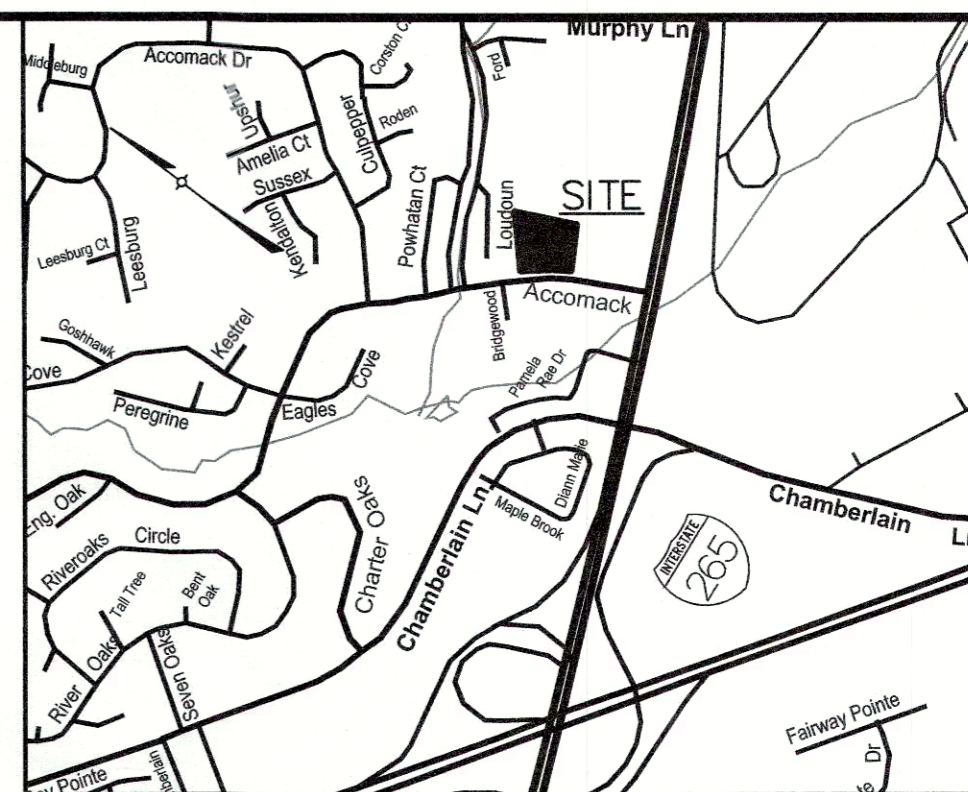


PRELIMINARY APPROVAL
 Condition of Approval:
 Development Review
 Date: 12-13-17
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: Thomas Mackert
 DATE: 12-13-17
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

PEC/SW
 Ford Motor Co World Headquarters
 1 American Rd Rm 714
 Dearborn, MI 48126
 D.B. 7402 PG. 0941



LOCATION MAP
 NOT TO SCALE

WAIVERS GRANTED

JULY 17, 2014
 14 ZONE 1023

1. A WAIVER WAS GRANTED FROM SECTION 5.9.2.A.1.b.ii OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE THE VEHICLE AND PEDESTRIAN CONNECTION TO ADJACENT NON-RESIDENTIAL SITES.
2. A WAIVER WAS GRANTED FROM SECTION 10.2.4.B OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW GREATER THAN 50% OVERLAP OF UTILITY EASEMENTS INTO REAR, SIDES, AND FRONT LANDSCAPE BUFFER AREAS.
3. A WAIVER WAS GRANTED FROM SECTION 5.5.4.B.1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED 50' LANDSCAPE BUFFER AREA TO 25' AND TO NOT PROVIDE THE 6' BERM.

WAIVERS REQUESTED

1. A WAIVER IS REQUESTED FROM SECTION 5.9.2.A.1.b.ii OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE THE VEHICLE AND PEDESTRIAN CONNECTION TO ADJACENT NON-RESIDENTIAL SITES.
2. A WAIVER IS REQUESTED FROM SECTION 10.2.4.B OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW GREATER THAN 50% OVERLAP OF UTILITY EASEMENTS AND ALL APPLICABLE LANDSCAPE BUFFER AREAS.
3. A WAIVER IS REQUESTED FROM SECTION 5.5.4.B.1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED 50' LANDSCAPE BUFFER AREA TO 25' AND TO NOT PROVIDE THE 6' BERM.

PROJECT DATA

TOTAL SITE AREA	= 3.0± Ac. (130,697 SF)
EXISTING ZONING	= C-M
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= STORAGE FACILITY
PROPOSED STORAGE FACILITY AREA	= 120,900 SF
PROPOSED OFFICE AREA	= 900 SF
TOTAL BUILDING AREA	= 121,800 SF
BUILDING HEIGHT	= 39' 3-STORY (45' MAX. ALLOWED)
F.A.R.	= 0.93 (5.0 MAX. ALLOWED)

PARKING REQUIRED

OFFICE	MIN.	MAX.
900/350 S.F. MIN.	= 3 SP	5 SP
900/200 S.F. MAX.	= 3 SP	5 SP
STORAGE FACILITY		
1 SP/1.5 EMPLOYEES (12 EMPLOYEES)	= 8 SP	
1 SP/1 EMPLOYEE (12 EMPLOYEES)	= 12 SP	
TOTAL PARKING REQUIRED	= 11 SP	17 SP
TOTAL PARKING PROVIDED	= 15 SPACES (2 HC SP INCLUDED)	
BIKE PARKING REQUIRED/PROVIDED	= 2 LONG TERM (PROVIDED INDOORS)	

