

LEGEND

- EX. TREE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. SIGN
- EX. PROPERTY LINE
- EX. FENCE
- EX. WATER LINE
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. SWALE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. CONCRETE
- EX. EDGE OF PAVEMENT
- PR. STORM SEWER
- PR. SANITARY SEWER
- PR. WATER LINE
- PR. SWALE
- PR. CONCRETE
- PR. EDGE OF PAVEMENT
- PR. FENCE
- PR. SILT FENCE
- PR. FIRE HYDRANT
- PR. LIGHT POLE
- PR. SIGN
- PR. CARPOOL SPACE

- AREA OF POTENTIAL WETLANDS WITH LIMITS AS REQUIRED PER USACE REQUIREMENTS.
- LIMITS OF EX. FEMA FLOODPLAIN
- LIMITS OF PROPOSED BUILDING

DETENTION CALCULATIONS
X = ΔCRA/12
ΔC = 0.95 - 0.30 = 0.65
A = 1,288,940 S.F.
R = 2.8 INCHES
X = (0.65)(1,288,940)(2.8)/12 = 195,489 CUBIC-Feet
REQUIRED X = 293,234 (195,489 CU.FT. + 50% AS REQ. BY MSD)
BASIN AREA = 55,000 S.F.
TOTAL: 55,000 S.F. @ APPROX. 5.4 FT. DEPTH = 297,000 CU.FT.

EROSION CONTROL NOTES
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
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. SOIL STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH 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 GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

UTILITY NOTE:
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Drawn by	Chk'd by	Approved by
2	6/29/15	AMENITY CALCULATION	JDC		
2	6/11/15	WAIVER #2 REQUEST	JDC		
1	5/8/15	AGENCY COMMENTS	JDC		

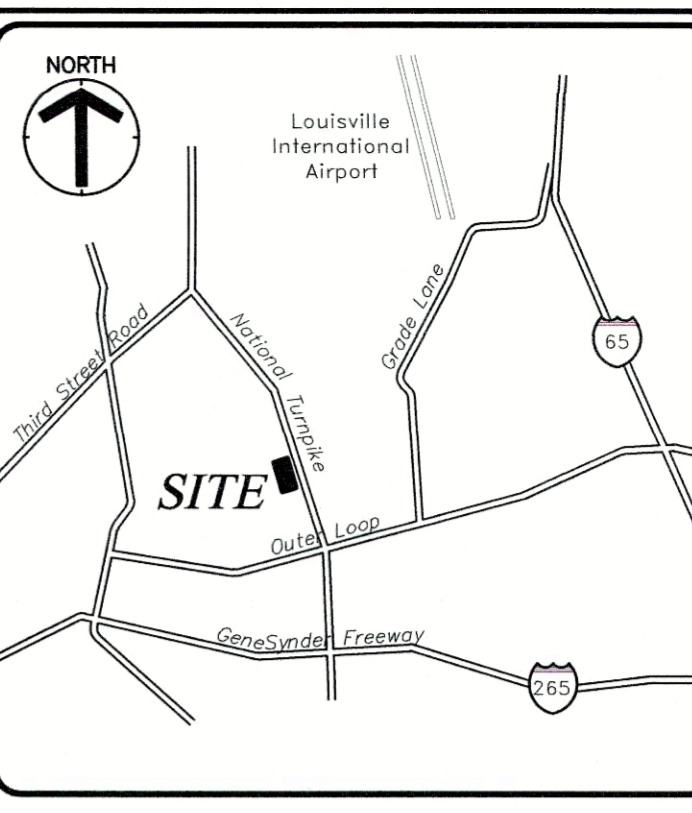
EZ-1 (SWD)
7707 National Turnpike
Diala Real Properties, LLC
6060 Dutchmans Lane, Suite 230
Louisville, KY 40205
DB 6935 Pg 542

EZ-1 (SWD)
7807 National Turnpike
UT Industrial Limited Partnership
744 Corle Avenue
Lewis Center, OH 43035
DB 7119 Pg 349

