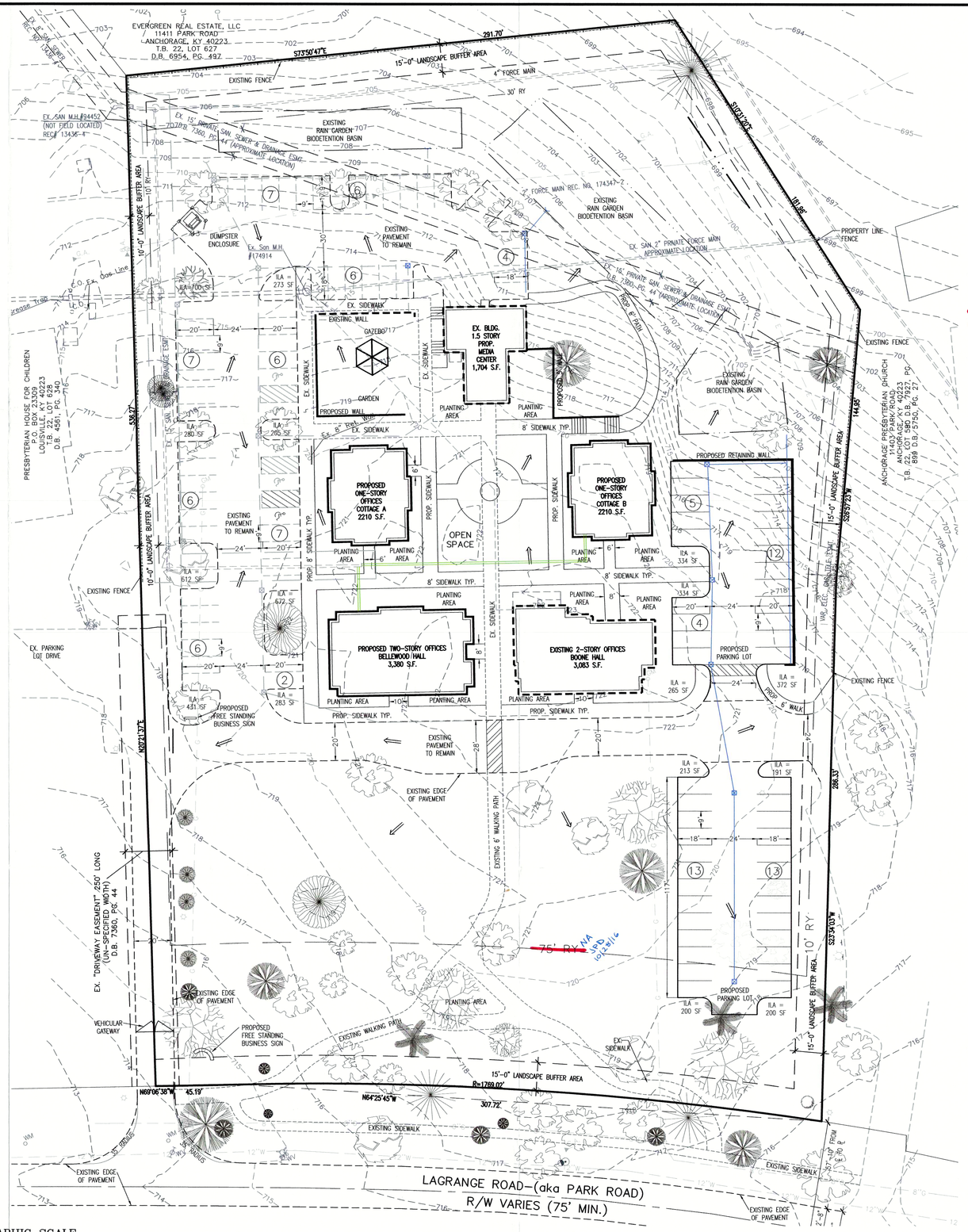
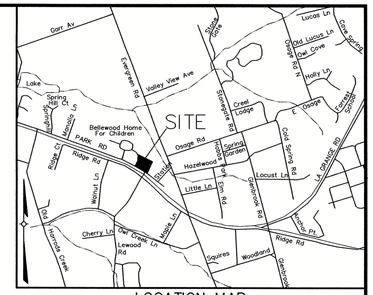
PRELIMINARY APPROVAL
Condition of Approval: _____
_____
_____
_____
Date: 10-5-16
Development Review
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: _____
_____
BY: Barry Markert for Pat Brudzinski
DATE: 10-5-16
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS





LOCATION MAP
NOT TO SCALE

WAIVER GRANTED:

1. WAIVER GRANTED JANUARY 3, 2008, CASE #9217. LMPC DID HEREBY GRANT A WAIVER TO REDUCE THE REQUIRED 15' LANDSCAPE BUFFER TO 10' AREA ADJACENT TO A SIDE PROPERTY LINE ON THE PROPERTY LOCATED AT 11301 PARK ROAD, CONTAINING 4.6 AC. BEING IN THE CITY OF ANCHORAGE.

