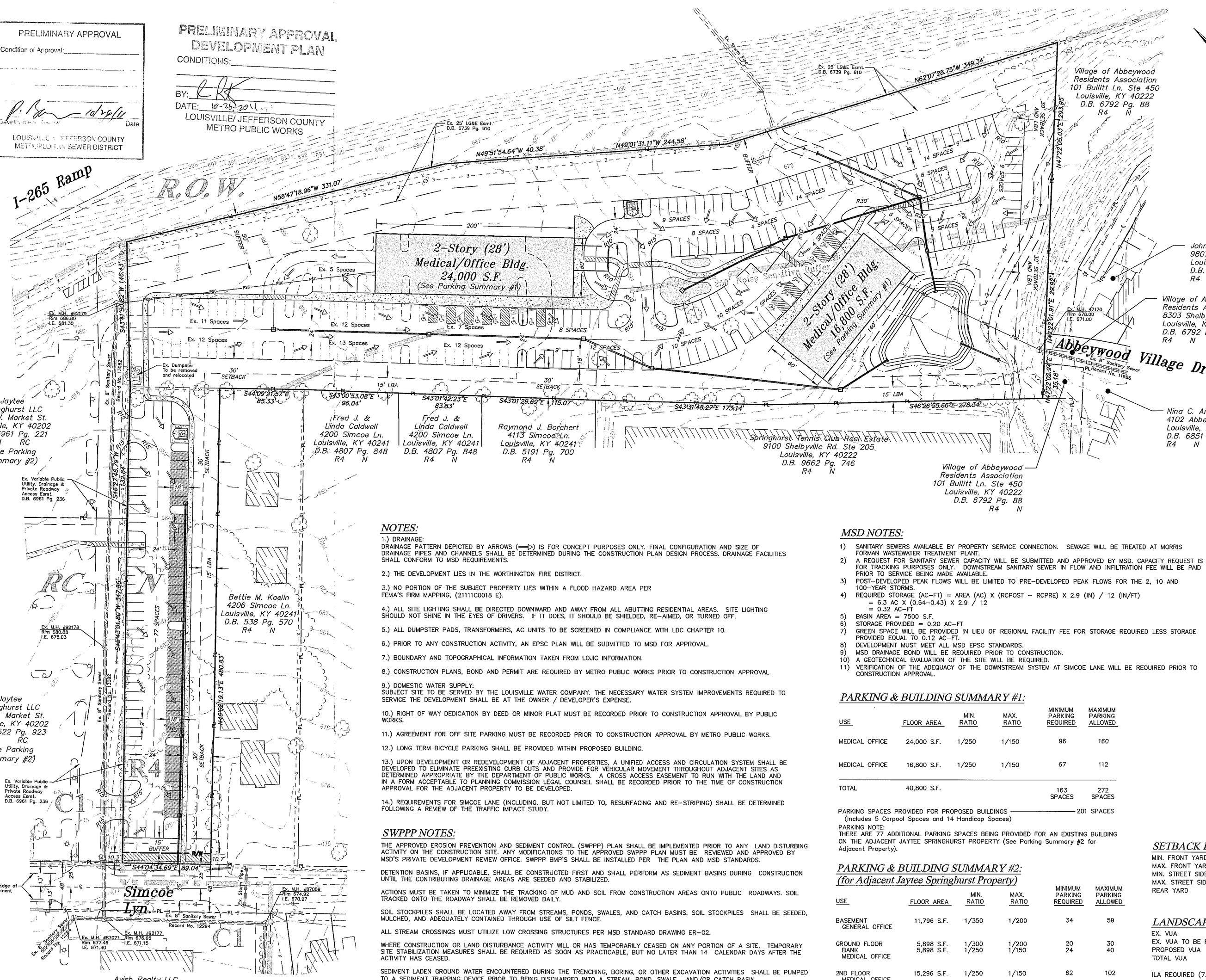
PRELIMINARY APPROVAL
Condition of Approval: _____

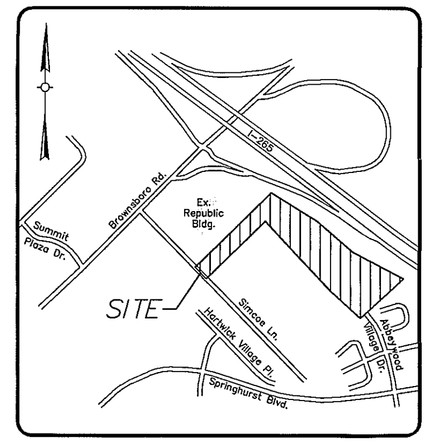
Development Coordinator — Date

LOUISVILLE / JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: _____

BY: _____
DATE: 10-24-2011
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS