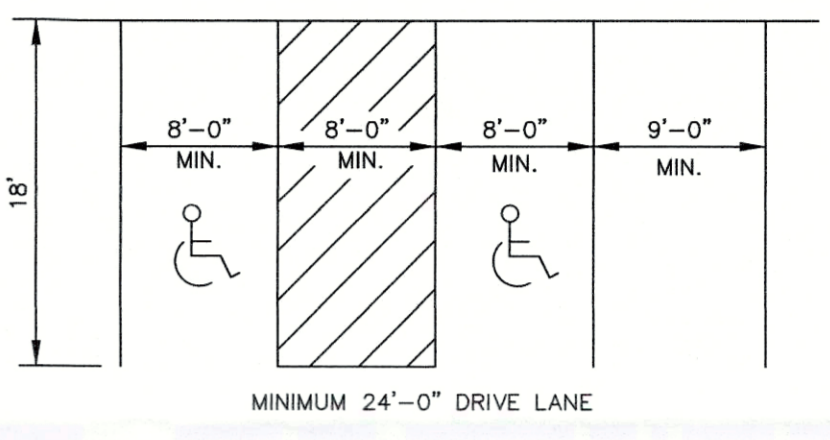
EZ-1 (SWD)
7807 National Turnpike
UT Industrial Limited Partnership
744 Corle Avenue
Lewis Center, OH 43035
DB 9872, Pg 114

C-1 (NFD)
7600 National Turnpike
Koppel Building & Construction Co
132 Outer Loop Dr., Ste 102
Louisville, KY 40214
DB 10349 Pg 702

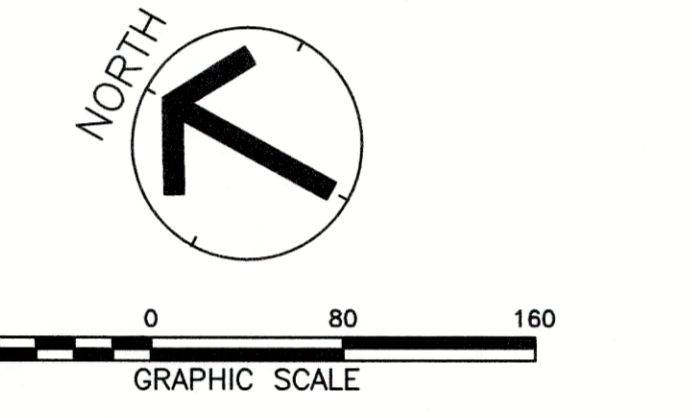
C-1 (NFD)
Beacon Community Credit Union, Inc
7910 National Turnpike
Louisville, KY 40214
DB 6467 Pg 604



LOCATION MAP
NOT TO SCALE



TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE



NOTES

- 1) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW LATERAL EXTENSION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- 2) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- 3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- 4) THE DEVELOPMENT LIES IN THE FAIRFAX FIRE DISTRICT.
- 5) A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111C0091E REV. DECEMBER 5, 2006).
- 6) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- 7) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- 8) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 9) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- 10) AN EPCS PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 11) ONSITE DETENTION AT A RATIO OF 1.5:1 WILL BE REQUIRED.
- 12) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIGNED GREEN BEST MANAGEMENT PRACTICES.
- 13) CONSTRUCTION PLANS WILL REQUIRE KNOW AND USACE APPROVAL.
- 14) EX. SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- 15) PR. WALKS WILL BE CONSTRUCTED WITH ADA RAMPS AND INCLUDE TACTILE WARNINGS AS REQUIRED BY MPW.

WAIVER REQUEST

- 1) WAIVER REQUESTED FROM SECTION 5.9.2.A.1 OF THE LAND DEVELOPMENT CODE TO WAIVE THE WALK CONNECTION FROM PATRICK HENRY ROAD.
- 2) WAIVER REQUESTED FROM SECTION 5.12.2 OF THE LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED OUTDOOR AMENITIES AREA TO 5,000 SF.

