

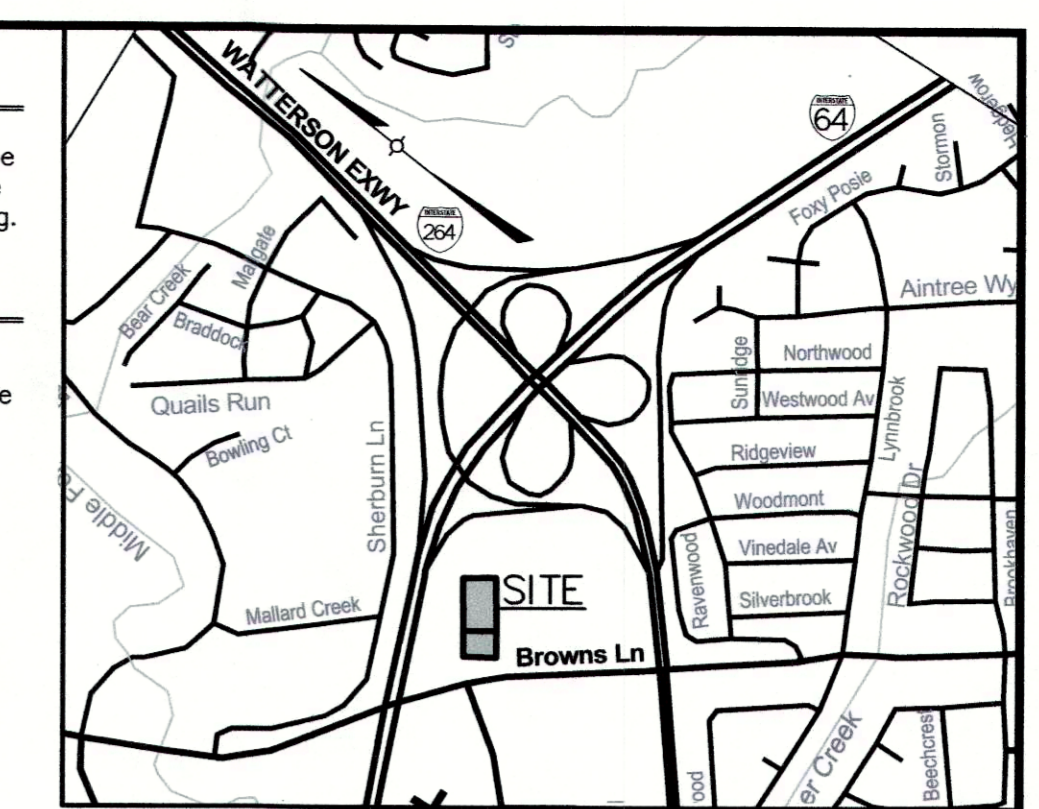
OR-3/RC
TBD Acquisition LLC
14400 Metcalf Ave
Overland Park, KS 66223
D.B. 9188 PG. 0568

WAIVER REQUESTED:

1. A Landscape Waiver is requested from Article 12.D.1.(a).1 and 2 of the April 2001 Jefferson County Land Development Code to waive the side & rear property lines Landscape Buffer Areas and required landscaping.

VARIANCE REQUESTED:

1. A Variance is requested from Article 11.1.D.2.c of the April 2001 Jefferson County Land Development Code to vary the attached signage height to exceed the maximum allowed height of 25 ft.



LOCATION MAP
NOT TO SCALE

THE SITE IS LOCATED IN THE CITY OF ST. MATTHEWS AND IS SUBJECT TO THE JEFFERSON COUNTY APRIL 2001 DEVELOPMENT CODE.

