

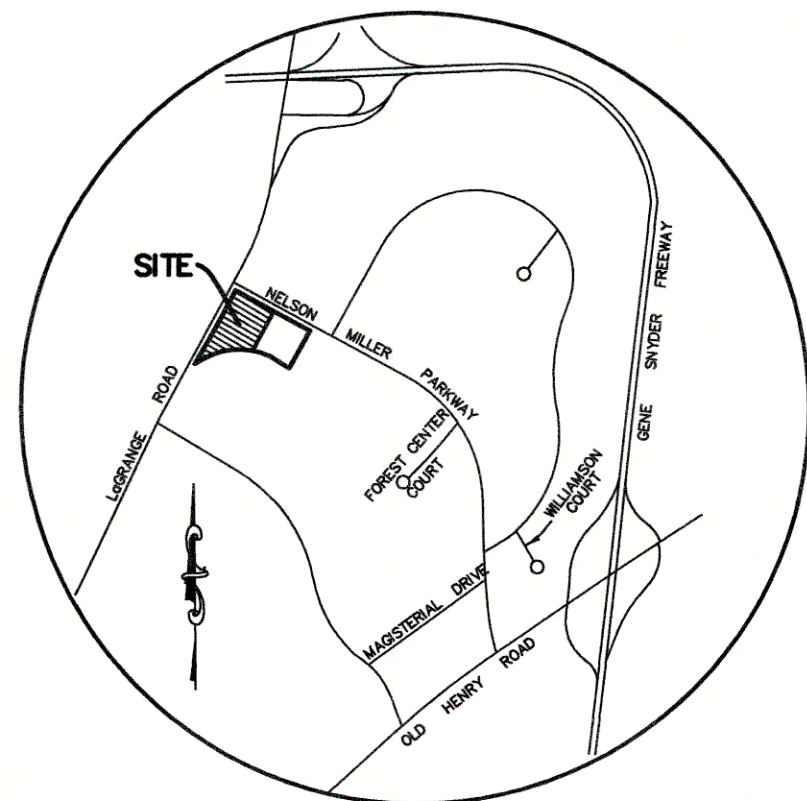
PRELIMINARY APPROVAL
Condition of Approval:

Development Review
Date
5/18/16
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: *Tommy Markert*
DATE: 5-18-16
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



LOCATION MAP
NO SCALE

SITE DATA

GROSS SITE AREA:	6.18 ACS
EXISTING ZONING:	PEC
FORM DISTRICT:	SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE:	OFFICE
PROPOSED USE:	OFFICE
BUILDING FOOTPRINT:	EXISTING BUILDING FOOTPRINT: 14,400 SF NEW BUILDING FOOTPRINT: 15,880 SF
BUILDING AREA:	EXISTING BUILDING AREA: 28,800 SF NEW BUILDING AREA: 31,760 SF
PROPOSED BUILDING HEIGHT:	35'

PARKING SUMMARY

PARKING REQUIRED:	173 SPACES
(GENERAL OFFICE: 1 SPACE/350 SF)	
MAX. PARKING ALLOWED:	303 SPACES
(GENERAL OFFICE: 1 SPACE/200 SF)	
PARKING PROVIDED:	338 SPACES*
(INCLUDING 12 ACCESSIBLE SPACES.)	

* ALL PARKING SPACES ARE EXISTING. NO CHANGES ARE BEING MADE TO THE EXISTING PARKING AREAS, SO NO WAIVER IS REQUIRED.

BICYCLE PARKING SUMMARY

REQUIRED LONG TERM SPACES:	2 SPACES
REQUIRED SHORT TERM SPACES:	2 SPACES

* LONG TERM SPACES WILL BE PROVIDED INSIDE THE BUILDING.

ILA CALCULATIONS

EXISTING IJA:	77,490 SF
ILA REQUIRED (7.5%):	5,812 SF
ILA PROPOSED:	18,050 SF
TREES REQUIRED:	20 TREES

PREVIOUSLY APPROVED REQUESTS

- VARIANCE TO ALLOW VEHICULAR PARKING WITHIN THE FRONT AND STREET SIDE YARDS PER ARTICLE 7.2, 701.
- VARIANCE FOR THE REMOVAL OF THE 15 FOOT LANDSCAPE STRIP ALONG THE INTERIOR SIDE AND FRONT PROPERTY LINES FOR LOTS 4, 5, 6 & 7, TO ALLOW ACCESS AND PARKING, PER ARTICLE 7.2, 702.
- WAIVER OF SIDEWALKS ALONG LAGRANGE ROAD.

NEW WAIVER REQUEST

- WAIVER FROM LDC 10.2.4.8 TO ELIMINATE THE 15' LBA REQUIREMENT ALONG ALL NEW PROPERTY LINES.