OWNER

ALESIA G. BISHOP
RANDALL K. GEORGE
AND LAURA G. BIRD
7402 INDEPENDENCE COVE
LOUISVILLE, KY 40214

SITE DATA

7830 NATIONAL TURNPIKE
LOUISVILLE, KY 40214
D.B. 6254, PGS. 740
TAX BLOCK 1045, LOT 387

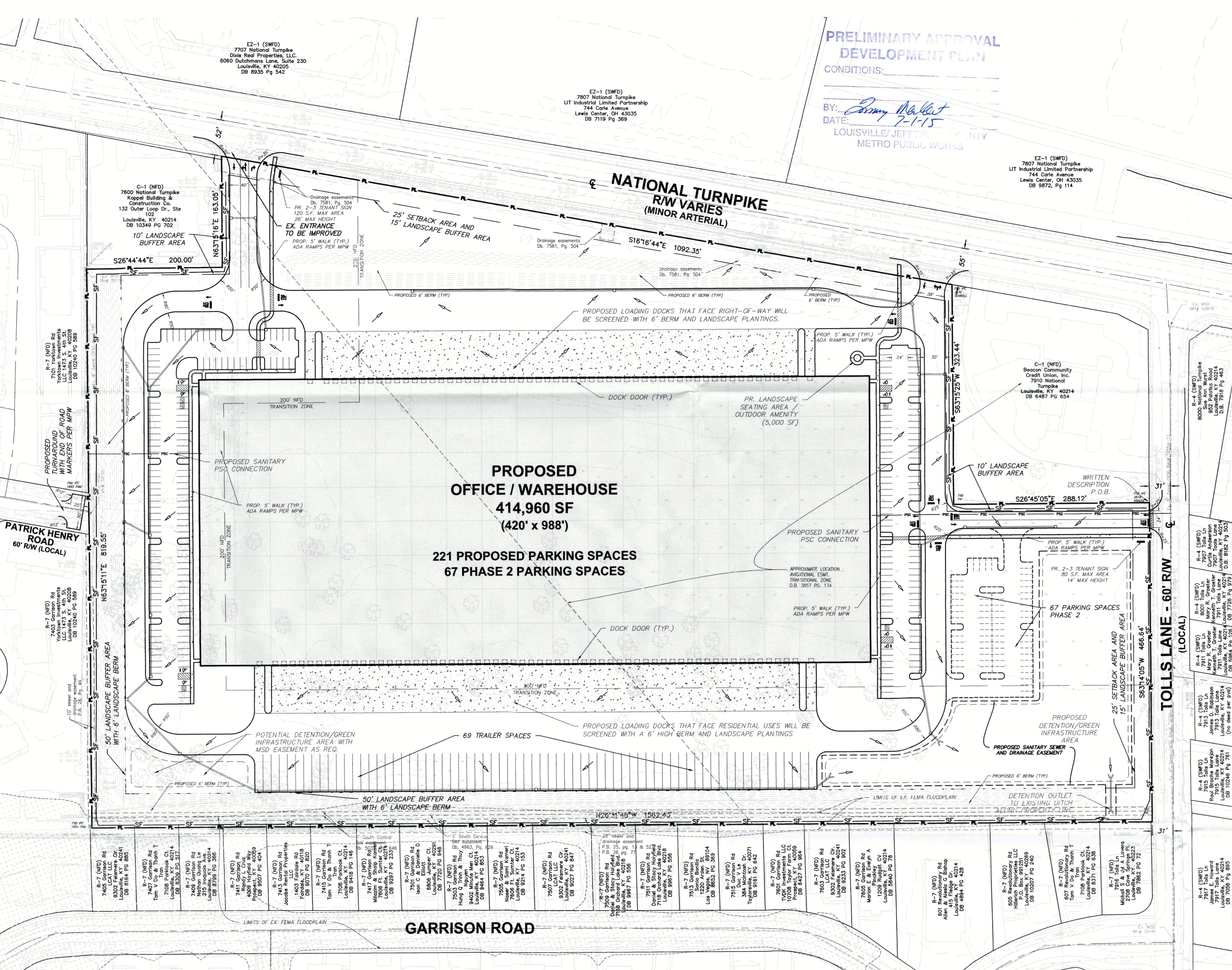
TOTAL SITE AREA: 428.7 ACRES
EX. FORM DISTRICT: NEIGHBORHOOD
PR. FORM DISTRICT: SUBURBAN WORKPLACE
EX. ZONING: C-1
PR. ZONING: EZ-1
EX. LAND USE: VACANT
PR. LAND USE: OFFICE / WAREHOUSE
F.A.R.: 0.34
PR. BUILDING: 414,960 SF