PROJECT DATA

TOTAL SITE AREA	= 2.5± Ac.
EXISTING ZONING	= R-7
PROPOSED ZONING	= C-M
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= SCHOOL, CHURCH, DAYCARE
PROPOSED USE	= STORAGE
PROPOSED BUILDING AREA	= 174,997 SF
F.A.R.	= 1.6 (5.0 MAX. ALLOWED)
BUILDING HEIGHT	= 3 FLOORS - 56'
	(2X WIDTH OF THE STREET AT THE FRONT PROPERTY LINE IS THE MAXIMUM BUILDING HEIGHT PERMITTED)
PARKING REQUIRED OFFICE	MIN. MAX.
6,000 SF / 350 SF MIN.	= 17 SP
6,000 SF / 200 SF MAX.	= 30 SP
TOTAL PARKING PROVIDED	= 20 SPACES (1 HC SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 16,715 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 835 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,050 SF

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. No increase in drainage run off to state roadways.
3. 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.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
5. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
6. Boundary shown per deed & does not constitute a survey.

MSD NOTES:

1. Sanitary sewer service will be provided by an existing service connection.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0045 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (⇒) is for conceptual purposes. 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.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. A Downstream Facilities Capacity Request will be submitted to MSD.
6. 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.
7. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
8. On-Site detention will be provided. 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, whichever is more restrictive.

EXISTING IMPERVIOUS	= 54,683 SF
PROPOSED IMPERVIOUS	= 75,761 SF (38% INCREASE)

DETENTION BASIN CALCULATIONS

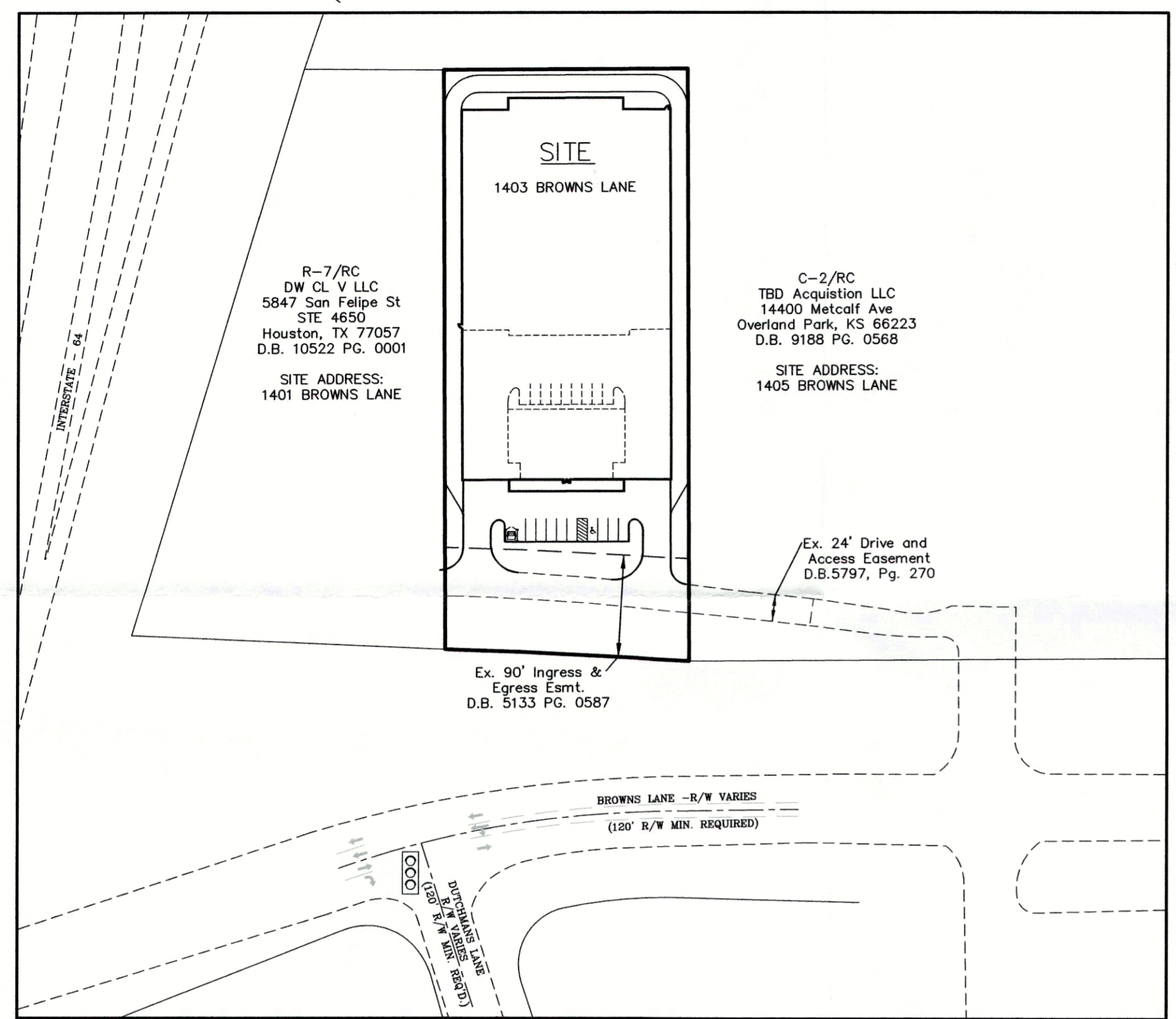
X = Δ CRA/12
 ΔC = 0.73 - 0.59 = 0.14
 A = 2.5 ACRES
 R = 2.8 INCHES
 X = (0.14)(2.5)(2.8)/12 = 0.082 AC.-FT.
 REQUIRED X = 3,571 CU.FT.
 PROVIDED BASIN = 7,315 SQ.FT.

