

PRELIMINARY APPROVAL
Condition of Approval:
Tony Kelly 2-1-17
Date
LOUISVILLE/JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

RELIEF REQUESTED

RELIEF IS REQUESTED FROM SECTION 4.2.35.B TO REDUCE THE SIDE PROPERTY LINE BUFFER FROM 30' TO 14' ALONG THE SOUTHERN PROPERTY LINE.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 5.70 ACRES
EXISTING ZONING	= C-2
FORM DISTRICT	= SW
EXISTING USE	= STORAGE FACILITY
EXISTING BUILDING AREA	= 38,415 SF
PROPOSED BUILDING AREA	= 52,940 SF (173% EXPANSION)
TOTAL BUILDING AREA	= 91,355 SF
BUILDING HEIGHT	= 9'1" (15' MAX)
PARKING REQUIRED	10 EMPLOYEES MIN. 7 SPACES
1 SPACE/1.5 EMPLOYEES MIN	= 7 SPACES
1 SPACE/1 EMPLOYEE MAX.	= 10 SPACES
TOTAL PARKING PROVIDED	= 9 SPACES
TOTAL VEHICULAR USE AREA	= 93,918 S.F.
PROPOSED VEHICULAR USE AREA FOR REQUIRED ILA	= 0 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= N/A (ALL PROPOSED VUA IS ENCLOSED)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- 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.
- Construction plans, bond and encroachment permit required by MPW for work within the Nash Road right-of-way.
- The existing gate off of Nash Rd. will remain open during business hours.

MSD NOTES:

- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0091E dated December 5, 2006.
- A portion of the site lays within the Local Regulatory Floodplain. MSD floodplain permit required prior to construction plan approval.
- 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.
- 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.
- Lowest finished floor or machinery to be at or above 457.60
- No sanitary sewer service will be provided for this project. Health department approval required prior to MSD construction plan approval.
- Site will be subject to MSD Regional Facilities Fee x 1.5 or provide run off volume compensation within the FEMA floodplain at a ratio of 1.5:1.
- Wetlands determination to be approved by the ACOE prior to MSD construction plan approval.
- The final design of this property 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.
- All required floodplain compensation shall be provided on site at a ratio of 1.5:1.
- KDOW and ACOE approval required prior to MSD construction plan approval.
- On-site detention will be provided. 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.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