~~WAIVER REQUESTED:~~

~~A WAIVER REQUESTED FROM LAND DEVELOPMENT CODE SECTION 5.5.1.A.3. TO ALLOW THE PROPOSED 10 SPACE PARKING LOT TO BE CONSTRUCTED IN FRONT OF THE BUILDING~~

NA JPD 10/28/16

PROJECT DATA

TOTAL SITE AREA	= 4.6± Ac. (200,376 S.F.)
EXISTING ZONING	= OR
FORM DISTRICT	= VILLAGE
EXISTING USE	= OFFICES
PROPOSED USE	= OFFICES
BUILDING AREA	
OFFICES	= 18,570 S.F.
1ST FLOOR TOTAL	= 10,285 S.F.
2ND FLOOR TOTAL	= 8,285 S.F.
PARKING	
10,285/400 1ST FLOOR	= 26 SPACES
8,285/500 2ND FLOOR	= 17 SPACES
PARKING REQUIRED	= 43 SPACES
EXISTING PARKING	= 57 SPACES
PROPOSED PARKING	= 47 SPACES
TOTAL PARKING PROVIDED	= 104 SPACES (5 ACCESSIBLE SPACES)
VEHICULAR USE AREA	= 49,599 S.F.
INT. LANDSCAPE AREA	= 3,720 S.F. (7.5% OF VUA)
ILA PROVIDED	= 5,975 S.F. (12% OF VUA)

GENERAL NOTES

1. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0032E dated December 5, 2006.
2. 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.
3. Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
4. 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.
5. A Tree Preservation Plan will be submitted for approval to the Planning Commission for approval prior to beginning construction.
6. All dumpsters and service structures are to be screened per Chapter 10.
7. The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
8. Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
9. Construction plan, bond & permit required for work within right-of-way.
10. Onsite detention/infiltration will be provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2, 10, 25, and 100-year storms or to the capacity of the downstream system, whichever is more restrictive. A concrete level spreader is to be provided as an overflow.
11. An outlet for storm water will be provided and is subject to MSD and Anchorage Approval.
12. Plan is subject to plan review fees.
13. All lighting on the site shall be directed down and away from residential housing. This shall comply with Chapter 4.1 of the Land Development Code
14. There will be no commercial signs in the ROW.
15. All site signage shall conform to City of Anchorage, Kentucky signage ordinances and regulations.
16. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
17. KYTC approval required for the increased run off to the state right of way prior to MSD construction plan approval.
18. A Downstream Capacity Facility Request was submitted on September 6, 2016.
19. A Cross Access Agreement between the subject site and the property to the east, Anchorage Presbyterian Church, shall be recorded prior to final Construction Plan approval.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 200,376 S.F.
TOTAL TREE CANOPY CLASS	= CLASS D (20% SITE S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 45,163 S.F. (25%)
PROPOSED TREE CANOPY TO BE PLANTED	
8 TYPE "A" TREES @ 1 3/4 CAL. (720 S.F. CREDIT EACH)	= 5,760 S.F.
TOTAL TREE CANOPY PROVIDED	= 50,923 S.F. (28%)

RECEIVED
SEP 29 2016
PLANNING & DESIGN SERVICES

SITE ADDRESS:
11301, 11303, 11305 PARK ROAD
ANCHORAGE, KY 40223-2427
TAX BLOCK 22, LOT 629
D.B. 10286, PG. 225
D.B. 7650, PG. 315

OWNER
EVERGREEN REAL ESTATE LLC.
P.O. BOX 99900
LOUISVILLE, KENTUCKY 40269

COUNCIL DISTRICT – ~~8~~ 17
FIRE DISTRICT – ANCHORAGE

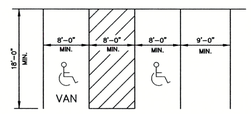
16DEVPLAN1156
WM# 6107

DETENTION BASIN CALCULATIONS
(A detention basin will be provided)

X = Δ CRA/12
ΔC = .65-.33=0.32
A = 4.6
R = 2.8
X = (.32)(4.6)(2.8)/12 = .347 AC.-FT.
REQUIRED X = 15,120 CU.FT.

PROVIDED BASIN = 6,600 SQ.FT.

TOTAL = 6,600 SQ.FT. @ APPROX. 3 FT. DEPTH
= 19,800 CU.FT. > 15,120 CU.FT.



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

LEGEND
- =PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND CREEKSTONE HEADWALL
- =PROPOSED SEWER AND MANHOLE
- SF =PROPOSED SILT FENCE
- =PROPOSED DRAINAGE SWALE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REVISIONS

NO.	DATE	DESCRIPTION	BY

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 07098-DDDP.DWG
DATE: 9-29-2016
SCALE: AS SHOWN
CHECKED BY: KY
DRAWN BY: CC/SBS

L D&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING · LAND SURVEYING · LANDSCAPE ARCHITECTURE
503 MAGNOLIA AVENUE, SUITE 100, LOUISVILLE, KENTUCKY 40223
PHONE: 502.426.9374
FAX: 502.426.9375
WEB SITE: WWW.LDD-INC.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EVERGREEN REAL ESTATE ANCHORAGE
DEVELOPER
EVERGREEN REAL ESTATE
11411 PARK ROAD
LOUISVILLE, KY 40223
502.253.4400

JOB NO. 07098

SHEET 1 OF 1

16 DEVPLAN 1156