

R-6/C
East Chase LTD PTR
1251 Avenue of the Americas Floor 36
New York, NY 10020
D.B. 6399, PG. 0450

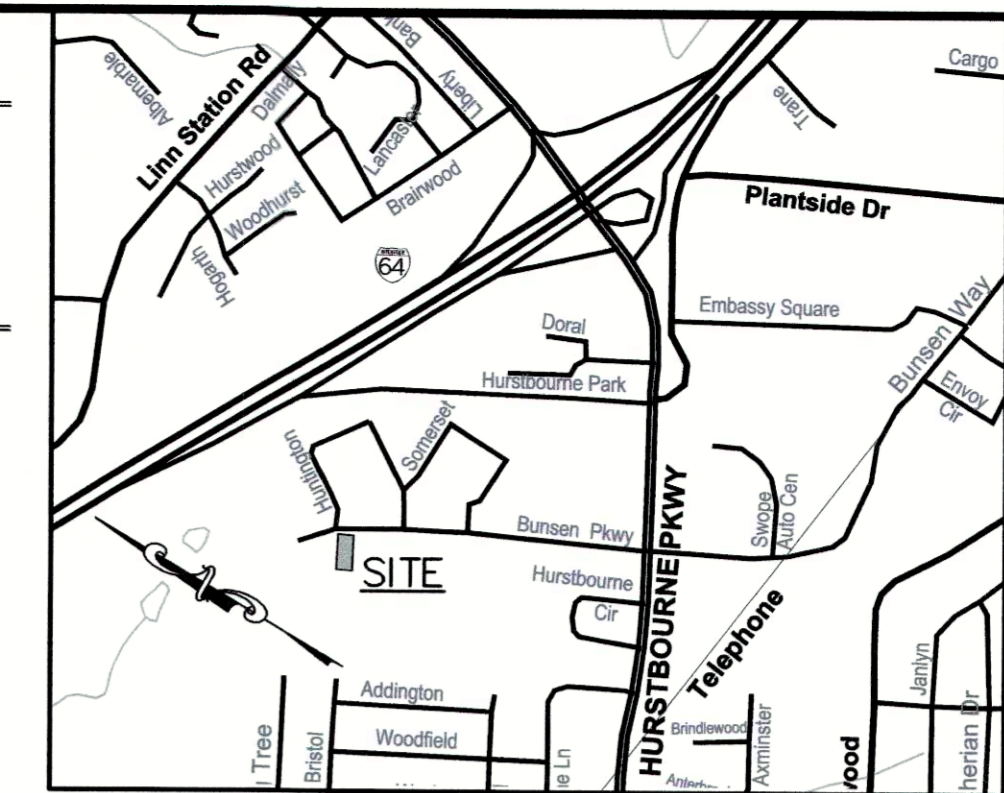
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VARIANCE GRANTED

1. A Variance was granted from Section 5.5.2.C.2.a of the Land Development Code to permit parking in a require Rear Yard Setback in Docket B-164-04.

WAIVER REQUESTED

1. A Waiver is requested from Section 10.2.41.B of the Louisville Metro Land Development Code to waive the more than 50% overlap of the Bunsen Parkway 10 ft. Landscape Buffer Area and the existing utility easements.