TOTAL = 7,315 SQ.FT. @ APPROX. 1 FT. DEPTH
 = 7,315 CU.FT. > 3,571 CU.FT.

SITE ADDRESS:
1403 BROWNS LANE
TAX BLOCK 0029, LOT 0091 & 0092
D.B. 6009, PG. 0565
COUNCIL DISTRICT - 26
FIRE PROTECTION DISTRICT - ST. MATTHEWS

RECEIVED JUN 01 2016 PLANNING & DESIGN SERVICES

CASE: 16ZONE1017
WM# 11375



SHARED ACCESS DRIVE DETAIL
1" = 100' SCALE

MSD STANDARD EROSION CONTROLS

	STONE BAG CHECK DAM
	HEADWALL & CATCH BASIN INLET PROTECTION
	SILT FENCE

EROSION PREVENTION AND SEDIMENT CONTROL 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.

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. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.

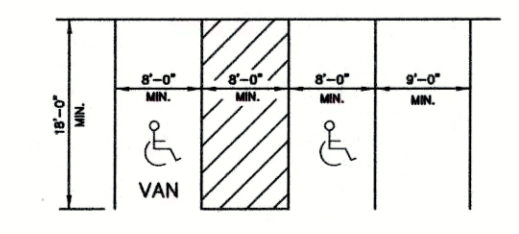
All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.

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 groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond, swale or catch basin.

All storm drainage shall conform to MSD standard specifications.

