

LEGEND

- DMH = ELECTRIC MANHOLE
- SMH = SANITARY MANHOLE
- EP = EDGE OF PAVEMENT
- HP = HANDPUMP
- MB = MAIL BOX
- CRST = CRUSHED STONE
- LP = LIGHT POLE
- GM = GAS METER
- A/C = AIR CONDITIONER UNIT
- WM = WATER METER
- ULP = UTILITY POLE
- CONC. = CONCRETE
- TR = TREE LINE
- X = TO BE REMOVED
- UP = UTILITY POLE
- EB = ELECTRIC BOX
- TP = TYPICAL
- NT = NEW TREE
- NB = NEW BUSH
- PSF = PROPOSED SURFACE FLOW

PARKING STATISTICS

OFFICE = 4,000 SQ. FT.

MINIMUM REQUIRED PARKING SPACES: 1 SPACE PER 350 SQ. FT. = 4,000 / 350 = 11 SPACES

AUTO SERVICE ESTABLISHMENTS (10 EMPLOYEES)

MINIMUM REQUIRED PARKING SPACES: 1 SPACE PER 200 SQ. FT. = 4,000 / 200 = 20 SPACES

MAXIMUM REQUIRED PARKING SPACES: 1 SPACE FOR EACH EMPLOYEE + 2 SPACES FOR EACH BAY = 10 + 8 = 18 SPACES

MAXIMUM REQUIRED PARKING SPACES: 1 SPACE FOR EACH EMPLOYEE + 5 SPACES FOR EACH BAY = 10 + 20 = 30 SPACES

TOTAL MINIMUM REQUIRED SPACES: OFFICE MIN. + AUTO SERVICE MIN. = 11 + 18 = 29 SPACES

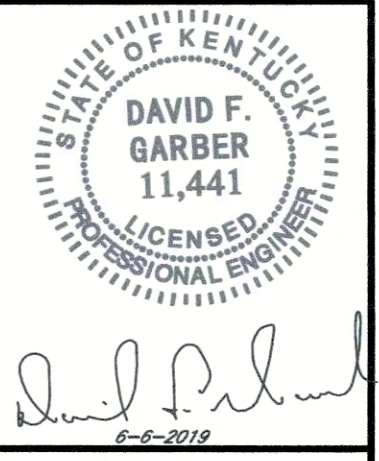
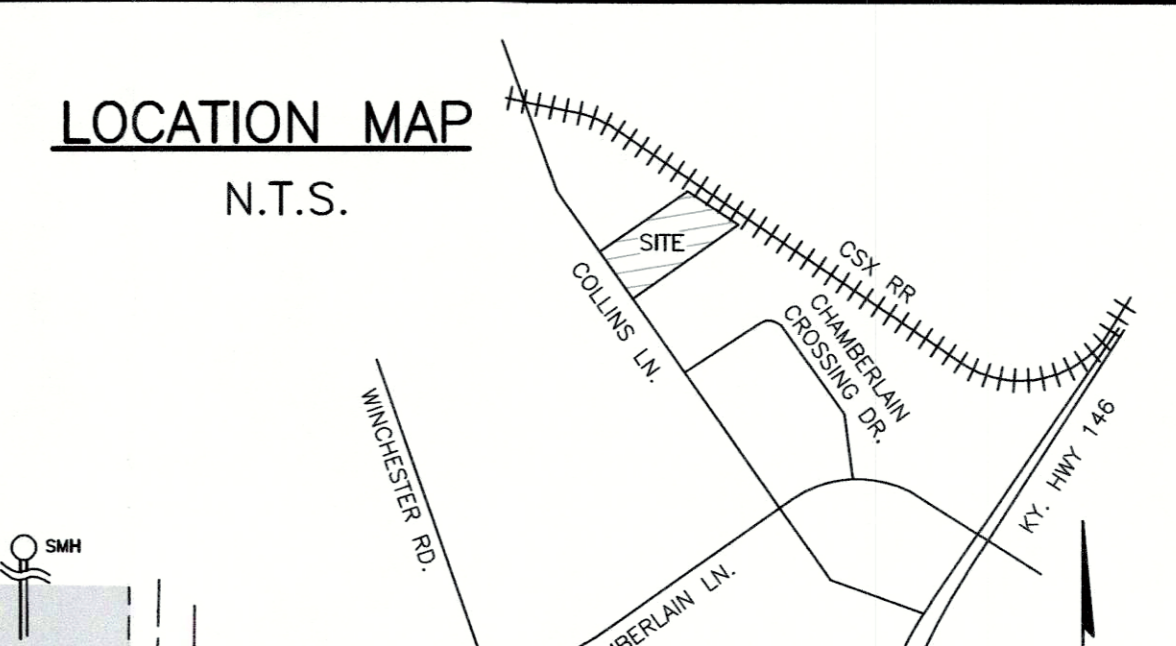
TOTAL MAXIMUM REQUIRED SPACES: OFFICE MAX. + AUTO SERVICE MAX. = 20 + 30 = 50 SPACES

