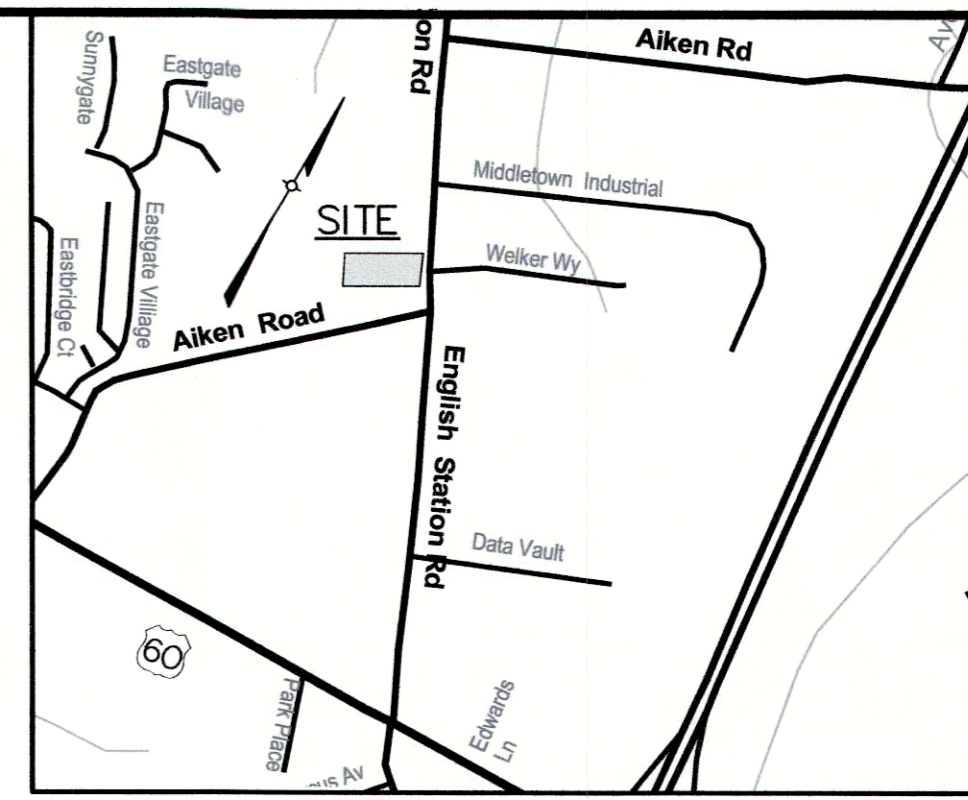


WAIVER REQUESTED

1. A Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the 15 ft Landscape Buffer Area and landscape materials from the south property line adjacent to M-2 zoned Hasodia Properties LLC.

SITE IS LOCATED IN THE CITY OF MIDDLETOWN



LOCATION MAP NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 2.41 ACRES
R/W DEDICATION AREA	= 0.27 ACRES
NET SITE AREA	= 2.14 ACRES
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-M
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= OFFICE/CONTRACTORS SHOPS/WAREHOUSE
BUILDING HEIGHT	= 2 STORY (50' MAX ALLOWED)
PROPOSED BUILDING AREA	= 60,000 SF
F.A.R.	= 0.6 (5.0 MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
OFFICE	15000/350 S.F. MIN. = 43 SPACES
15000/200 S.F. MAX.	= 75 SPACES
EMPLOYEES	
1SP/1.5 EMPLOYEES MIN. (18 EMPLOYEES)	= 12 SPACES
1 SP/1.5 EMPLOYEES MAX. (18 EMPLOYEES)	= 18 SPACES
TOTAL PARKING PROVIDED	= 67 SPACES 93 SPACES
BIKE PARKING REQUIRED AND PROVIDED = NO SHORT TERM & 2 LONG TERM (INSIDE BLDG)	
PROPOSED TRUCK MANEUVERING AREA V.U.A.	= 12,785 S.F.
PROPOSED PARKING V.U.A.	= 28,548 S.F.
TOTAL VEHICULAR USE AREA	= 41,333 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 2,141 S.F. (7.5% OF PARKING V.U.A.)
INTERIOR LANDSCAPE AREA PROVIDED	= 2,730 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 North English Station Road right-of-way.
- 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.
- KTC permit will be required prior to construction plan approval.
- A KARST Study was conducted on April 11, 2016 by Ann Richard RLA and no KARST features were evident.
- A fire hydrant shall be installed on the subject site. The hydrant location will be coordinated with the Middletown Fire Department during the construction plan preparation phase.
- Boundary drawn from a deed and does not constitute a survey.
- The existing TARC stop is to be relocated by others in conjunction with the English Station Road widening plan KTC #5-353.00.
- Upon development or redevelopment of the adjacent properties a unified access and circulation system shall be developed to eliminate pre-existing curb cuts and provide for vehicular movement throughout the adjacent site as deemed appropriate by Metro Works.

