

LOCATION MAP
NOT TO SCALE

SITE DATA

GROSS SITE AREA	6.61 ACRES (287,800.34 SQ.FT.)
NET SITE AREA	6.57 ACRES (286,376.92 SQ.FT.)
EXISTING ZONING	C-1 & R-4
EXISTING FORM DISTRICT	SWFD
EXISTING BUILDING AREA	26,066 SQ.FT.
EXISTING USE	OFFICE
EXISTING FLOOR AREA RATIO	0.09
PROPOSED ZONING	PEC
PROPOSED USE	OFFICE/STORAGE
PROPOSED BUILDING AREA	66,836 SQ.FT.
2 STORY	OFFICE, 1ST FLOOR - 11,919 SQ.FT.
MEETING SPACE, 2ND FLOOR - 13,965 SQ.FT.	
RECREATION SPACE - 41,362 SQ.FT.	
PROPOSED F.A.R.	0.23
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED	202 SPACES
OFFICE/MEETING SPACE - 25,474 S.F. (197/400 S.F.)	64 SPACES
INDOOR ATHLETIC SPACE - 41,362 S.F. (197/300 S.F.)	158 SPACES
MAXIMUM PARKING ALLOWED	584 SPACES
OFFICE/MEETING SPACE - 25,474 S.F. (197/150 S.F.)	170 SPACES
INDOOR ATHLETIC SPACE - 41,362 S.F. (197/100 S.F.)	414 SPACES
EX. PARKING PROVIDED	266 SPACES
(INC. 4 ACCESSIBLE SPACES)	
PROP. PARKING	202 SPACES
(INC. 8 ACCESSIBLE SPACES)	
BICYCLE PARKING CALCULATIONS	
SHORT TERM SPACES PROVIDED	4 SPACES
(TO BE DETERMINED BY DIRECTOR OR DESIGNEE)	
LONG TERM SPACES LOCATED WITHIN BUILDING	
CARPOOL SPACE REQUIREMENTS	5 SPACES

LANDSCAPE REQUIREMENTS

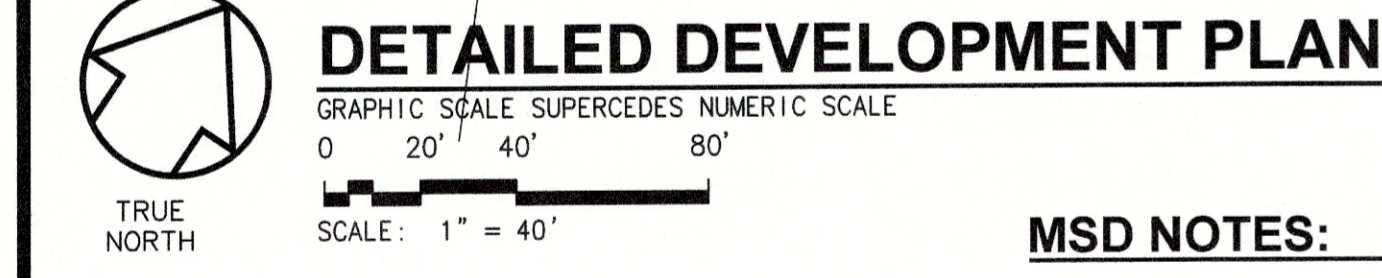
EX. VEHICLE USE AREA	111,595 SQ.FT.
PROPOSED VEHICLE USE AREA	82,461 SQ.FT.
7.5% I.L.A. REQUIREMENT	6,185 SQ.FT.
I.L.A. PROVIDED	11,818 SQ.FT.
I.L.A. TREES REQUIRED (1/4000 S.F.)	21
I.L.A. TREES PROVIDED (MINIMUM)	21

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	286,376 S.F.
EX. TREE CANOPY ON SITE	14,820 S.F. (5.2%)
3"-2" TO 6" TYPE "A" TREES @ 1,200 S.F. EA.	3,600 S.F.
5"-24" TYPE "A" TREES @ 2,100 S.F. EA.	10,500 S.F.
1"-1" TYPE "B" TREE @ 720 S.F.	
EX. TREE CANOPY TO BE PRESERVED	4,200 S.F. (1.5%)
TREE CANOPY REQUIRED	100,232 S.F. (35%)
ADDITIONAL TREE CANOPY REQUIRED	96,032 S.F. (33.5%)
ADDITIONAL TREE CANOPY TO BE PROVIDED	97,200 S.F. (33.9%)
81 2" TYPE "A" TREES @ 1,200 S.F. EA.	
TOTAL TREE CANOPY TO BE PROVIDED	101,400 S.F. (35.4%)

