

**LOCATION MAP**  
NOT TO SCALE

**WAIVER REQUESTED:**  
A WAIVER IS REQUESTED FROM SEC 10.2.4.B OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW A UTILITY EASEMENT TO OVERLAP A LANDSCAPE BUFFER AREA BY MORE THAN 50%.

**PROJECT DATA**

TOTAL SITE AREA	= 9.87 ± ACRES
EXISTING ZONING	= PEC
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= OFFICE/WAREHOUSE
BUILDING AREA	= 160,080 S.F.
BUILDING HEIGHT	= EXISTING TO REMAIN (50' MAXIMUM PERMITTED).
<b>PARKING REQUIRED</b>	<b>MIN.</b> <b>MAX.</b>
OFFICE (5,000 S.F.)	1/350 S.F. MIN. = 14 SPACES
	1/200 S.F. MAX. = 25 SPACES
WAREHOUSE (70 EMPLOYEES)	1/1.5 EMPLOYEES = 46 SPACES
	1/1.0 EMPLOYEES = 70 SPACES
TOTAL REQUIRED PARKING SPACES	= 60 SPACES      95 SPACES
TOTAL EXISTING PARKING SPACES	= 55 SPACES
TOTAL PROPOSED PARKING SPACES	= 95 SPACES
	(3 ACCESSIBLE SPACES INCLUDED)
<b>VEHICULAR USE AREA (VUA)</b>	
EXISTING VUA TO REMAIN	= 64,535 S.F.
PROPOSED ADDITION TO VUA	= 17,065 S.F. (26% INCREASE)
TOTAL VUA	= 81,601 S.F.
<b>INTERIOR LANDSCAPE AREA REQUIRED (AREA OF NEW EXPANSION ONLY)</b>	
	= 1,280 S.F. (7.5%)
<b>INTERIOR LANDSCAPE AREA PROVIDED</b>	= 2,548 S.F.

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
  - No increase in drainage run off to Complete Ct or Elite Dr.
  - 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.
  - No karst features were found during site visit conducted by LD&D, Inc. representative Derek Triplett, RLA on January 27, 2016.
  - All trailers must be parked on-site. None shall be permitted to park in the right-of-way.

- MSD NOTES:**
- Proposed Area of Disturbance is approximately 28,000 s.f..
  - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0033E D 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.
  - Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
  - Health department approval required prior to MSD construction plan 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 mgmt. practices.

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

**IMPERVIOUS AREA CALCULATIONS**

EXISTING IMPERVIOUS AREA	= 228,000 S.F.
INCREASE IN IMPERVIOUS AREA	= 17,065 S.F. (7.5%)
TOTAL PROPOSED IMPERVIOUS AREA	= 245,065 S.F.

**DETENTION NOTE**

ALL STORMWATER RUN-OFF IS DIRECTED TO THE EXISTING DETENTION BASIN IN LOT OWNED BY ENGLISH STATION ENTPS. SEE DETENTION ANALYSIS, MSD SUBDIVISION #999. THE CAPACITY OF THE DETENTION BASIN AND THE CAPACITY OF THE PIPE SYSTEM CONVEYING THE STORM WATER TO THE BASIN WILL NEED TO BE VERIFIED PRIOR TO CONSTRUCTION APPROVAL.

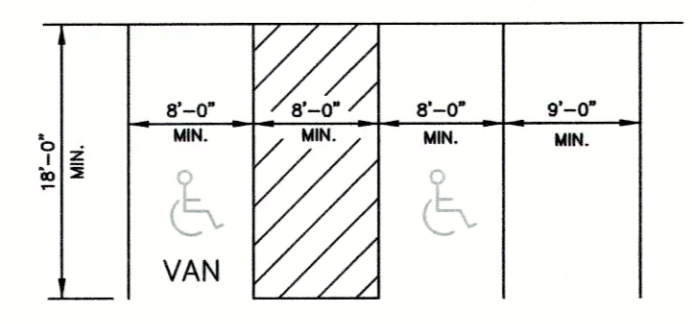
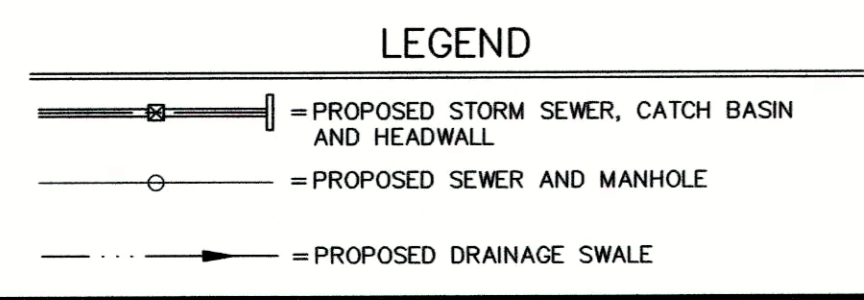
**SITE ADDRESS:**  
13200 COMPLETE CT  
LOUISVILLE, KY 40223  
TAX BLOCK 3756, LOT 4  
D.B. 8696 PG. 0886

COUNCIL DISTRICT - 19  
FIRE PROTECTION DISTRICT - MIDDLETOWN  
MUNICIPALITY - LOUISVILLE WM# 8833

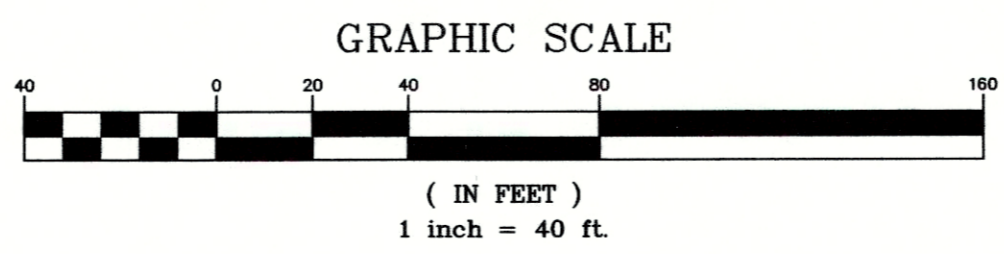
**MSD STANDARD EROSION CONTROLS**

	STONE BAG INLET PROTECTION
	STRAIGHT HEADWALL INLET PROTECTION
	ROCK DITCH CHECK
	SILT FENCE

**RECEIVED**  
FEB 22 2016  
PLANNING & DESIGN SERVICES



TYPICAL PARKING SPACE LAYOUT  
NO SCALE



JOB NO. <b>15181</b>	REVISIONS	BY	DT
	DESCRIPTION	PER	AGENCY COMMENTS
	DATE	2-22-16	
SHEET <b>1</b>	NO.	1	
	OF	1	
PROJECT DATA		FILE NAME: 15181-RDDOP	SCALE: AS SHOWN
DATE: 1-29-16		CHECKED BY: DT	DRAWN BY: DT
SURVEYOR'S SEAL		ENGINEER'S SEAL	
 <b>LD&amp;D</b> LAND DESIGN & DEVELOPMENT, INC. ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE 605 WASHINGTON ST. SUITE 400 LOUISVILLE, KY 40202 FAX: 502.444.9718    PHONE: 502.444.9714 WEB SITE: WWW.LD&D.COM			
REVISED DETAILED DISTRICT DEVELOPMENT PLAN <b>HOUSTON-JOHNSON COMPLETE CT</b> OWNER/DEVELOPER <b>HJI PROPERTIES, LLC</b> 13200 COMPLETE CT LOUISVILLE, KY 40223 D.B. 8696 PG. 0886			