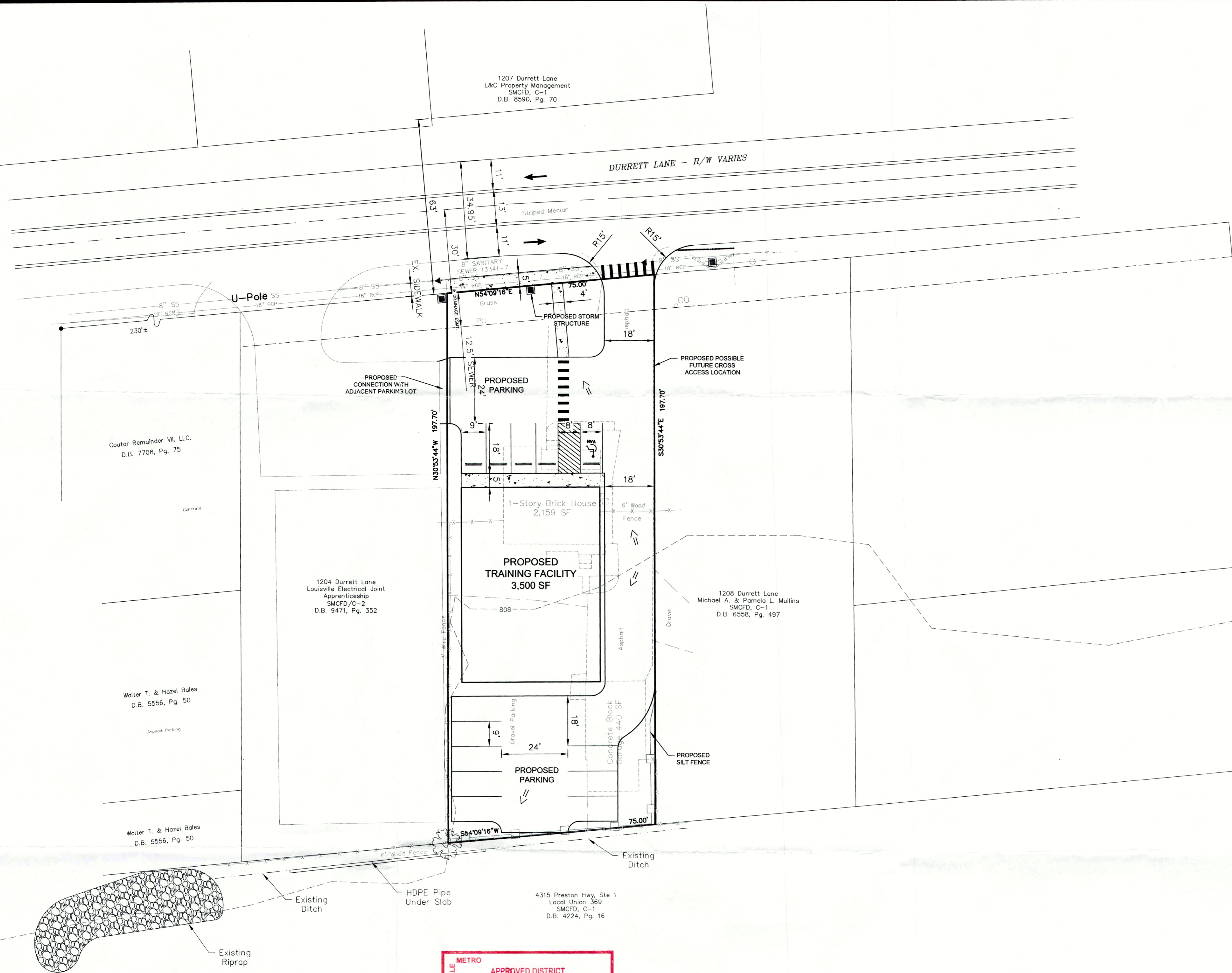


Users: abarhiev Plot Date: September 23, 2016 1:35 PM
 File Name: L:\16323.000 - LEJATC 1206 Durrett+ Rezoning\SITE\Drawings\Prelim\16323-Reszone-09-26-16.dwg