TOTAL NUMBER OF PARKING SPACES PROVIDED: 50 SPACES

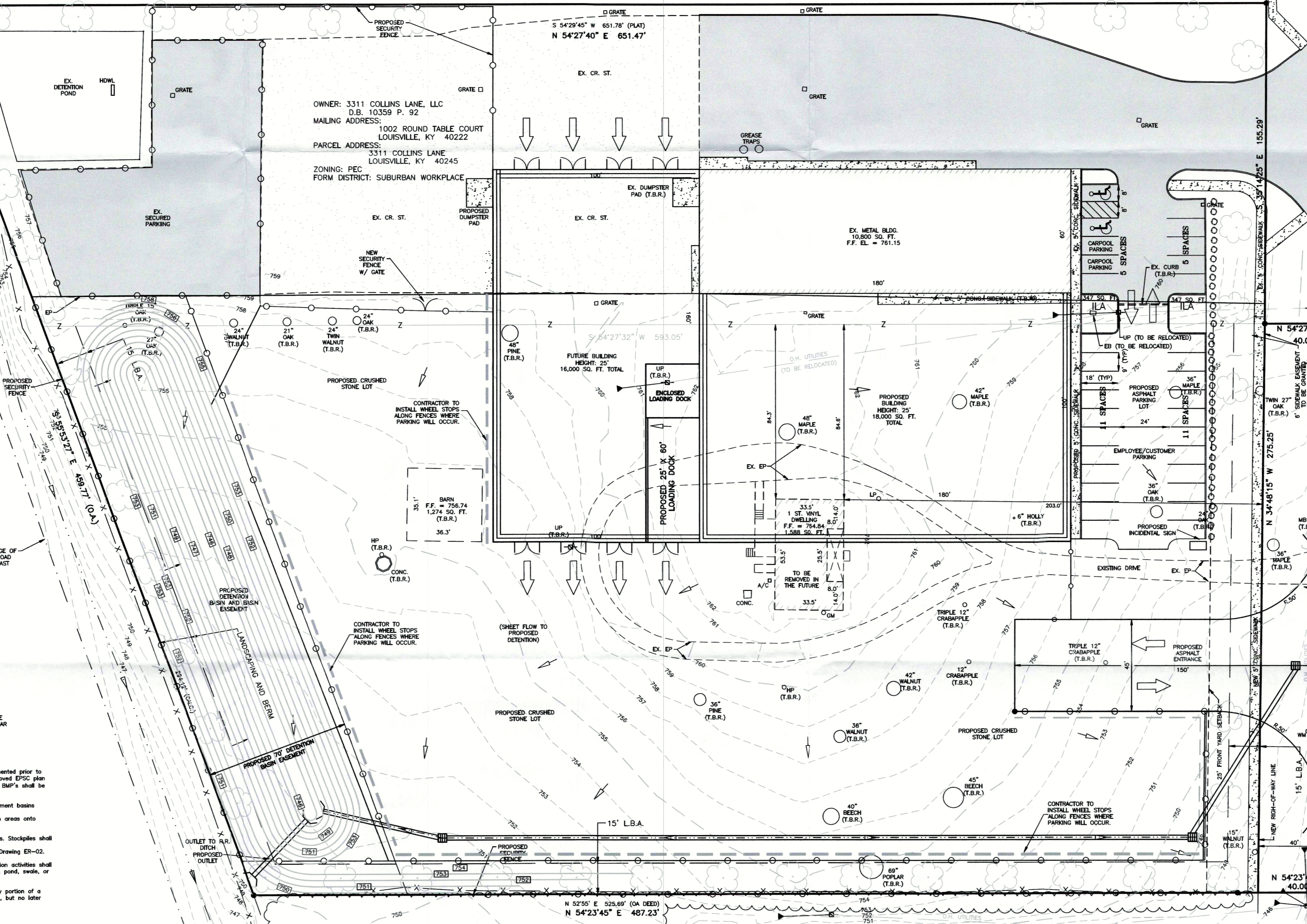
* INCLUDES 2 HANDICAP SPACES AND 2 CARPOOL SPACES.