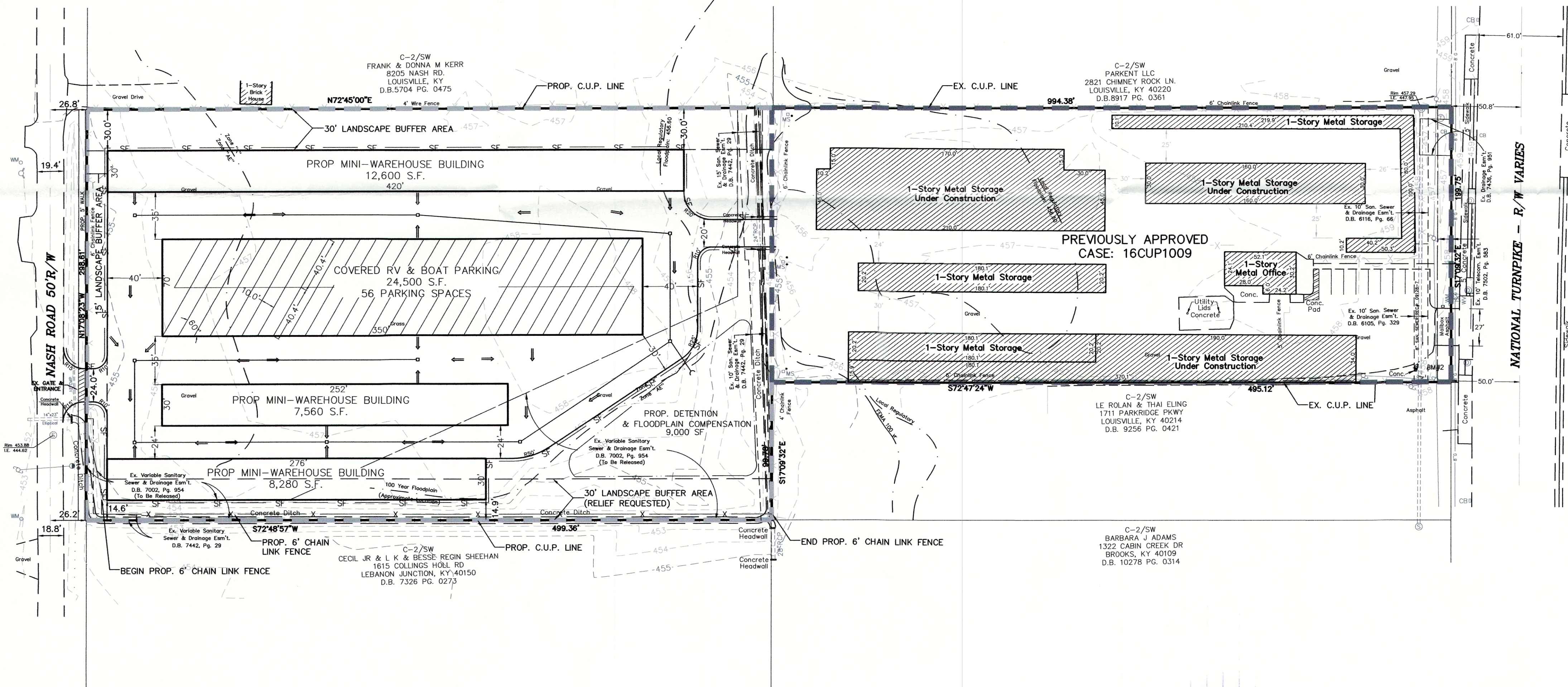
- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
- Any modifications to the approval EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
- 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

RECEIVED
JAN 30 2017

PLANNING & DESIGN SERVICES

RELATED CASE: 16CUP1009
B-105-B9
WM# 1452

SITE ADDRESS:
8202 NATIONAL TURNPIKE
LOUISVILLE, KY 40214
D.B. 10491, PG. 0965
T.B. 1045 LOT 120
COUNCIL DISTRICT - 13
FIRE PROTECTION DISTRICT - FAIRDALE



DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.71-0.23=0.48
A = 3.4 ACRES
R = 2.6 INCHES
X = (0.48)(3.4)(2.6)/12 = 0.35 AC.-FT.
REQUIRED X = 15,246 CU.FT.

PROVIDED BASIN = 9,000 SF SQ.FT.

TOTAL = 9,000 SQ.FT. @ APPROX. 4 FT. DEPTH
= 36,000 CU.FT. > 15,246 CU.FT.

NOTE:

THE EXCESS VOLUME PROVIDED PER THESE CALCULATIONS IS CONCEPTUALLY ACCOUNTING FOR FLOODPLAIN COMPENSATION VOLUME. FINAL DETENTION AND FLOODPLAIN COMPENSATION VOLUME NECESSARY WILL BE DETERMINED DURING CONSTRUCTION DOCUMENT GENERATION.