SITE DATA

LAND USE

SITE ADDRESS: 1206 DURRETT LANE 40213
 TAX BLOCK & LOT: T.B. 85L T.L. 10
 EXISTING ZONING DISTRICT: C-1
 PROPOSED ZONING DISTRICT: C-2
 EXISTING FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR
 PROPOSED FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR
 EXISTING USE: VACANT RESIDENTIAL
 PROPOSED USE: TRAINING CENTER
 EXISTING PARCEL AREA: 0.3392 ACRE
 DEED BOOK & PAGE: D.B. 10522, PG. 150

BUILDING DATA

BUILDING HEIGHT: ONE STORY: 60' MAX.
 EXISTING GROSS FLOOR AREA: 2,599 S.F.
 PROPOSED FOOTPRINT/GROSS FLOOR AREA: 3,500 S.F.
 FLOOR TO AREA RATIO: 0.24

BUILDING SETBACKS

FRONT MINIMUM: 1/2 OF R/W WIDTH = 30'
 FRONT MAXIMUM: 275'
 REAR: 0'
 SIDE: 0'

PARKING CALCULATIONS

MINIMUM REQUIRED: 9 SPACES
 1 SPACE/4 CLASSROOM SEATS + 1 SPACE/3 EMPLOYEES MAX SHIFT

MAXIMUM PERMITTED: 16 SPACES
 1 SPACE/2 CLASSROOM SEATS + 1 SPACE/EMPLOYEE MAX SHIFT

EXISTING PARKING: 13 SPACES (1 HC)

TREE CANOPY CALCULATIONS

NOT REQUIRED PER 10.1.2.B

LA/VA CALCULATIONS

NOT REQUIRED PER 10.2.2.C.1

EPSC DATA

EXISTING IMPERVIOUS: 9,972 S.F.
 PROPOSED IMPERVIOUS: 11,447 S.F. (15% INCREASE)
 SENSITIVE FEATURES: NONE
 HYDROLOGIC SOIL GROUP: ASSUMED C
 SOIL TYPE: URBAN LAND
 DISTURBED AREA: 14,775 S.F. MAX.

- AGENCY NOTES**
- MSD NOTES**
- SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGS WILL BE TREATED AT THE MORRIS FORMAN WQTF.
 - STORMWATER TO DRAIN TO EXISTING SWALE AND INTO EXISTING RIPRAP DITCH. EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL AS NECESSARY.
 - SITE IS SUBJECT TO MSD REGIONAL FACILITY FEE.
 - DOWNSTREAM CAPACITY TO BE VERIFIED FOR KYTC SYSTEM IN PRESTON HIGHWAY PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. NO ADDITIONAL RUNOFF TO BE DIRECTED TOWARDS THE REAR OF THE LOT.
- STANDARD MSD SWPPP 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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
 - 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. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
 - 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 GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POOL, SWALE OR CATCH BASIN.
- SWPPP PHASING**
- INSTALL SILT FENCE AS INDICATED ON PLAN.
 - PROTECT ANY EXISTING STORM STRUCTURES IN VICINITY WITH STONE BAG INLET PROTECTION.
- APCD**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- HEALTH DEPARTMENT**
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- PDS**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC (IF APPLICABLE).
 - STREET FACADE OF STRUCTURE TO BE COMPLIANT WITH LDC 5.6.1.
- MPW**
- CONSTRUCTION PLANS, BOND, AND PERMIT REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
 - ALL PARKING AND DRIVING SURFACES TO BE HARD, DURABLE SURFACE.
 - 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 AGREEMENT 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.

