

REVISIONS	
BY	DESCRIPTION
DT	PER AGENCY COMMENTS
8-17-18	
NO.	DATE
1	8-17-18

PROJECT DATA	
FILE NAME:	17112-DDDP
DATE:	5-18-18
CHECKED BY:	AJR
SCALE:	AS SHOWN
DRAWN BY:	OMP

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LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 505 WINDYBROOK DRIVE, SUITE 100
 LOUISVILLE, KY 40225
 TEL: 502.444.5275 FAX: 502.444.5274
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REVISED DETAILED DISTRICT DEVELOPMENT PLAN
PARK JEFFERSON TRACT 3
 OWNER/DEVELOPER
PINEHURST PROPERTIES
 4640 SHEPHERDSVILLE ROAD
 LOUISVILLE, KY 40218

JOB NO. **17112**
 SHEET **1** OF **1**

PROJECT DATA

TOTAL SITE AREA	= 7.9± AC. (345,679 S.F.)
EXISTING ZONING	= M-2
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= STORAGE
PROPOSED USE	= OFFICE / WAREHOUSE
PROPOSED BUILDING AREA	
OFFICE AREA	= 3,072 SF
WAREHOUSE AREA	= 146,428 SF
TOTAL BUILDING AREA	= 149,500 SF
BUILDING HEIGHT	= 1-STORY (45' MAX. ALLOWED)
F.A.R.	= 0.44 (3.0 MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
OFFICE		
3072/350 S.F. MIN.	= 9 SP	16 SP
3072/200 S.F. MAX.		
WAREHOUSE		
105 EMP./1.5 SP MIN.	= 70 SP	105 SP
105 EMP./1 SP MAX.		
TOTAL PARKING REQUIRED	= 79 SP	121 SP
TOTAL PARKING PROVIDED	= 118 SPACES	
	(6 HC SP & 5 CARPOOL SP INCLUDED)	
	= 2 LONG-TERM SP REQ'D & PROV'D INSIDE BLDG	

BIKE PARKING	MIN.	MAX.
BIKE PARKING		
EXISTING IMPERVIOUS AREA	= 95,635 SF	
PROPOSED IMPERVIOUS AREA	= 277,606 SF (190% INCREASE)	

VEHICULAR USE AREA	MIN.	MAX.
AUTOMOBILE VEHICULAR USE AREA	= 38,800 S.F.	
LOADING DOCK & TRUCK MANUEVERING AREA	= 85,927 SF	
TOTAL VEHICULAR USE AREA	= 124,727 SF	
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 2,910 S.F. (BASED ON AUTOMOBILE V.U.A.)	
INTERIOR LANDSCAPE AREA PROVIDED	= 4,916 S.F.	

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- State Highway encroachment permit will be required for any work in the state right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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 drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- The proposed amenity area shall provide a minimum of two seats.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Consolidation by deed to be recorded prior to construction plan approval.

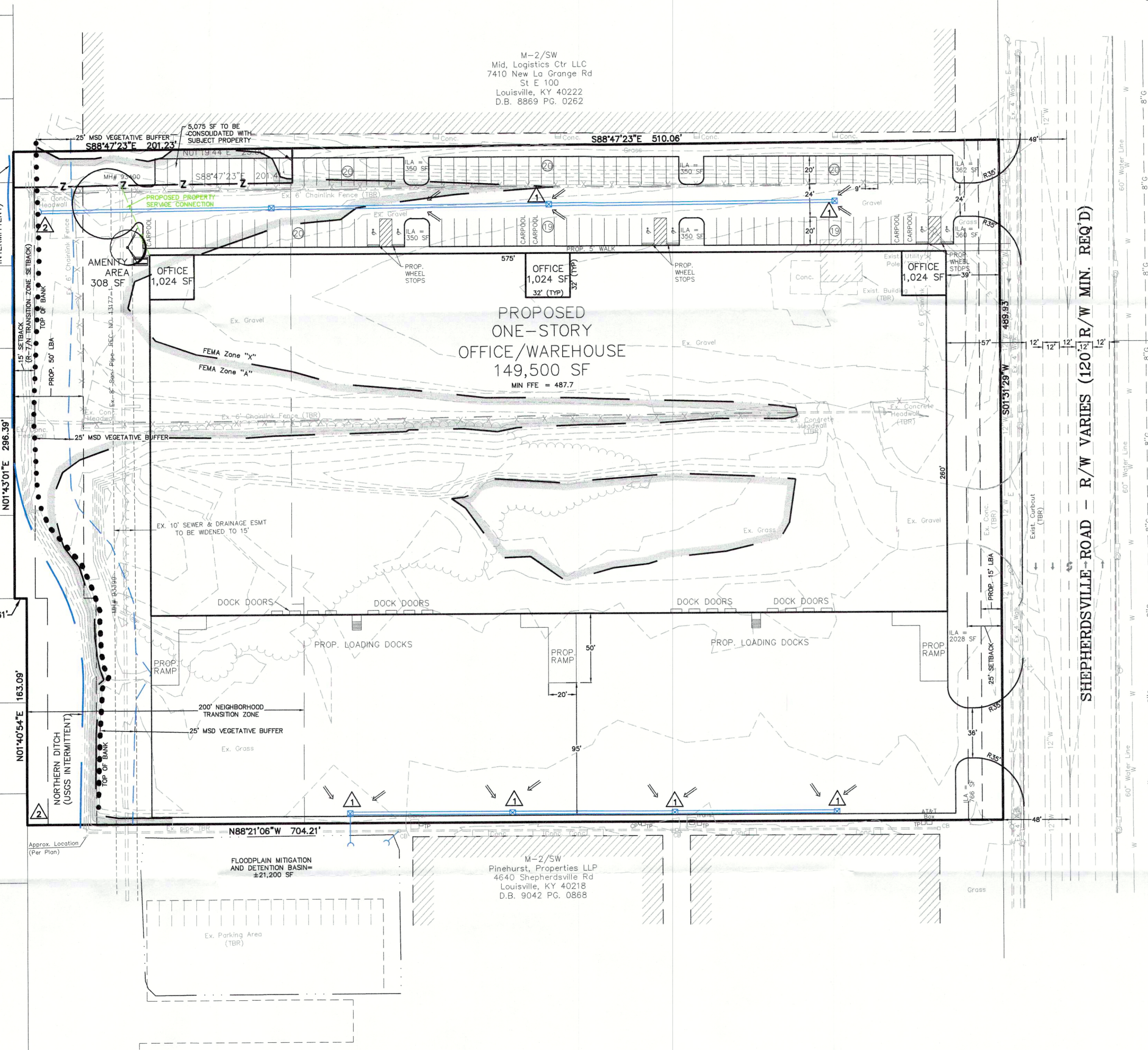
MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0077 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post developed peak flows will be limited to predeveloped peak flows for the 2, 10, 25 & 100 year storms or to the capacity of downstream system, whichever is more restrictive.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- Runoff volume to be compensated on site at a ratio of 1.5 to 1.
- KDOW approval required prior to MSD construction plan approval.
- Lowest finished floor to be at or above 487.6 and lowest machinery to be at or above 488.6.