- NOTES**
1. EROSION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 2. THERE IS A NEW PROPOSED ENTRANCE FROM COLLINS LANE.
 3. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH ROAD IMPROVEMENTS.
 4. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 5. BARBED WIRE SHALL COMPLY WITH SECTION 4.4.3.A.4. OF THE LDC.
 6. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 7. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 8. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
 9. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
 10. SIDEWALK EASEMENT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
 11. LOT CONSOLIDATION REQUIRED TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
 12. THERE ARE NO INTERNAL EASEMENTS PRESENT ON-SITE.
 13. ALL WORK WITHIN RIGHT-OF-WAY WILL REQUIRE REVIEW AND AN ENCROACHMENT PERMIT FROM THE JEFFERSON COUNTY ROAD DEPARTMENT.
 14. THERE WILL BE NO NEW RESTROOM FACILITIES IN THE NEW BUILDING ADDITIONS.

OWNER: NICKLIES IND., LLC & HANK I, LLC
 D.B. 10461 P. 475
 MAILING ADDRESS: 6060 DUTCHMANS LANE, STE 110 LOUISVILLE, KY 40205
 PARCEL ADDRESS: 2500 CHAMBERLAIN CROSSING DRIVE LOUISVILLE, KY 40245
 ZONING: PEC
 FORM DISTRICT: SUBURBAN WORKPLACE



OWNER: CSX TRANSPORTATION
 D.B. 14153 P. 242
 MAILING ADDRESS: 500 WATER STREET, STE. J160 JACKSONVILLE, FL 32202
 PARCEL ADDRESS: 12419 OLD LA GRANGE ROAD LOUISVILLE, KY 40245
 ZONING: PEC, R4
 FORM DISTRICT: SUBURBAN WORKPLACE



OWNERSHIP & SITE STATISTICS:

OWNER/DEVELOPER: 3311 COLLINS LANE, LLC
 D.B. 11118 P. 650
 3311 COLLINS LANE
 LOUISVILLE, KY 40245
 PARCEL I.D.: 001400780000
 FORM DISTRICT: SW (SUBURBAN WORKPLACE)
 SET BACKS: FRONT YARD: 25 FT.
 SIDEYARD: NONE
 REAR YARD: NONE
 F.A.R.: 44,818/245,455 = 18.3%

PROPOSED USE:
 TRUCK REPAIR & IMPOUNDMENT LOT

LOT DEVELOPMENT NOTES:

1. LOT HAS AN EXISTING MSD PROPERTY SERVICE CONNECTION. SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
2. EXISTING IMPERVIOUS AREA = 89,425 SQ. FT. (EXISTING IMPERVIOUS AREA INCLUDES EXISTING BLACKTOP PAVED AREAS, CONCRETE SIDE WALKS, CRUSHED STONE AND EXISTING BUILDINGS)
3. EXISTING GRASSY AREA = 156,030 SQ. FT.
4. EXISTING IMPERVIOUS AREA
 - a. EXISTING CRUSHED STONE = 27,368 SQ. FT.
 - b. EXISTING BLDGS. = 13,680 SQ. FT.
 - c. EXISTING PAVEMENT = 48,377 SQ. FT.
 - TOTAL = 89,425 SQ. FT.
5. PROPOSED GRASSY AREA = 19,728 SQ. FT.
6. PROPOSED IMPERVIOUS AREA
 - a. PROPOSED CRUSHED STONE = 91,348 SQ. FT.
 - b. EXISTING BLDGS. = 44,818 SQ. FT.
 - c. PROPOSED PAVEMENT = 57,843 SQ. FT.
 - TOTAL = 225,727 SQ. FT.
7. NEW IMPERVIOUS AREA = 225,727 SQ. FT.
8. INCREASE OF 136,302 SQ. FT. OF IMPERVIOUS AREA.
9. MSD & METRO APPROVALS ARE REQUIRED BEFORE CONSTRUCTION APPROVAL IS GRANTED.

- MSD NOTES**
1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
 2. NO INCREASED SHEET FLOW VOLUME ONTO ADJACENT PROPERTIES. DRAINAGE SHALL BE DIRECTED TO ON-SITE STORM SYSTEMS AND DOWNSTREAM CAPACITY SHALL BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 3. INCREASE OF 113,449 SQ. FT. OF IMPERVIOUS AREA.
 4. NO CHANGE IN DRAINAGE PATTERN WILL OCCUR.
 5. TOTAL DISTURBANCE AREA IS 148,847 SQ. FT.
 6. MSD & METRO APPROVALS ARE REQUIRED BEFORE CONSTRUCTION APPROVAL IS GRANTED.
 7. NO INCREASE IN RUN-OFF VOLUME OR PEAK FLOW TO COLLINS LANE RIGHT-OF-WAY.
 8. SANITARY SERVICE WILL BE PROVIDED BY AN EXISTING PROPERTY SERVICE CONNECTION, SUBJECT TO ANY FEES AND ANY APPLICABLE CHARGES.

DETENTION CALCULATIONS

PROPOSED IMPROVED AREA = 113,449 SQ. FT. (2,604 AC.)