LOCATION MAP
NOT TO SCALE

LEGEND:

INVERT ELEVATION	IE
EXISTING	EX.
MANHOLE	M.H.
EX. LIGHT POLE	
EX. POWER POLE	
PROPOSED CARPOOL SPACE	
EX. ELECTRIC LINE	E
EX. EDGE OF PAVEMENT	
EX. SWALE	
EX. DITCH LINE	
PROPOSED WET BASIN	
EX. FENCE	X
EX. STORM SEWER	
EX. SANITARY SEWER	
EX. CONTOURS	
PROPOSED CONCRETE	

NOTES:

1.) DRAINAGE:
DRAINAGE PATTERN DEPICTED BY ARROWS (⟹) IS FOR CONCEPT PURPOSES ONLY. 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.

2.) THE DEVELOPMENT LIES IN THE WORTHINGTON FIRE DISTRICT.

3.) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0018 E).

4.) ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ALL ABUTTING RESIDENTIAL AREAS. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE SHIELDED, RE-AIMED, OR TURNED OFF.

5.) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH LDC CHAPTER 10.

6.) PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.

7.) BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM LOJIC INFORMATION.

8.) CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

9.) DOMESTIC WATER SUPPLY:
SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.

10.) RIGHT OF WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.

11.) AGREEMENT FOR OFF SITE PARKING MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.

12.) LONG TERM BICYCLE PARKING SHALL BE PROVIDED WITHIN PROPOSED BUILDING.

13.) UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS EASEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

14.) REQUIREMENTS FOR SIMCOE LANE (INCLUDING, BUT NOT LIMITED TO, RESURFACING AND RE-STRIPING) SHALL BE DETERMINED FOLLOWING A REVIEW OF THE TRAFFIC IMPACT STUDY.

SWPPP NOTES:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (SWPPP) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP 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. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW CROSSING STRUCTURES PER MSD 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 NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

MSD NOTES:

1) SANITARY SEWERS AVAILABLE BY PROPERTY SERVICE CONNECTION. SEWAGE WILL BE TREATED AT MORRIS FORMAN WASTEWATER TREATMENT PLANT.
2) A REQUEST FOR SANITARY SEWER CAPACITY WILL BE SUBMITTED AND APPROVED BY MSD. CAPACITY REQUEST IS FOR TRACKING PURPOSES ONLY. DOWNSTREAM SANITARY SEWER IN FLOW AND INFILTRATION FEE WILL BE PAID PRIOR TO SERVICE BEING MADE AVAILABLE.
3) POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10 AND 100-YEAR STORMS.
4) REQUIRED STORAGE (AC-FT) = AREA (AC) X (RCPOST – RCPRE) X 2.9 (IN) / 12 (IN/FT)
= 6.3 AC X (0.64-0.43) X 2.9 / 12
= 0.32 AC-FT
5) BASIN AREA = 7500 S.F.
6) STORAGE PROVIDED = 0.20 AC-FT
7) GREEN SPACE WILL BE PROVIDED IN LIEU OF REGIONAL FACILITY FEE FOR STORAGE REQUIRED LESS STORAGE PROVIDED EQUAL TO 0.12 AC-FT.
8) DEVELOPMENT MUST MEET ALL MSD EPSC STANDARDS.
9) MSD DRAINAGE BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION.
10) A GEOTECHNICAL EVALUATION OF THE SITE WILL BE REQUIRED.
11) VERIFICATION OF THE ADEQUACY OF THE DOWNSTREAM SYSTEM AT SIMCOE LANE WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

PARKING & BUILDING SUMMARY #1:

USE	FLOOR AREA	MIN. RATIO	MAX. RATIO	MINIMUM PARKING REQUIRED	MAXIMUM PARKING ALLOWED
MEDICAL OFFICE	24,000 S.F.	1/250	1/150	96	160
MEDICAL OFFICE	16,800 S.F.	1/250	1/150	67	112
TOTAL	40,800 S.F.			163 SPACES	272 SPACES

PARKING SPACES PROVIDED FOR PROPOSED BUILDINGS ——— 201 SPACES
(Includes 5 Carpool Spaces and 14 Handicap Spaces)
PARKING NOTE:
THERE ARE 77 ADDITIONAL PARKING SPACES BEING PROVIDED FOR AN EXISTING BUILDING ON THE ADJACENT JAYTEE SPRINGHURST PROPERTY (See Parking Summary #2 for Adjacent Property).