SETBACK DATA

MIN. FRONT YARD: 25'
STREET SIDE YARD: 25'
SIDE YARD: NONE*
REAR YARD: NONE*
MAX. BUILDING HEIGHT: 45'
PR. BUILDING HEIGHT: 45'
* NOTE: A 50' LANDSCAPE BUFFER AREA IS REQUIRED IF ADJACENT TO RESIDENTIAL

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

BY: *Ermy Nalbat*
DATE: *7-1-15*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



GARRISON ROAD

TOLLS LANE - 60' RW (LOCAL)

TREE CANOPY CALCULATIONS

GROSS SITE AREA	1,245,816 S.F. (28.6 Ac.)
CANOPY COVERAGE CLASS	CLASS C
AREA OF SITE WITH EX. TREE CANOPY	NONE
TREE CANOPY REQUIRED	249,163 S.F. (20%)
TREE CANOPY PRESERVED	NONE
TREE CANOPY PLANTED	249,163 S.F.
TOTAL TREE CANOPY PROVIDED	249,163 S.F. (20%)

LANDSCAPE DATA

PROPOSED AUTO V.I.A. (PHASE 0)	85,914 S.F.
PROPOSED AUTO V.I.A. (PHASE 1)	24,174 S.F.
PROPOSED TRUCK V.I.A.	311,740 S.F.
TOTAL V.I.A.	421,828 S.F.
V.I.A. AREA REQUIRING I.L.A. (AUTO PHASE 1 & 0)	110,088 S.F.
I.L.A. REQUIRED (7.5%)	8,257 S.F.
I.L.A. PROVIDED	8,300 S.F.

OUTDOOR AMENITIES

AREA PROVIDED* (LANDSCAPING, WALKWAYS & SEATING AREAS): 5,000 S.F.
*SUBJECT TO APPROVAL OF WAIVER REQUEST #2.

PARKING DATA

WAREHOUSE EMPLOYEES	150 TOTAL
MIN. PARKING REQUIRED (1SP/1.5 EMP.)	100 SPACES
MAX. PARKING ALLOWED (1SP/1.5 EMP.)	150 SPACES
OFFICE	30,000 S.F.
MIN. PARKING REQUIRED (1SP/200S.F.)	86 SPACES
MAX. PARKING ALLOWED (1SP/200S.F.)	150 SPACES
TOTAL MIN. PARKING REQUIRED	186 SPACES
TOTAL MAX. PARKING ALLOWED	300 SPACES
PARKING PROVIDED	221 SPACES
PARKING PROVIDED (PHASE 2)	67 SPACES
TOTAL PARKING PROVIDED	288 SPACES (INCL. 8 ADA SPACE & 5 CARPOOL SPACES)

BICYCLE SUMMARY

SHORT TERM REQUIRED (2 SPACES OR 1/20 EMP.)	3 SPACES
LONG TERM REQUIRED (2 SPACES OR 1/50,000 SF)	2 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED	5 SPACES

PRELIMINARY APPROVAL
Condition of Approval:
Ermy Nalbat 7/1/15
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

HERITAGE ENGINEERING, LLC
642 South 4th Street
Louisville, KY 40202
JEFFERSONVILLE, IN 47130
(502) 582-1413 Fax

CLARION PARTNERS
MAFortis Group
462 SOUTH FORTH AVENUE
SUITE 400
LOUISVILLE, KY 40202

DETAILED DISTRICT DEVELOPMENT PLAN FOR LIC BUILDING 'W' 7830 NATIONAL TURNPIKE LOUISVILLE, KENTUCKY

RECEIVED
JUN 29 2015
PLANNING & DESIGN SERVICES

JOB NO:	14072
HORIZ. SCALE:	1"=80'
VERT. SCALE:	N/A
DESIGNED BY:	JDC
DETAILED BY:	JDC
CHECKED BY:	SWH
DATE:	APRIL 17, 2015

SHEET
C06

CASE# 15ZONE1004 WM# 11137

15ZONE1004