LOCATION MAP
NOT TO SCALE

PRELIMINARY APPROVAL
Condition of Approval: _____

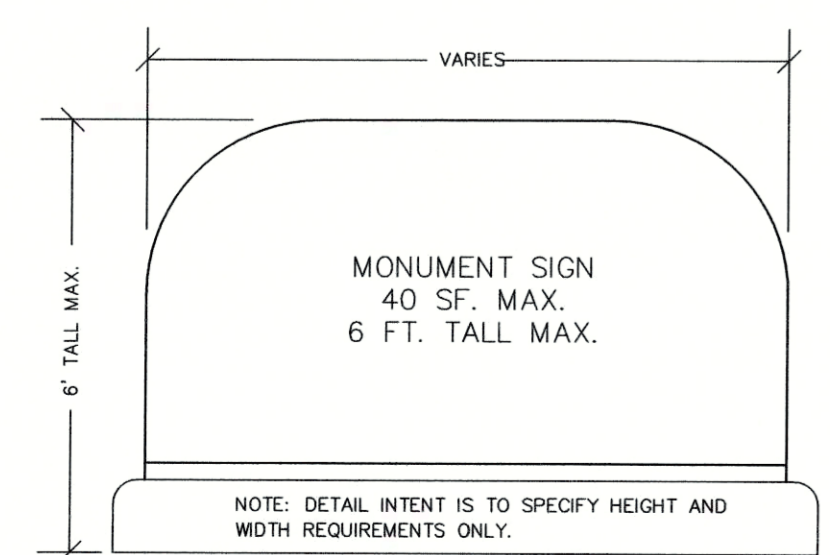
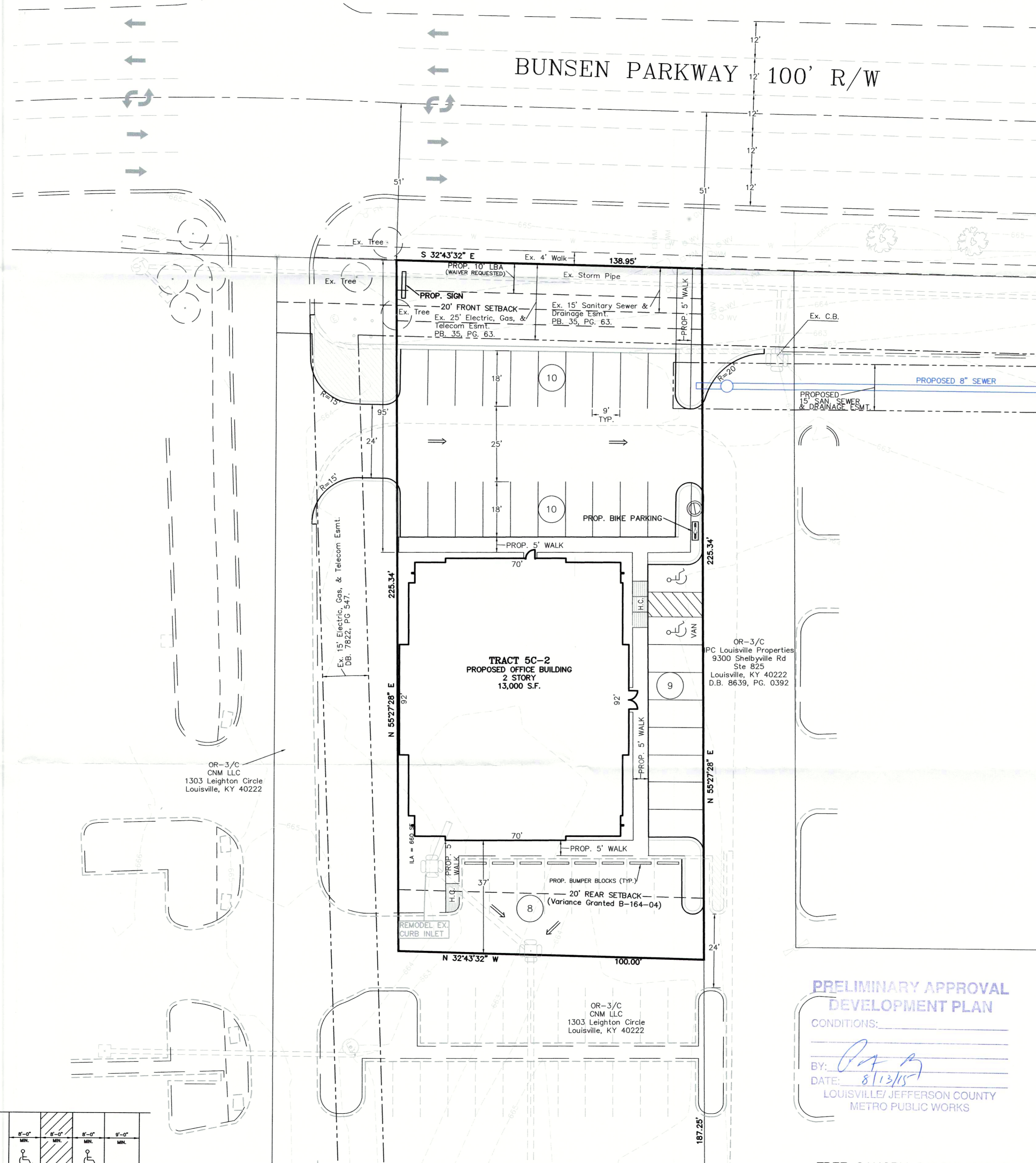
Development Review Date: 8/12/15
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PROJECT DATA

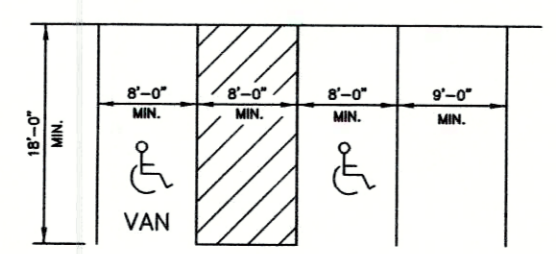
TOTAL SITE AREA	= 0.52± Ac.
EXISTING ZONING	= OR-3
FORM DISTRICT	= CAMPUS
EXISTING USE	= VACANT/PARKING
PROPOSED USE	= OFFICE
PROPOSED OFFICE AREA AREA	= 13,000 SF (6,500 PER FLOOR)
PROPOSED BUILDING HEIGHT	= 31' (150' MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
13,000/350 S.F. MIN.	= 37 SP
13,000/200 S.F. MAX.	= 65 SP
TOTAL PARKING PROVIDED	= 37 SPACES (SEE NOTE 13) (2 HC SP INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)
F.A.R.	= 0.6 (4.0 MAX. ALLOWED)
TOTAL VEHICULAR USE AREA	= 8,328 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 624 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 660 SF