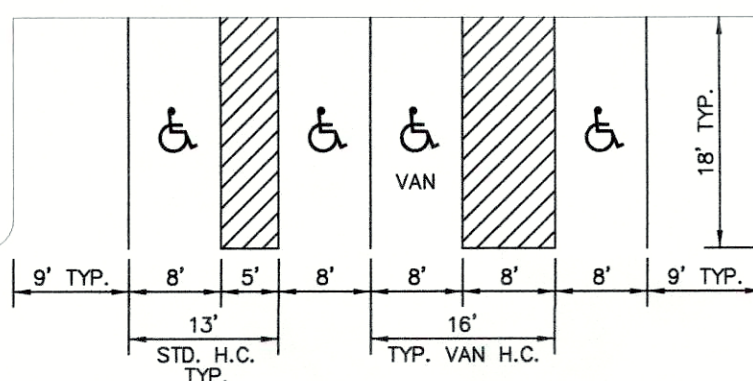
GENERAL NOTES

- NO CHANGE IS EXPECTED IN THE DRAINAGE PATTERN. DRAINAGE FACILITIES WERE CONSTRUCTED IN ACCORDANCE WITH THE PREVIOUSLY APPROVED PLANS FOR THE SITE.
- SANITARY SEWERS ARE AVAILABLE THROUGH EXISTING P.S.C. AND L.E. CONTRACT, SUBJECT TO FEES.
- RETENTION TO BE PROVIDED IN THE EXISTING ON SITE BASIN.
- WASTEWATER TREATMENT TO BE PROVIDED AT HITE CREEK WASTEWATER TREATMENT PLANT.
- CROSSOVER PARKING, UTILITY, AND ACCESS AGREEMENT EXISTS FOR THE SITE.
- ALL PARKING AND MANEUVERING AREA IS ALREADY CONSTRUCTED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- APPROVAL FROM WSD SANITARY SEWER DEPARTMENT AND THE PURCHASE OF ADDITIONAL PSC'S MAY BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL. ALL BUILDINGS SHALL HAVE AN INDIVIDUAL PSC.

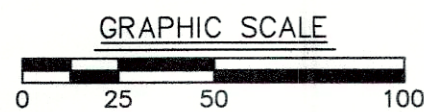
WM # 6323
CASE # 16DEVPLAN1067
RELATED CASE #s 16MINORPLA11013,
14DEVPLAN1156 & 09-005-89
TAX BLOCK 3175, LOT 4

OWNER
EASTPOINT OFFICE PARK
5216 EASTWIND ROAD
LOUISVILLE, KY, 40207
NO DEED LISTED

DEVELOPER
T&T CHYNOWETH
P.O. BOX 7765
LOUISVILLE, KY 40257



TYPICAL PARKING SPACES
NO SCALE



RECEIVED
MAY 02 2016
PLANNING &
DESIGN SERVICES

EPSC 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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. SOILS 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 FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. 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 NOT 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 DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

EPSC CONCEPT PLAN

- INSTALL SILT FENCE AND INLET PROTECTION.
- BEGIN CONSTRUCTION.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

AREA OF DISTURBANCE

APPROXIMATELY .75 ACS (32,826 SF)*

*THESE BUILDINGS WILL MOST LIKELY BE BUILT IN PHASES.

LAGRANGE ROAD 120 TO 150' R/W

N 50°22'29" E
3.52'

PEC, SW
EASTPOINT HOUSE, LLC
4011 GARDINER POINT DR., STE. 200
LOUISVILLE, KY, 40213
D.B. 7034, PG. 791

PEC, SW
OAKLAND LIMITED PARTNERSHIP
PO BOX 6449
LOUISVILLE, KY, 40206
NO DEED LISTED

LEGEND

- EX. SANITARY SEWER
- EX. STORM SEWER
- EXISTING BUILDING
- PROPOSED BUILDING

PEC, SW
LOT 1
(NOT A PART OF
THIS APPLICATION)
EXCALIBUR EQUITIES, LLC
13307 MAGISTERIAL DR.
LOUISVILLE, KY, 40223
D.B. 9237, PG. 694

PEC, SW
LOT 2
(NOT A PART OF
THIS APPLICATION)
R.W.N. LLC
22 EAGLE TRACE CT.
LOUISVILLE, KY, 40245-7020
D.B. 9075, PG. 11

PEC, SW
LOT 3
(NOT A PART OF
THIS APPLICATION)
AMERICAN ENGINEERS, INC.
2500 NELSON MILLER PKWY.
LOUISVILLE, KY, 40223
D.B. 8717, PG. 22

LOT 5
(NOT A PART OF
THIS APPLICATION)
KRAUSER, BROWN REALTY LLC
13102 EASTPOINT PARK BLVD 200
LOUISVILLE, KY, 40223
D.B. 9096, PG. 625

PEC, SW
LOT 7
(NOT A PART OF
THIS APPLICATION)
NWA, BUILDING LLC
13307 MAGISTERIAL D
LOUISVILLE, KY, 40223
D.B. 7954, PG. 789

PEC, SW
LOT 6
(NOT A PART OF
THIS APPLICATION)
HORIZON PARTNERS LLC
13307 MAGISTERIAL DR
LOUISVILLE, KY, 40223
D.B. 9096, PG. 641

PEC, SW
SIEMENS CORPORATION
170 WOOD AVE S
ISELIN, NJ 08830
D.B. 10480, PG. 42