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 0033 & 0049 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. 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.
- A Downstream Facilities Capacity Request will be submitted to MSD.
- 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.
- 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.
- All roof drainage shall be directed to on-site system.
- An MSD drainage bond and KYTC approval will be required prior to MSD approval of construction plans.

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.
- All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
- 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 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.

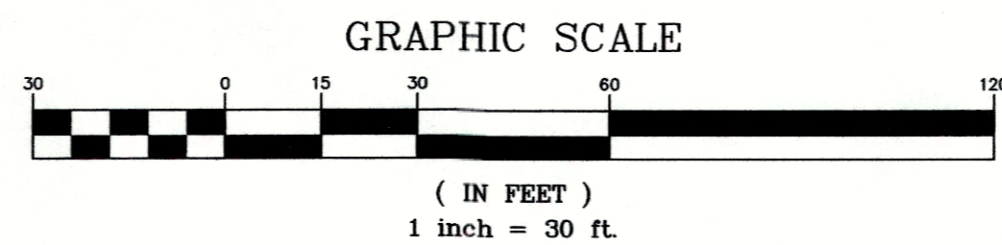
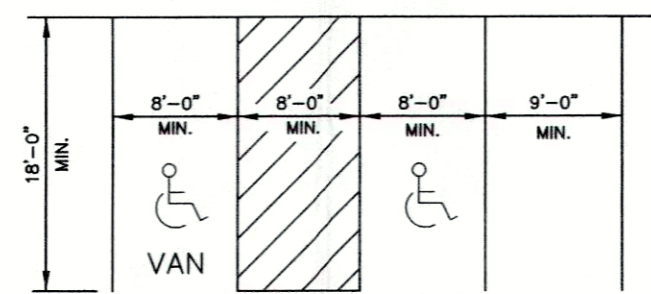
DETENTION BASIN CALCULATIONS

$X = \Delta CRA / 12$
 $\Delta C = 0.85 - 0.35 = 0.50$
 $A = \text{ACRES}, R = \text{INCHES}$
 $X = (2.18)(.50)(2.6) / 12 = \text{AC.-FT.}$
 REQUIRED X = 10,290 CU.FT.
 PROVIDED BASIN = 3,750 SQ.FT.
 TOTAL = 3,750 SQ.FT. @ APPROX. 3 FT. DEPTH
 = 11,250 CU.FT. > 10,290 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 93,208 S.F.
EXISTING TREE CANOPY COVERAGE	= 5% (46,604 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (18,642 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (18,720 S.F.)

MSD STANDARD EROSION CONTROLS	
	STONE BAG CHECK DAM
	STONE BAG INLET PROTECTION
	WINGED HEADWALL PROTECTION
	SILT FENCE



LEGEND

	PROPOSED STORM SEWER, CATCH BASIN
	EXISTING OVERHEAD ELECTRIC LINE
	PROPOSED DITCH
	EXISTING POWERPOLE
	EXISTING GUYWIRE

M2/SW
Aiken Building LLC
P.O. Box 230
Scottsburg, IN 47170
D.B. 9320 PG. 0042

M2/SW
Douglas G Schmitt
508 N English Station Rd Site A
Louisville, KY 40223
D.B. 6625 PG. 0082

M1/SW
502 N English Station Road
502 N English Station Road
Louisville, KY 40223
D.B. 10276 PG. 0336

M/SW
Hasodia Properties LLC
400 N English Station Rd
Louisville, KY 40223
D.B. 10467 PG. 0314

M2/SW
Hasodia Properties LLC
400 N English Station Rd
Louisville, KY 40223
D.B. 10467 PG. 0314

M2/SW
Morris Investments LLC
2808 Newburg Rd
Louisville, KY 40205
D.B. 10246 PG. 0018

OWNER:
GTT INVESTMENTS LLC
1902 CAMPUS PLACE
LOUISVILLE, KY 40299

SITE ADDRESS:
500 N ENGLISH STATION ROAD
TAX BLOCK 0023, LOT 0347
D.B. 10551, PG. 0290

COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - MIDDLETOWN

RECEIVED
MAY 24 2016
PLANNING & DESIGN SERVICES

CASE: 16ZONE1014
MSD WM# 11250

NO.	DATE	DESCRIPTION	BY

REVISIONS

PROJECT DATA

FILE NAME: 15210-DDDP-DWG

DATE: 5-23-16

SCALE: AS SHOWN

CHECKED BY: AER

DRAWN BY: HJ/BSB

PROJECT DATA

FILE NAME: 15210-DDDP-DWG

DATE: 5-23-16

SCALE: AS SHOWN

CHECKED BY: AER

DRAWN BY: HJ/BSB

L&D

LAND DESIGN & DEVELOPMENT, INC.

ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE

507 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202

PHONE: 502.441.9774 FAX: 502.441.9774

WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN

500 N ENGLISH STATION ROAD

DEVELOPER
RIVER GLEN
1902 CAMPUS PLACE, SUITE 6
LOUISVILLE, KY 40299

JOB NO. 15210

SHEET 1 OF 1