

- WAIVERS REQUESTED:**
- A Waiver is requested from Section 5.5.1.A.3.a. of The Louisville Metro Land Development Code to waive the location of the proposed vehicle parking area to be closer to the right-of-way than the principal structure.
 - A Waiver is requested from Section 5.5.1.A.4.b. of The Louisville Metro Land Development Code to waive the location of the loading docks on the primary facade facing W. Magnolia Avenue.
 - A Waiver is requested from Section 5.5.1.A.3.d. of The Louisville Metro Land Development Code to waive not providing a vehicular connection to the west.
 - A Waiver is requested from Section 5.5.1.A.1.a of The Louisville Metro Land Development Code to waive the primary entrance not facing a street.
 - A Waiver is requested from Section 5.9.2.A.1.b of The Louisville Metro Land Development Code to waive the pedestrian connection from the building to Louis Coleman Jr. Drive.
- VARIANCE REQUESTED:**
- A Variance is requested from Section 5.5.1.A.1.2. of The Louisville Metro Land Development Code to vary the building setback to exceed 5 ft. from the right-of-way property line.

PROJECT DATA

TOTAL SITE AREA	= 9.8± Ac. (427,284 SF)
EXISTING ZONING	= E2-1
FORM DISTRICT	= TRADITIONAL NEIGHBORHOOD
EXISTING USE	= WAREHOUSE/OFFICE
PROPOSED USE	= WAREHOUSE/OFFICE
BUILDING HEIGHT	= 30' (45' MAX. ALLOWED)
EXISTING OFFICE AREA	= 4,000 SF
PROPOSED OFFICE AREA	= 5,500 SF
TOTAL OFFICE AREA	= 9,500 SF
EXISTING WAREHOUSE AREA	= 17,000 SF
PROPOSED WAREHOUSE AREA	= 15,700 SF
TOTAL WAREHOUSE AREA	= 32,700 SF
EXISTING BUILDING AREA	= 21,000 SF
PROPOSED BUILDING AREA	= 21,200 SF
TOTAL BUILDING AREA	= 41,200 SF
F.A.R.	= 0.10 (5.0 MAX. ALLOWED)

PARKING REQUIRED

	MIN.	MAX.
OFFICE		
1 SP/350 S.F. MIN. (9,500 SF)	= 28 SP	48 SP
1 SP/200 S.F. MAX. (9,500 SF)		
WAREHOUSE		
1 SP/1.5 EMPLOYEE MIN. (50 EMP.)	= 34 SP	50 SP
1 SP/1 EMPLOYEE MAX. (50 EMP.)	= 62 SP	98 SP
TOTAL PARKING REQUIRED	= 89 SPACES	98 SP
TOTAL PARKING PROVIDED	= 89 SPACES	(4 HC SP INCLUDED)

BIKE PARKING REQUIRED/PROVIDED

	MIN.	MAX.
OFFICE	= 2 SHORT TERM/2 LONG TERM	
WAREHOUSE	= 0 SHORT TERM/2 LONG TERM	(LONG TERM PROVIDED INDOORS)