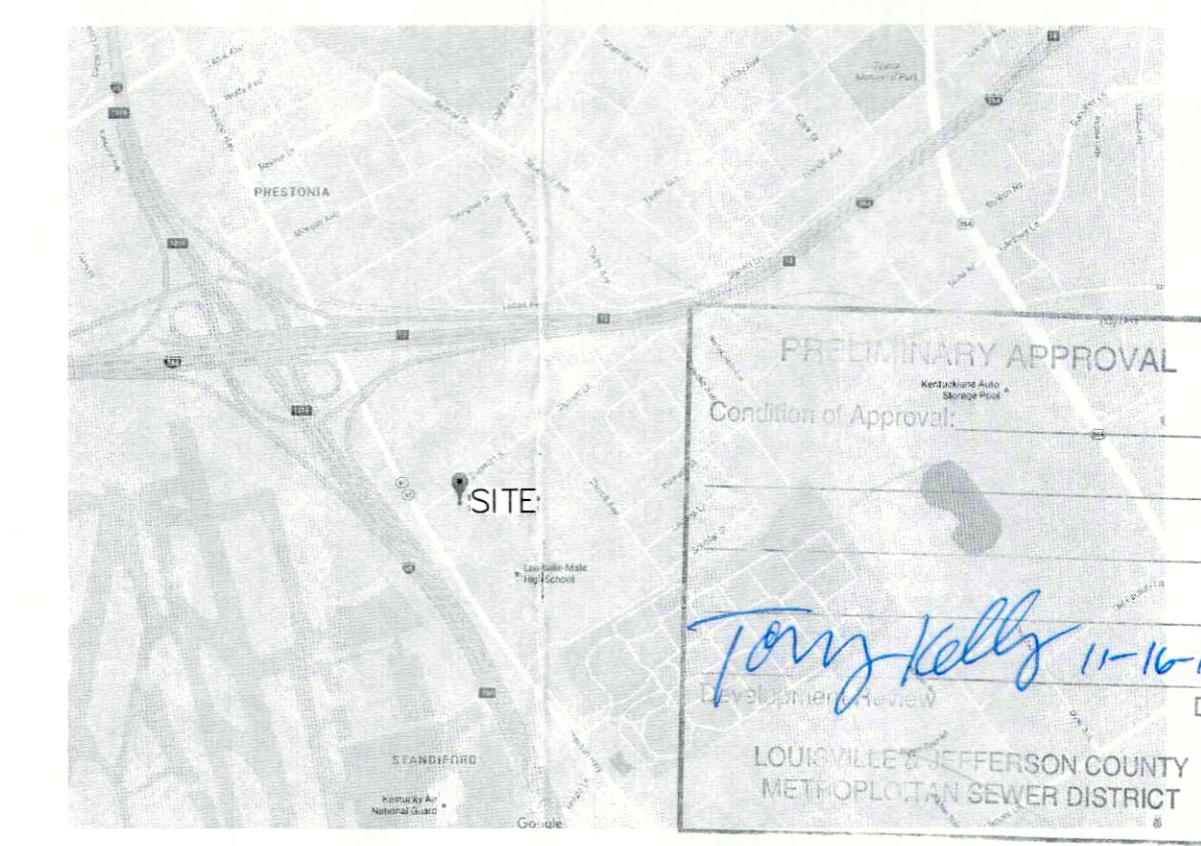
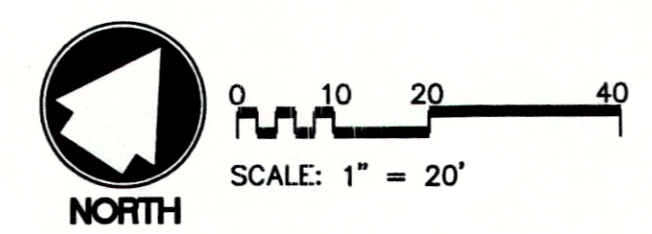
LEGEND

- ← FLOW ARROW
- - - CONTOUR
- PROPERTY LINE
- SILT FENCE
- EXISTING SANITARY SEWER
- STORM STRUCTURE
- EXISTING STORM SEWER
- EXISTING DITCH

METRO
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 1620161054
 APPROVAL DATE 12/1/16
 EXPIRATION DATE 12/1/18
 SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: Amy Nalbert
 DATE: 11-16-16
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



RECEIVED
 SEP 26 2016
 DESIGN SERVICES

PRELIMINARY APPROVAL
 Condition of Approval
 Date: 11-16-16
 LOUISVILLE/JEFFERSON COUNTY METRO PLANNING SEWER DISTRICT

WM # 11480
 PROJECT # 16ZONE1054

Engineering Planning

Louisville Electric JATC Facility
 Training Facility
 1206 Durrett Lane
 Louisville, Kentucky 40213
 Trustees for the Louisville Electric
 4315 Preston Hwy, Suite 100
 Louisville, Kentucky 40213

REV#	DATE	DESCRIPTION

Rezone Plan
 Job No: 16323.000
 Date: September 26, 2016
 Scale: 1" = 20'
 Drawn By: A. Bartley
 Checked By: A. Bartley
 Drawing Title: Louisville Electrician JATC Training Facility Rezone/ Detailed District Development Plan
 Drawing No: 1 of 1