LEGEND

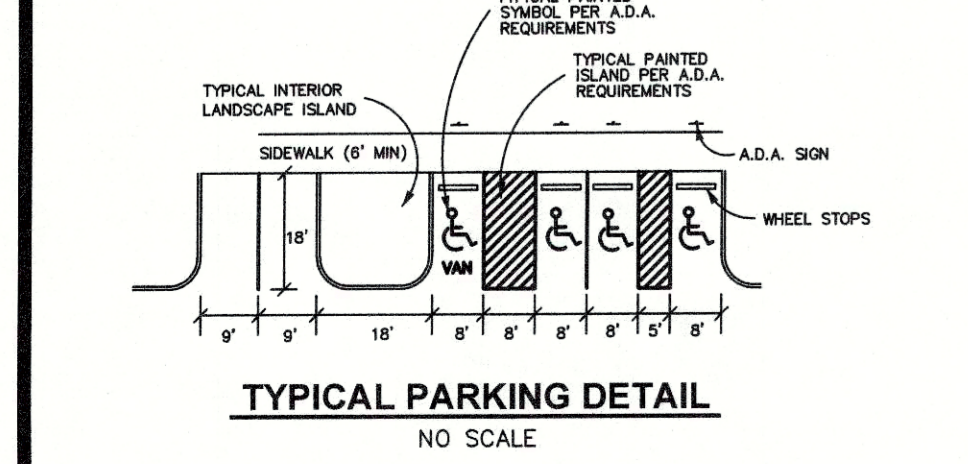
OHU	OVERHEAD UTILITIES	WM	WATER METER
4" G	GAS LINE	U	UTILITY POLE
X" SAN	EX. SANITARY SEWER	TM	TELECOMMUNICATIONS MANHOLE
X" FM	EX. SANITARY FORCE MAIN	SM	SANITARY SEWER MANHOLE
X" W	EX. WATER LINE	UM	UTILITY MANHOLE
□-□-□-□	EX. 3 BOARD FENCE	FD	FIRE HYDRANT
X X X X	EX. FENCE	WV	WATER VALVE
---	EX. STORM LINE	GV	GAS VALVE
466	EXISTING CONTOUR LINE	GW	GUY WIRE
□-□-□-□	PROP. SOLID WOOD FENCE	TPED	TELEPHONE PEDESTAL
Z	EX. PROPERTY LINE TO BE REMOVED	ELP	EXISTING LIGHT POLE
	STORM DRAINAGE AREA	DF	DRAINAGE FLOW
		S	SIGN
		FP	FLAG POLE
		CS	CARPOOL SPACES



IMPERVIOUS AREA (SITE)

NET SITE AREA	6.61 ACRES
AREA OF WORK	5.60 ACRES
EXISTING IMPERVIOUS SURFACE	2.98 ACRES (45%)
PROPOSED IMPERVIOUS SURFACE	4.35 ACRES (66%)
INCREASE IN IMPERVIOUS SURFACE	1.41 ACRES

- WAIVER AND VARIANCE REQUESTS:**
- WAIVER OF CHAPTER 10.2.4 TO REDUCE THE REQUIRED 35' LANDSCAPE BUFFER AREA AND PLANTING REQUIREMENT ALONG THE DRIVEWAY AND REAR OF THE R-4 PROPERTY TO THE SOUTH/SOUTHWEST OF THE SITE AND ENCROACHMENT INTO THE REQUIRED 35' LBA AS SHOWN ON THE PROPOSED DEVELOPMENT PLAN WITH PLANTINGS TO BE PROVIDED AS ABLE IN AREAS NOT OCCUPIED BY PAVEMENT OR UTILITY INFRASTRUCTURE.
 - WAIVER OF CHAPTER 10.2.4.B.8 OF THE LAND DEVELOPMENT CODE TO ALLOW THE REQUIRED 15' AND 35' PROPERTY PERMETER LANDSCAPE BUFFER AREAS TO BE REDUCED TO 5' ALONG THE WEST PROPERTY LINE AND REDUCE THE PLANTING REQUIREMENT TO ONLY AREAS SUFFICIENT OR ABLE TO SUPPORT TREE PLANTINGS.
 - WAIVER OF CHAPTER 5.5.4.B.1 TO REDUCE THE REQUIRED 50' BUFFER ALONG THE R-4 ZONED WEST PROPERTY LINE TO 5' AND REDUCE THE PLANTING REQUIREMENT TO ONLY AREAS SUFFICIENT OR ABLE TO SUPPORT TREE PLANTINGS.