GENERAL NOTES

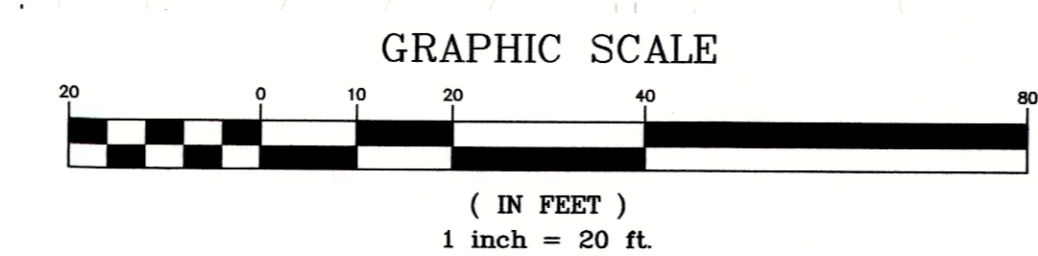
- Parking areas and drive lanes to be a hard and durable surface.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C0085 D dated February 2, 1994.
- Drainage/Storm water detention: Detention is provided in the existing basin on tract 10 Hunnington Place Office Park. Drainage shall conform to the approved Hunnington Place Subdivision plans. Post-Developed peak flows will not exceed Pre-Developed flows from development for the 2, 10 and 100 year storms. Drainage patterns depicted by arrows (⇒) is for conceptual purposes only. Final configuration and pipe size of the drainage pipes and drainage channels shall be determined during the construction plan design process. Drainage facilities shall confirm to MSD requirements.
- Erosion & Silt Control final design will be determined on construction plans. Prior to any construction activities on the site an Erosion & Silt Control Plan shall be provided to MSD for approval.
- 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.
- A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
- All dumpsters and service structures are to be screened per Chapter 10.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
- Boundary taken from deed(s) and does not constitute a survey.
- A Landscape Plan was approved on 5-18-90, Docket No. L-047-90.
- All site lighting shall be directed downward and away from all abutting residential areas.
- A Crossover Easement Agreement between all property owners was approved by the Planning Commission and recorded to allow joint parking areas and access in Deed Book 6683 Page 607.
- Soil type is Crider Silt Loam
- MSD Sanitary Sewer Services subject to appropriate fees.
- Service structures on Tract 5C-2 shall be screened in accordance with the LDC.
- Building heights not to exceed 45' (5.7.1 B.1) on Tract 5C-2.
- Bike racks will be provided on Tract 5C-2 per LDC Section 9.2.
- Mitigation measure for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- A Downstream Facilities Capacity Request was approved by MSD by letter dated June 17, 2015.
- Sidewalk and handicap ramps are required at all proposed entrances along the frontage of Bunsen Parkway.
- Bike racks will be provided on Tract 5C-2 per the LDC.
- MSD green infrastructure requirements will not be required as the site disturbance shall be less than an acre.
- Waste Water: Sanitary sewer will connect to the Morris Forman wastewater treatment plant by lateral extension agreement. Sanitary sewer capacity to be approved by MSD.



MONUMENT SIGN DETAIL
NOT TO SCALE



TYPICAL PARKING SPACE LAYOUT
NO SCALE



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: _____
BY: [Signature]
DATE: 8/12/15
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

TREE CANOPY CALCULATIONS

SITE AREA	= 22,651 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (4,530 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (5,040 S.F.)



SITE ADDRESS:
9396 BUNSEN PKWY
LOUISVILLE, KY 40220
TAX BLOCK 2279, LOT 14
D.B. 9188, PG. 0018

CASE #15DEVPLAN1096
RELATED DOCKET #B-164-04
RELATED DOCKET #9-14-85
RELATED CASE #10-3-85
WM #11218

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROFESSIONAL'S SEAL

PROJECT DATA

FILE NAME: 04048_RDDDP.dwg	SCALE: AS SHOWN
DATE: 7/29/15	CHECKED BY: AER
	DRAWN BY: SRS/AH

L&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
507 WASHINGTON AVENUE, SUITE 100, LOUISVILLE, KENTUCKY 40202
TEL: 502.251.4444 FAX: 502.251.4444

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
HUNNINGTON PLACE
TRACT 5C-2
OWNER/DEVELOPER
SILVERLAKE OUTPARCELS II LLC
808 LYNDON LANE STE 204
LOUISVILLE, KY 40222

JOB NO. 04048
SHEET 1 OF 1