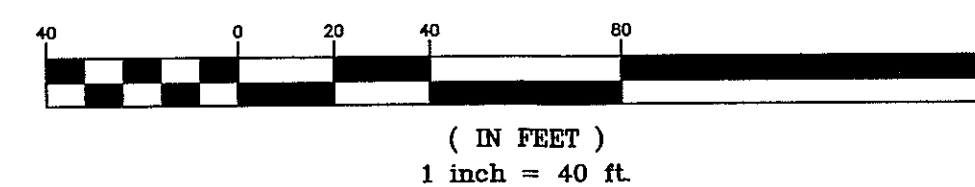


La GRANGE MONUMENT SIGN DETAIL NOT TO SCALE



REAMERS ROAD MONUMENT SIGN DETAIL NOT TO SCALE

**GRAPHIC SCALE**



OWNER:  
STARZ PROPERTIES LLC  
12540 WESTPORT RD  
LOUISVILLE, KY 40245

SITE ADDRESS:  
12610 La GRANGE ROAD  
TAX BLOCK 0015, LOT 0004  
D.B. 9148, PG. 0033

SITE ADDRESS:  
La GRANGE ROAD  
TAX BLOCK 0015 LOT 0219  
D.B. 9148 PG. 0033

COUNCIL DISTRICT - 17  
FIRE PROTECTION DISTRICT - MIDDLETOWN

WM# 3960

NO.	DATE	DESCRIPTION	BY
1	9-15-14	REVISED ENTRANCE & BARN AREA	KMY
2	9-17-15	REVISED ZONING AREA & ROAD CLOSURE	AER
3	9-29-14	AGENCY COMMENTS	AER
4	10-13-14	AGENCY COMMENTS	AER

REVISIONS

PROJECT DATA

FILE NAME: 14119-DDDP  
DATE: 7-14-14  
CHECKED BY: AR  
DRAWN BY: JH

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
609 WINDSOR PARKWAY, SUITE 100, LOUISVILLE, KY 40245  
PHONE: 502.446.9756 FAX: 502.446.9754  
WEB SITE: WWW.LD&D-INC.COM

DEVELOPER  
**HAGAN PROPERTIES, INC.**  
12949 SHELBYVILLE ROAD  
LOUISVILLE, KY 40243

JOB NO. 14119  
SHEET 1 OF 1

142011036