- MSD NOTES:**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
 - DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 - AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - ON-SITE DETENTION MAY BE REQUIRED PENDING ANALYSIS OF THE DOWNSTREAM DRAINAGE SYSTEM. IF REQUIRED, 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.
 - SANITARY SEWERS TO BE PROVIDED BY PSC AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
 - 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.
 - IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
 - PROPOSED BUILDING DOWNSPOUTS TO BE PIPED TO WEST LOT AND DAY-LIGHTED TO DRAIN NATURALLY TO CHAMBERLAIN LANE.
 - STORMWATER DESIGNED TO SHEET DRAIN TO IDENTIFIED INFILTRATION STORM DRAIN AREAS TO BE USED AS WATER QUALITY.
 - A DOWNSTREAM CAPACITY ANALYSIS WILL BE PERFORMED FOR THE DITCH AND OUTLET LOCATED ON THE NORTH SIDE OF CHAMBERLAIN LANE IN THE EASEMENT BETWEEN 2701 & 2705 CHAMBERLAIN LANE. THE ANALYSIS WILL NEED TO CONFIRM CAPACITY OF THE EXISTING SYSTEM, AS WELL AS VERIFY NO INCREASE IN WATER SURFACE ELEVATION.
- DETENTION CALCULATIONS**
- ExCm = (2.98 x 0.95) + (3.63 x 0.30) = 0.59
- PostCm = (4.35 x 0.95) + (2.26 x 0.30) = 0.73
- DETENTION CALCS (0.73 - 0.59) x (2.8/12) x (6.61 Ac.) = 0.216 AcFt ~ 9,406 CuFt.

- GENERAL NOTES:**
- TOPOGRAPHIC INFORMATION PROVIDED BY FIELD SURVEY BY BTM-A BOWMAN COMPANY.
 - THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
 - THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
 - THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 - CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
 - RIGHT-OF-WAY DEDICATION BY MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
 - AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 - THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - BUILDING DESIGN WILL FOLLOW CHAPTER 5.5 AND 5.6 OF THE L.D.C.
 - SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF PER CHAPTER 4.1.3 OF THE LAND DEVELOPMENT CODE.
 - ALL NEW OR EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
 - ALL DUMPSTERS AND UTILITY STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
 - ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
 19. SITE MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
 20. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
 21. SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS DIMENSIONED AS REQUIRED BY THE LDC.
 22. OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO VISIBLY FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
 23. ALL SIDEWALKS TO BE A MINIMUM OF 5' IN WIDTH.
 24. ALL PROPOSED PARKING AREAS AND DRIVES TO BE CONSTRUCTED OF ASPHALT OR CONCRETE.
 25. STREET TREES TO BE PROVIDED IN ADJACENT RIGHTS-OF-WAY PER LAND DEVELOPMENT CODE CHAPTER 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.
 26. ALL EXISTING STRUCTURES TO BE REMOVED.

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DHS	02-09-22	REVISIONS PER AGENCY COMMENTS
2	DHS	03-04-22	REVISIONS PER AGENCY COMMENTS
3	DHS	03-25-22	REVISIONS PER AGENCY COMMENTS
4	DHS	04-08-22	RE-SUBMITAL
5	DHS	04-25-22	REV. PER ADD'L MSD COMMENTS
6	DHS	05-09-22	REV. PER ADD'L MSD COMMENTS

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FOR REVIEW ONLY

DATE: _____
SIGNATURE: _____

PRELIMINARY DEVELOPMENT PLAN
2702 CHAMBERLAIN LANE,
3120 & 3200 COLLINS LANE
LOUISVILLE, KY 40245

BTM PROJECT NO.: 210316
SITE INFORMATION:
2702 CHAMBERLAIN LANE
3120 & 3200 COLLINS LANE
CORPORATION
D.B. TRUBBS, P.C. 321 &
PARKWAY
LOUISVILLE, KY 40213

OWNER / DEVELOPER:
LOCAL UNION 862 U A W
CORPORATION
1000 WOODLEY ROAD
LOUISVILLE, KY 40213

DRAWN BY: DHS
CHECKED BY: CRB

DATE: 02-09-2022

DRAWING: 210316-DDP

SCALE: 1" = 40'

SHEET: 1 OF 1

RECEIVED
MAY 11 2022
PLANNING & DESIGN SERVICES

MSD WM #11832

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