PARKING & BUILDING SUMMARY #2:
(for Adjacent Jaytee Springhurst Property)

USE	FLOOR AREA	MIN. RATIO	MAX. RATIO	MINIMUM PARKING REQUIRED	MAXIMUM PARKING ALLOWED
BASEMENT GENERAL OFFICE	11,796 S.F.	1/350	1/200	34	59
GROUND FLOOR BANK MEDICAL OFFICE	5,898 S.F. 5,898 S.F.	1/300 1/250	1/200 1/150	20 24	30 40
2ND FLOOR MEDICAL OFFICE	15,296 S.F.	1/250	1/150	62	102
3RD FLOOR GENERAL OFFICE	16,101 S.F.	1/350	1/200	46	81
4TH FLOOR GENERAL OFFICE	15,323 S.F.	1/350	1/200	44	77
TOTAL	70,312 S.F.			230 SPACES	389 SPACES

EXISTING SPACES PROVIDED ——— 249 SPACES
PROPOSED SPACES PROVIDED ——— 77 SPACES
(Net Loss 36 Spaces based on 113 previously provided)
TOTAL SPACES PROVIDED FOR EXISTING BUILDING ——— 326 SPACES

SETBACK DATA:

MIN. FRONT YARD	10 FT.
MAX. FRONT YARD	150 FT.
MIN. STREET SIDE YARD	10 FT.
MAX. STREET SIDE YARD	150 FT.
REAR YARD	50 FT.

LANDSCAPE DATA:

EX. VUA	38,144
EX. VUA TO BE REMOVED	– 11,392
PROPOSED VUA	76,033
TOTAL VUA	102,785
ILA REQUIRED (7.5% x VUA)	7,709
TOTAL ILA PROVIDED	9,880

SITE DATA:

FLOOR AREA RATIO (F.A.R.) 0.07

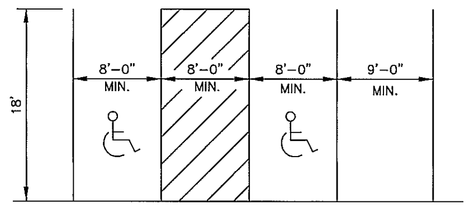
OWNER

JAYTEE SPRINGHURST LLC
601 W. MARKET ST.
LOUISVILLE, KY 40202

D.B. 9522 Pg. 931 & D.B. 9522 Pg. 920
TAX# W002 LOT# 0091 TAX# W002 LOT# 0026
5.33± AC 0.99± AC

SITE DATA:

TOTAL SITE AREA	6.32± AC.
DEDICATION OF RIGHT OF WAY	0.02± AC.
REMAINING SITE AREA	6.30± AC.
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	OTF
EXISTING LAND USE	RESIDENTIAL/VACANT
PROPOSED LAND USE	MEDICAL/OFFICE



TYPICAL PARKING SPACE LAYOUT
NO SCALE

VARIANCE REQUEST:

1.) TO EXCEED THE MAXIMUM FRONT SETBACK.

TREE CANOPY CALCULATIONS:

GROSS SITE AREA	274,428 S.F.
PERCENTAGE OF TREE CANOPY REQUIRED	20% (54,886 S.F.)
PERCENTAGE OF TREE CANOPY TO BE PRESERVED	0%
PERCENTAGE OF TREE CANOPY TO BE PLANTED	20% (54,886 S.F.)

TYPE	QTY	SIZE	TREE CANOPY AREA/TREE	TREE CANOPY
A	77	1 3/4" – 3"	720	55,440 S.F.

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FEET

W.M. # 10040
CASE NO. 15835

Revision	Date	Description	Detailed by	Chk'd by	Approved By
2	10-13-11	Agency Comments	JLW	SWH	
1	9-9-11	Agency Comments	JLW	SWH	

The New Look For Digging Safely in Kentucky
Kentucky 811
Call 811 Before You Dig

UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811(PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

ENGINEER:
HERITAGE ENGINEERING, LLC
642 South 4th Street Suite 100 Louisville, KY 40202
(502) 562-1412
(502) 562-1413 Fax
603 North Shore Drive Suite 204 Jeffersonville, IN 47130
(812) 280-8201
(812) 280-8281 Fax

OWNER/DEVELOPER:
JAYTEE SPRINGHURST
601 W. MARKET ST.
LOUISVILLE, KY 40202

PROJECT:
PRE-APP
ZONING CHANGE PLAN
FOR
JAYTEE DEVELOPMENT
4208 Simcoe Ln.
Louisville, KY

RECEIVED
OCT 17 2011
PLANNING & DESIGN SERVICES

JOB NO:	11013
HORIZ. SCALE:	1"=50'
VERT SCALE:	N/A
DESIGNED BY:	SWH
DETAILED BY:	JLW
CHECKED BY:	WHS
DATE:	MARCH, 2011

SHEET
1
of 1

X:\MA-Projects-2011\11013-Jaytee Springhurst\Preliminary\11013 - Pre App (9-9-11).dwg PLOT DATE: October 13, 2011 - 11:18am

15835