RECEIVED
 SEP 10 2018
 PLANNING & DESIGN SERVICES

SITE ADDRESS:
 5494 SHEPHERDSVILLE RD.
 TAX BLOCK 0625, LOT 0137
 D.B. 9042, PG. 0868

CASE# 18DEVPLAN1098
 RELATED CASES: 9-54-93; 10-35-93
 COUNCIL DISTRICT - 2
 FIRE PROTECTION DISTRICT - OKOLONA WM# 8893



TREE CANOPY CALCULATIONS

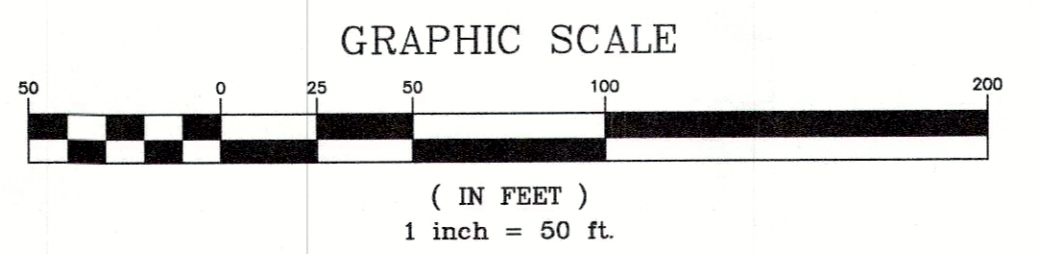
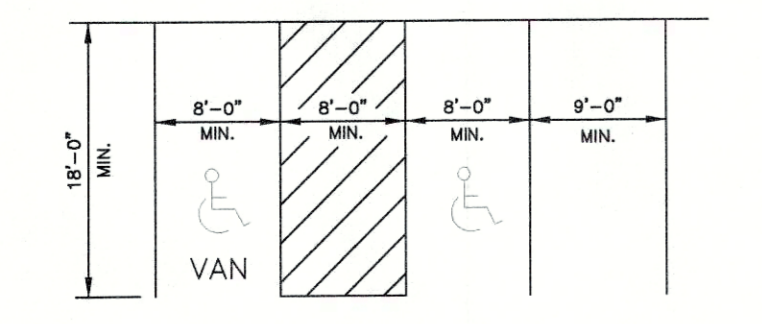
TOTAL SITE AREA	= 345,679 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (69,135 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (69,135 S.F.)
	= (72) 3" CAL. TREES OR
	= (96) 1-3/4" CAL. TREES

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$	
$\Delta C = 0.81 - 0.44 = 0.37$	
$A = 7.9 AC$	
$R = 2.7 INCHES$	
$X = (0.37)(7.9)(2.7)/12 = 0.65 AC.-FT$	
REQUIRED $X = 28,645 CU.FT. X 1.5$	
$= 42,967 CU.FT.$	
$+ APPROX 38,092 CU.FT. FLOODPLAIN COMPENSATION$	
$= 81,059 CU.FT.$	
PROVIDED BASIN = 21,200 SQ.FT.	
TOTAL = 21,200 SQ.FT. @ APPROX. 4 FT. DEPTH	
$= 84,800 CU.FT. > 81,059 CU.FT.$	

MSD STANDARD EROSION CONTROLS

	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION
	SILTY FENCE



LEGEND

	PROPOSED STORM SEWER, CATCH BASIN
	PROPOSED SEWER AND MANHOLE
	PROPOSED DRAINAGE SWALE

TYPICAL PARKING SPACE LAYOUT
 NO SCALE

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.