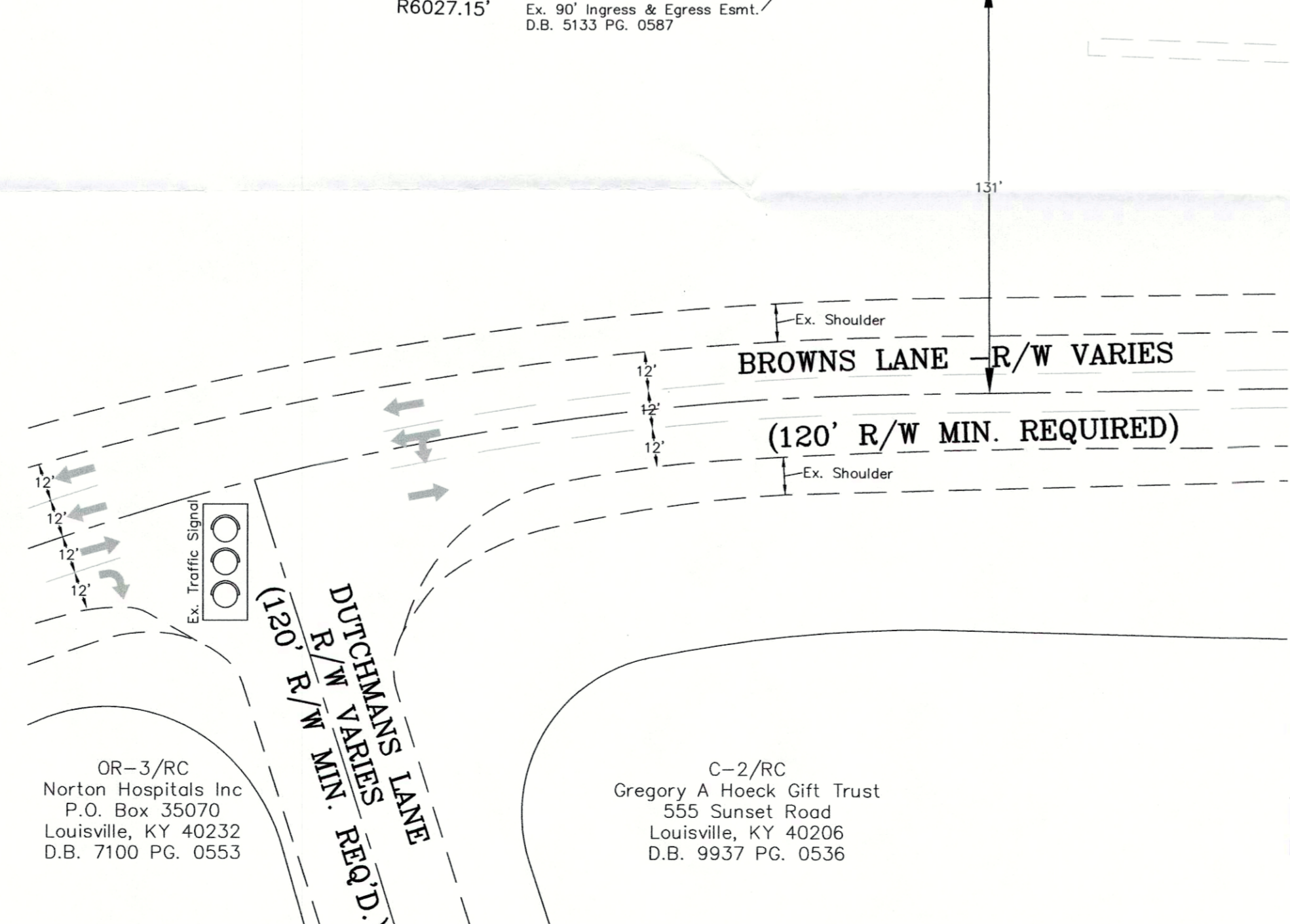
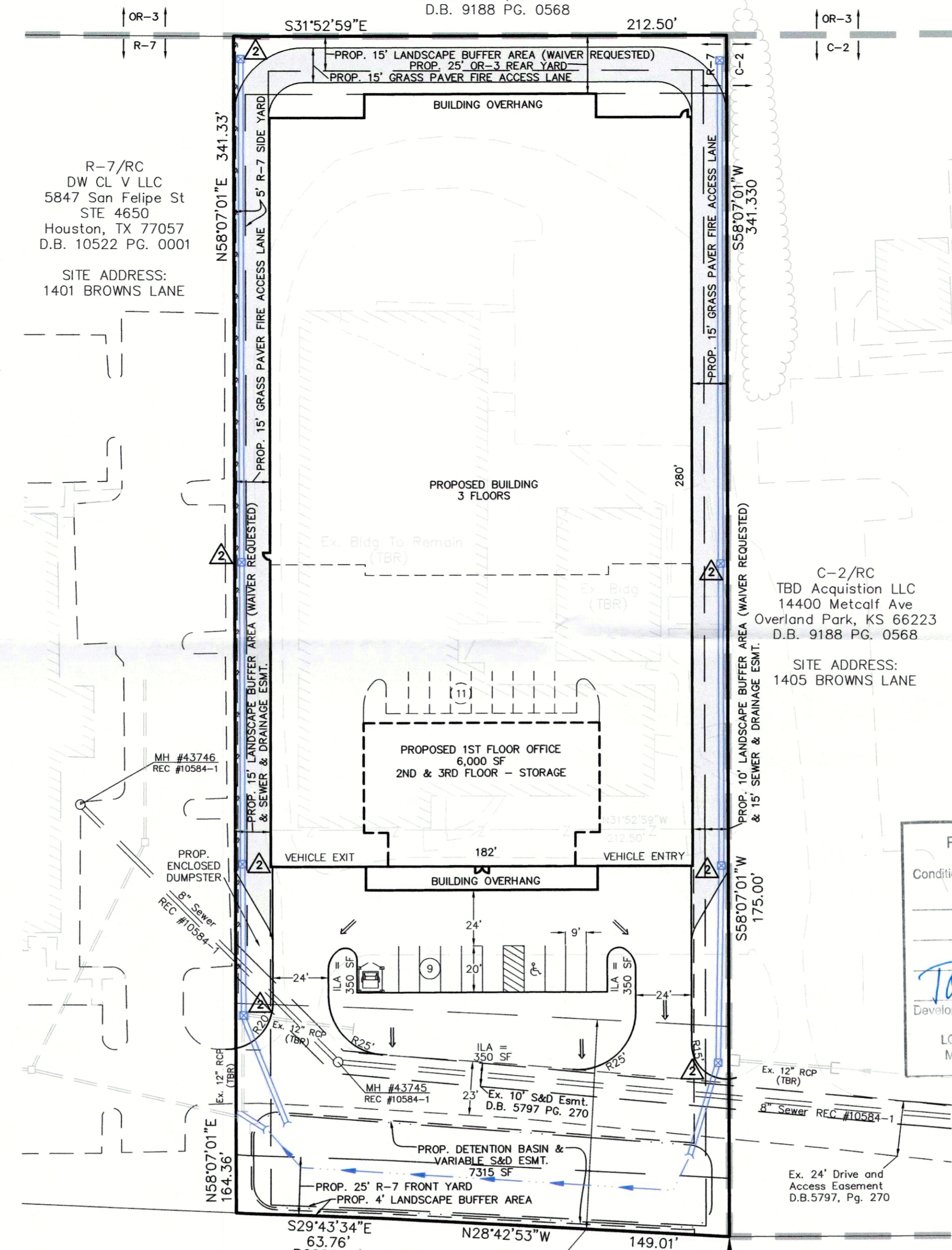
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TYPICAL PARKING SPACE LAYOUT
NO SCALE