TOTAL VEHICULAR USE AREA

TOTAL VEHICULAR USE AREA	= 48,490 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 3,637 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 3,808 SF

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. 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.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
5. By Section 10.2.3 of the Louisville Land Development Code the rear property line 15 ft. Landscape Buffer Area is not required because it and the required landscaping and screening is being provided on the adjacent Ford property.
6. Site investigation by Kevin Young RLA on November 10, 2017 indicated no KARST features on site.
7. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

MSD NOTES:

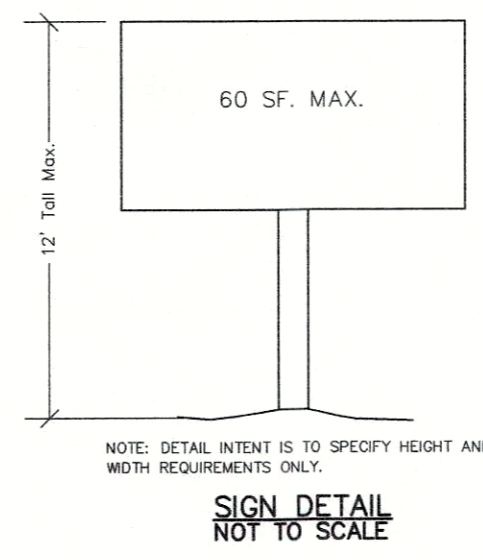
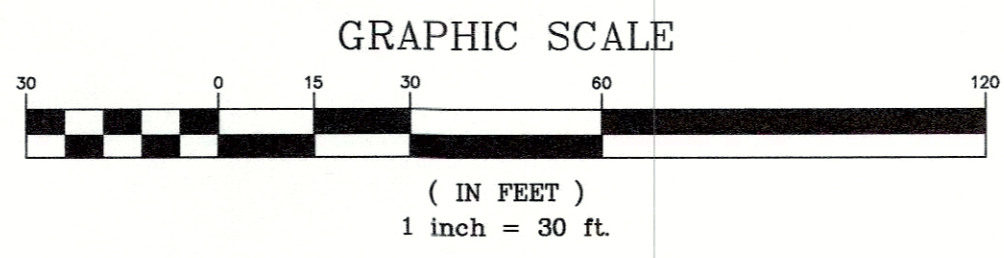
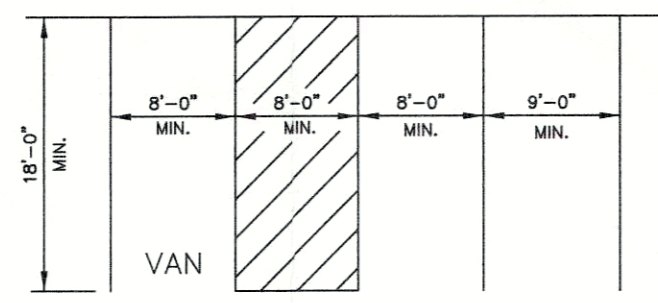
1. Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0019 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
5. If site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. On-site detention 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.
7. A Downstream Facilities Capacity Request will be submitted to MSD.
8. 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.
9. 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.
10. All roof drains must be collected and drained to the detention basin.
11. MSD drainage bond required prior to construction plan approval.

DETENTION BASIN CALCULATIONS

X = A GRA/12
 A₂ = 0.80-0.23=0.57
 A = 3.0 ACRES
 R = 2.8 INCHES
 X = (0.57)(3.0)(2.8)/12 = 0.399 AC.-FT.
 REQUIRED X = 17,380 CU.FT.
 PROVIDED BASIN = 13,250 SQ.FT.
 TOTAL = 13,250 SQ.FT. @ APPROX. 1.5 FT. DEPTH
 = 19,875 CU.FT. > 17,380 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 130,697 S.F.
 EX. TREE CANOPY = 45,658 S.F.
 EXISTING TREE CANOPY TO BE PRESERVED = 0% (S.F.)
 TOTAL TREE CANOPY AREA REQUIRED = 20% (26,139 S.F.)
 PROPOSED TREE CANOPY TO BE PLANTED = 20% (26,640 S.F.)



LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE

TYPICAL PARKING SPACE LAYOUT
 NO SCALE

OWNER:
 FIRESIDE INVESTMENT POOL LLC
 90 EDWARDSVILLE PROFESSIONAL PARK
 EDWARDSVILLE, IL 62025

SITE ADDRESS:
 3913 ACCOMACK DR 40241
 TAX BLOCK 1596, LOT 0014
 D.B. 10186, PG. 0912

CASE# 17DEVPLAN1200
 RELATED CASE# 14ZONE1023
 WM# 10974

COUNCIL DISTRICT - 17
 FIRE PROTECTION DISTRICT - WORTHINGTON

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
 FILE NAME: 14034-15-17-17_RDDDP
 DATE: 12/17/17
 SCALE: AS SHOWN
 CHECKED BY: AER
 DRAWN BY: BB/JH

REVISIONS

REVISOR'S SEAL
 ENGINEER'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 507 WARDEN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
 TEL: 502.261.4494 FAX: 502.261.4494

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
3913 ACCOMACK DRIVE
 OWNER:
FIRESIDE INVESTMENT POOL LLC
 90 EDWARDSVILLE PROFESSIONAL PARK
 EDWARDSVILLE, IL 62025

JOB NO. 14034
 SHEET 1 OF 1