PRE-DEVELOPMENT C_{W(0.05)} = 0.336

POST-DEVELOPMENT C_{W(0.05)} = 0.749

DETENTION = ΔCIA/12

ΔC = 0.770 - 0.336 = 0.434

I₅ = 3.2 INCHES
 I₁₀ = 4.5 INCHES
 I₂₅ = 5.2 INCHES
 I₁₀₀ = 6.2 INCHES

D₂ = (0.434)(3.2)(3.601)/12 = 0.417 AC. FT.
 D₁₀ = (0.434)(4.5)(3.601)/12 = 0.586 AC. FT.
 D₂₅ = (0.434)(5.2)(3.601)/12 = 0.667 AC. FT.
 D₁₀₀ = (0.434)(6.2)(3.601)/12 = 0.807 AC. FT.

DETENTION NOTE:

INSTALL DETENTION BASIN ON SITE AND REDUCE SIZE OF CRUSHED TO AREA TO ACCOMMODATE DETENTION REQUIREMENTS.

ON-SITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOW WILL BE LIMITED TO PRE DEVELOPMENT PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORM OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICH EVER IS MORE RESTRICTIVE.

MSD EPSC STANDARD 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 soil fences. All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02.

Sediment-laden groundwater encountered during trenching, boring, or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond, swale, or catch basin.

Where construction or land disturbing 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 is ceased.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

DATE: 6-26-2019

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL

Condition of Approval:

DATE: 6-26-2019

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

OWNER: LOUISVILLE GAS & ELECTRIC
 D.B. 4169 P. 46
 MAILING ADDRESS: 220 WEST MAIN STREET LOUISVILLE, KY 40202
 PARCEL ADDRESS: 3317 COLLINS LANE LOUISVILLE, KY 40245
 ZONING: PEC
 FORM DISTRICT: SUBURBAN WORKPLACE

OWNER: 3312 COLLINS LANE, LLC
 D.B. 11272 P. 666
 MAILING ADDRESS: 10801 EVENDALE DRIVE CINCINNATI, OH 45241
 PARCEL ADDRESS: 3312 COLLINS LANE LOUISVILLE, KY 40245
 ZONING: R4
 FORM DISTRICT: SUBURBAN WORKPLACE

OWNER: DWAYNE BRADSHAW
 D.B. 10485 P. 489
 MAILING ADDRESS: 1400 COLLINS LANE LOUISVILLE, KY 40245
 PARCEL ADDRESS: 1400 COLLINS LANE LOUISVILLE, KY 40245
 ZONING: R4
 FORM DISTRICT: SUBURBAN WORKPLACE

OWNER: ANN SCHADE
 D.B. 11577 P. 929
 MAILING ADDRESS: 3308 COLLINS LANE LOUISVILLE, KY 40245
 PARCEL ADDRESS: 3308 COLLINS LANE LOUISVILLE, KY 40245
 ZONING: R4
 FORM DISTRICT: SUBURBAN WORKPLACE

INTERNAL LANDSCAPING CALCULATIONS:

PROPOSED VEHICULAR USE AREA (V.U.A.) = 5,936 SQ. FT.

REQUIRED INTERNAL LANDSCAPE AREA (I.L.A.) = 7.5%

REQUIRED I.L.A. = 0.75 X 5,936 SQ. FT. = 445 SQ. FT.

PROPOSED I.L.A. = 694 SQ. FT.

RECEIVED

JUN 11 2019

PLANNING & DESIGN SERVICES

SCALE: 1"=30'

GRAPHIC SCALE

PROJECT I.D. 18-10816

W.M.# 10912

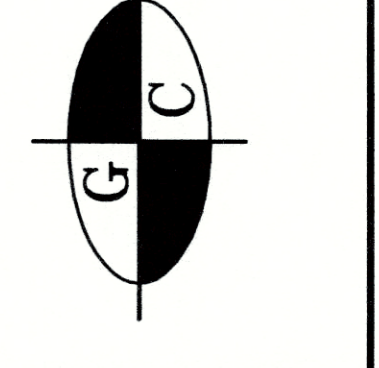
ZIP-1

GARBER - CHILTON ENGINEERS & LAND SURVEYORS, INC.

Civil - Drainage - Structural - Investigative - Land Surveying - GPS

2249 Commerce Parkway - La Grange, Kentucky 40031 - 502.222.9216

Email: dfgarber@belisodm.net



SCALE	1"=30'
DRAWN	WLD
CHECKED	DPC
DATE	11-2-2018
FILE	ZONING_12-28-18
REVISION	
12-28-18 ADDRESS COMMENTS FROM COUNTY	
1-23-19 PNO COMMENTS	
4-26-2019 REVISIONS	
6-6-2019 P.D.S. COMMENTS	
PROJECT I.D.	18-10816