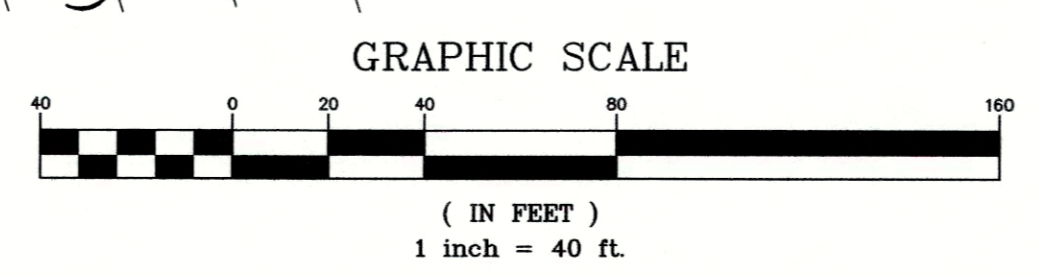
LEGEND

- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED DRAINAGE SWALE
- = PROPOSED DIRECTION OF DRAINAGE FLOW



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
BY: *Tony Kelly*
DATE: 6-3-16
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	6/1/16	REVISED PER THE 5/26/16 LD&T	JH

PROJECT DATA
FILE NAME: 15219-DDDP
DATE: 5-17-16
CHECKED BY: AER
SCALE: AS SHOWN
DRAWN BY: JH/SBS

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LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTURE
509 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
TEL: 502.261.1111 FAX: 502.261.1114
WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
1403 BROWNS LANE
OWNER:
FRUITFUL MINISTRIES INC.
1403 BROWNS LANE
LOUISVILLE, KY 40207

JOB NO. 15219
SHEET 1 OF 1

1620701017