TOTAL VEHICULAR USE AREA = 29,130 SF

INTERIOR LANDSCAPE AREA REQUIRED = 2,185 SF

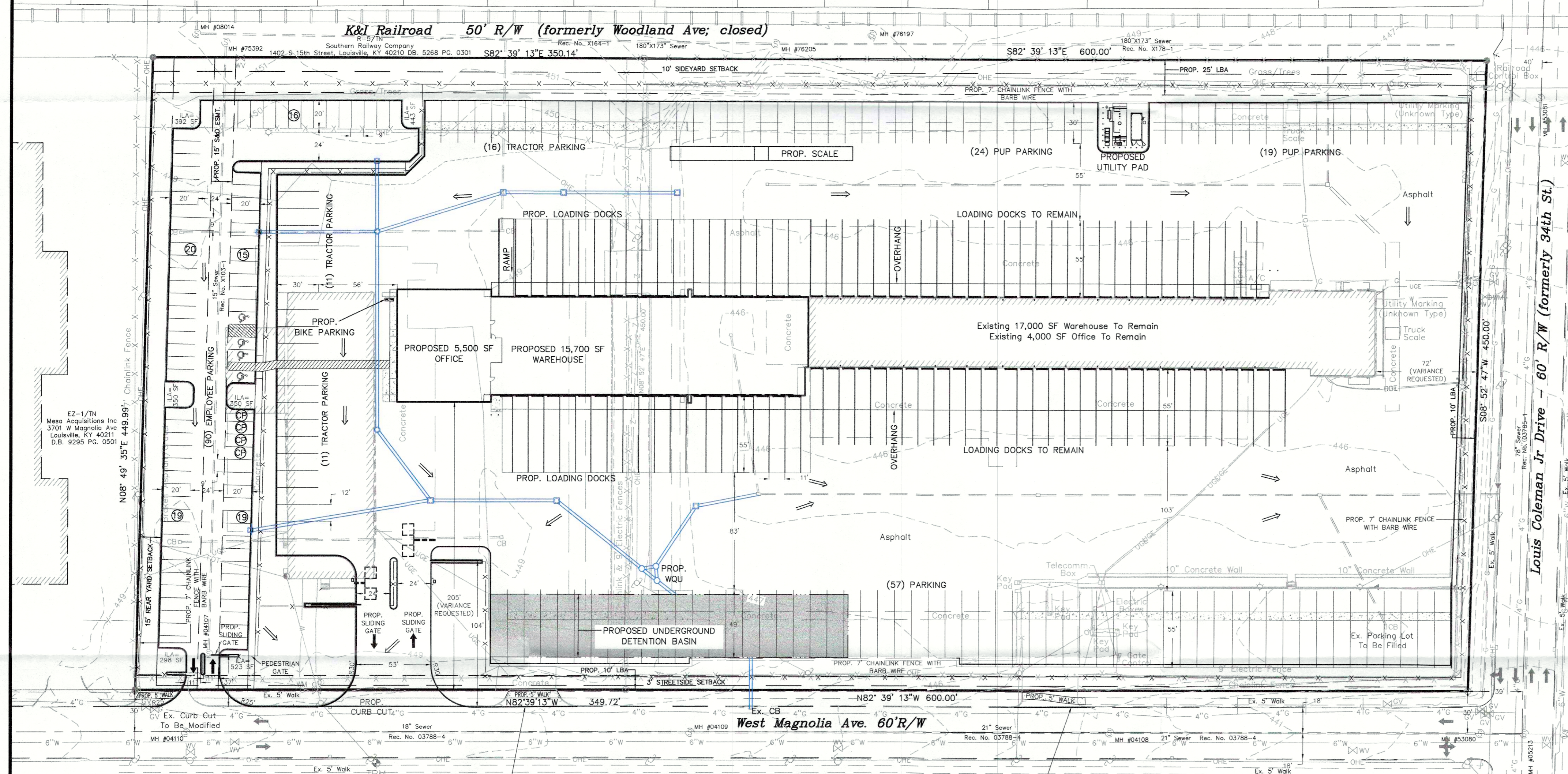
INTERIOR LANDSCAPE AREA PROVIDED = 2,356 SF

EXISTING IMPERVIOUS = 348,586 SF

PROPOSED IMPERVIOUS = 358,681 SF (2.9% INCREASE)

- 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 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.

- MSD NOTES:**
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
 - Sanitary sewer service will be provided by existing connection and subject to applicable fees. A Downstream Facilities Capacity request has been approved by MSD by letter dated January 28, 2019.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0039 E & 21111 C 0040 E dated December 5, 2006.
 - Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
 - If the site has thru drainage an easement plan will be required prior to MSD granting construction plan approval.
 - Site will be subject to MSD Regional Facilities Fee.
 - All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
 - 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.
 - Site discharges into the combined sanitary sewer system and shall limit the 100 year post-developed discharge to the 10 year pre-developed discharge per Section 10.3.1.2 of the MSD design manual. Underground detention is being provided to meet this requirement.
 - Underground detention basins must meet the requirements of Section 10.3.8.4 of MSD's Design Manual.
 - Any required fill in the combined sewer overflow floodplain shall be compensated on site at a ratio of 1.5 to 1 below the floodplain elevation.
 - A portion of this site is located within the combined sewer overflow floodplain. Lowest finished floor elevation to be at or above 449.50 and lowest machinery to be at or above 450.50. Per the MSD Feb. 4, 2019 email, the Combined Sewer Overflow Elevation is 448.50.