MSD STANDARD EROSION CONTROLS

SF SILT FENCE

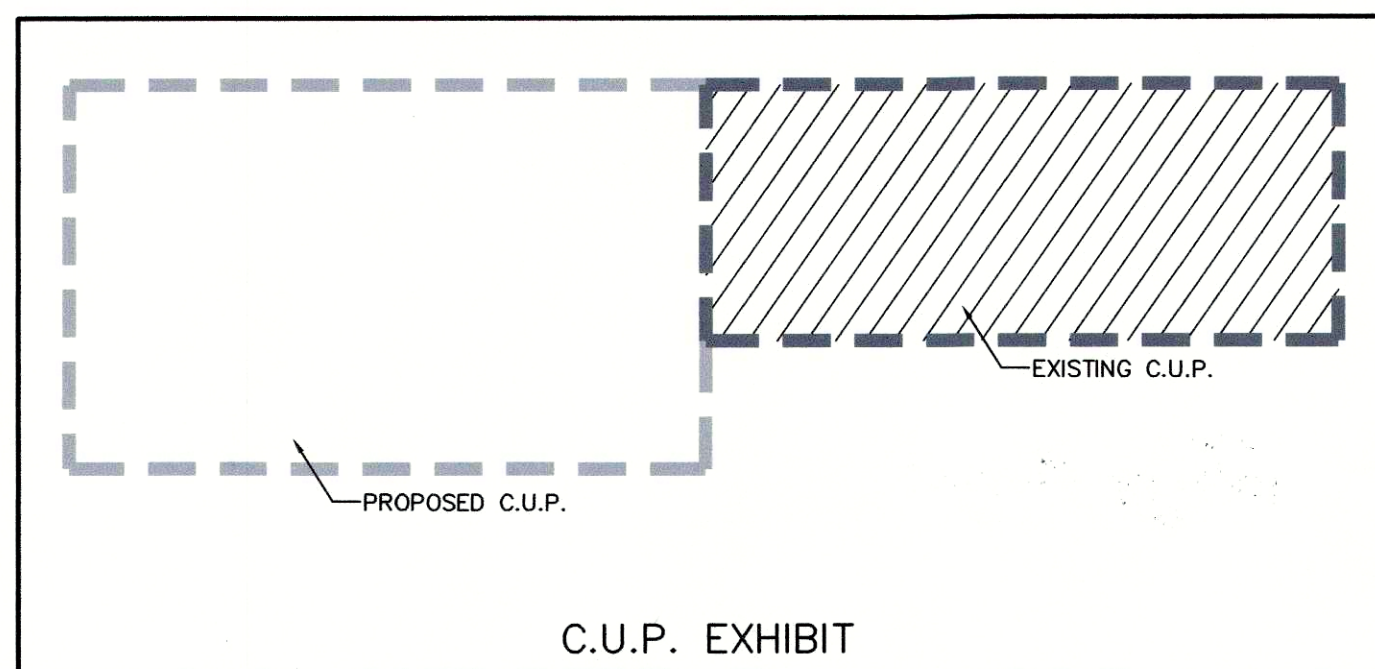
PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

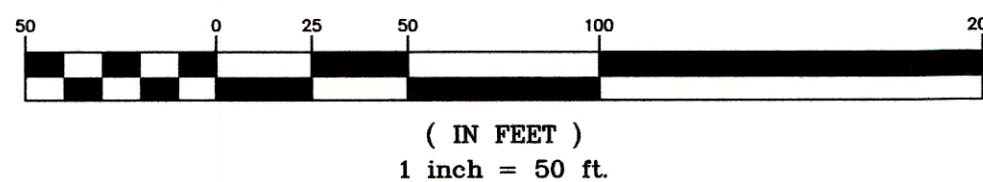
BY: *Tony Kelly*
DATE: 2-1-17
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

TREE CANOPY CALCULATIONS (CLASS 'C': 0-40%)

TOTAL SITE AREA	= 248,054 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (49,610 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (49,610 S.F.)
TOTAL TREE CANOPY PROVIDED	= 20% (49,610 S.F.)



GRAPHIC SCALE



EXISTING IMPERVIOUS = 2.16 ACRES
INCREASE IN IMPERVIOUS = 1.84 ACRES
TOTAL IMPERVIOUS = 4.00 ACRES
APPROXIMATE DIST. AREA= 1.90 ACRES

REVISIONS

DESCRIPTION

DATE

NO.

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA

FILE NAME: 15150T-MOD CUP.

DATE: 8-23-16

CHECKED BY: AER

DRAWN BY: D7/BKE

LD&D

LAND DESIGN & DEVELOPMENT, INC.
PARKING AND SERVICE LANDSCAPE ARCHITECTURE
505 WASHINGTON AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40202
P.O. BOX 991064
LOUISVILLE, KY 40209

MODIFIED CONDITIONAL USE PERMIT

8202 NATIONAL TURNPIKE

OWNER/DEVELOPER
VALLEY STATION TOWNE CENTER LLC
P.O. BOX 991064
LOUISVILLE, KY 40209

JOB NO.

15150

SHEET

1

OF 1