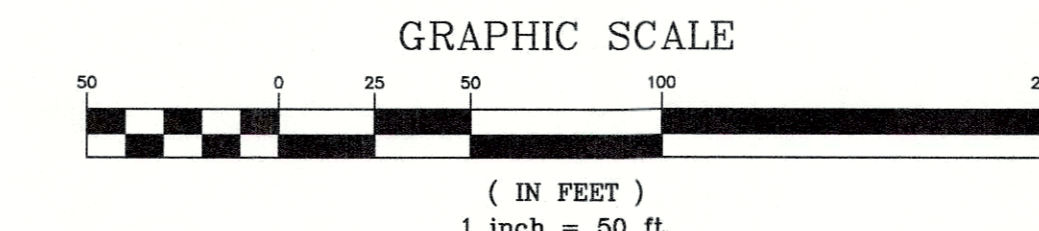


DETENTION BASIN CALCULATIONS (Post 100 year to Pre 10)

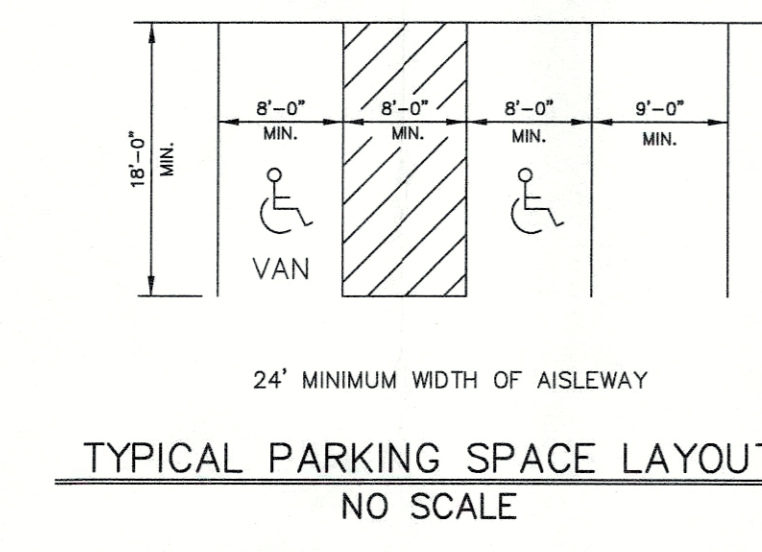
$X = \Delta CRA/12$
 $\Delta C = (\text{UNCHANGED}) 0.90$
 $A = 5.5 \text{ ACRES}$
 $R = \text{POST } 100 = 6.2 \text{ INCHES; PRE } 10 = 4.5$
 $X = (0.90)(6.2 - 4.5)/12 = 0.70 \text{ AC.-FT.}$
 REQUIRED $X = 30,500 \text{ CU.FT.}$
 PROVIDED BASIN = 2430 LF OF 48" DIA. PIPE ~ 30,536 CU.FT.
 TOTAL = 30,536 CU. FT. > 30,500 CU. FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 427,284 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 10% (42,728 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 10% (43,200 S.F.)



- LEGEND**
- PROPOSED WATER QUALITY UNIT
 - CARPOOL SPACES
 - TO BE REMOVED
 - EXISTING STORM SEWER, CATCH BASIN
 - PROPOSED STORM SEWER, CATCH BASIN
 - PROPOSED SEWER AND MANHOLE
 - PROPOSED DRAINAGE SWALE



SITE ADDRESS: 1400 LOUIS COLEMAN JR DR, TAX BLOCK 048G, LOT 0143, D.B. 9410, PG. 0380
SITE ADDRESS: 3515 W MAGNOLIA AVE, TAX BLOCK 048G, LOT 0141, D.B. 10529, PG. 0969
COUNCIL DISTRICT - 1
FIRE PROTECTION DISTRICT - LOUISVILLE #1
MUNICIPALITY - LOUISVILLE
RECEIVED MAR 11 2019
DESIGN SERVICES
CASE: 19DEVPLAN1009
WM #8474

LD&D LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 509 WASHINGTON ST. SUITE 1000 PHOENIX, AZ 85004
 TEL: 602.441.5757 FAX: 602.441.5754 WEB SITE: WWW.LD-D.COM

OLD DOMINION FREIGHT LINE INC.
 OWNER/DEVELOPER
OLD DOMINION FREIGHT LINE INC.
 500 OLD DOMINION WAY
 THOMASVILLE, NC 27360

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/11/19	REVISED PER AGENCY COMMENTS	AER
2	3/xx/19	REVISED PER AGENCY COMMENTS	AER

PROJECT DATA

FILE NAME: 18235-000P
 DATE: 1/17/19
 SCALE: AS SHOWN
 DRAWN BY: AH
 CHECKED BY: AER

PROJECT NO. 18235

SHEET 1 OF 1

RECEIVED MAR 11 2019
DESIGN SERVICES