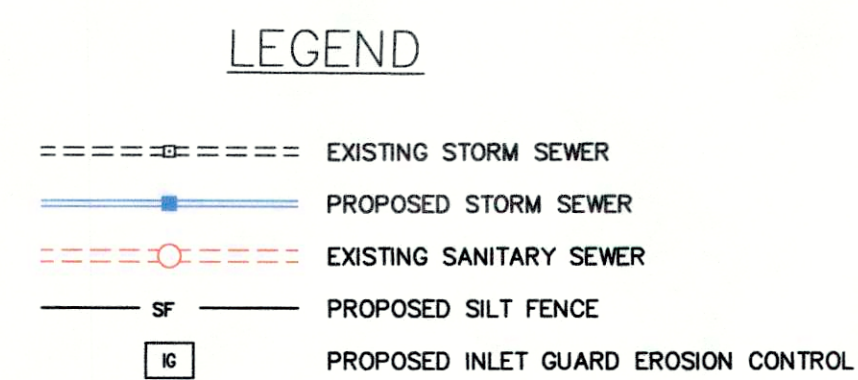


PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS: _____

BY: *Jimmy Mathes*
DATE: *5-20-15*

LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



LOT 2A
SITE AREA: 4.79 ACRES
EXISTING ZONING: OR-3
FORM DISTRICT: SUBURBAN MARKETPLACE
F.A.R.: 0.288
BUILDING AREA: 60,000 SF
USE: GENERAL OFFICE
PARKING REQUIRED: 171 SPACES
(MIN. 1 SPACE/ 350 SF)
(MAX. 1 SPACE / 150 SF) 400 SPACES
PARKING PROVIDED: 235 SPACES

LOT 2B
SITE AREA: 2.017 ACRES
EXISTING ZONING: OR-3
FORM DISTRICT: SUBURBAN MARKETPLACE
F.A.R.: 0.683
BUILDING AREA: 60,000 SF
USE: GENERAL OFFICE
PARKING REQUIRED: 171 SPACES
(MIN. 1 SPACE/350 SF)
(MAX. 1 SPACE / 200 SF) 300 SPACES
PARKING PROVIDED: 127 SPACES

LOT 2C
SITE AREA: 0.569 ACRES
EXISTING ZONING: OR-3
FORM DISTRICT: SUBURBAN MARKETPLACE
USE: SIGNATURE ENTRANCE

PARKING TOTALS 342 SPACES
MIN. REQUIRED: (351 LESS 10% TARC REDUCTION PER LDC 9.1.3.F.1)
MAX. ALLOWED: 600 SPACES
TOTAL PARKING PROVIDED: 362 SPACES

BICYCLE PARKING REQUIREMENTS
LONG TERM SPACES: 2 SPACES*
(2 OR 1/50,000 SF)
SHORT TERM SPACES: 2 SPACES*
(2 OR 1/50,000 SF)

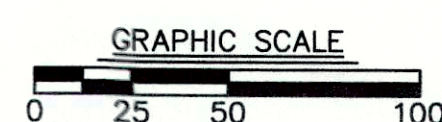
* LONG TERM BICYCLE PARKING WILL BE INSIDE THE BUILDING.

ILA CALCULATIONS

LOT 2A	
VUA:	76,819 SF
ILA REQUIRED (7.5%):	3,841 SF
ILA PROVIDED:	5,000 SF
LOT 2B	
VUA:	38,963 SF
ILA REQUIRED (7.5%):	1,948 SF
ILA PROVIDED:	3,500 SF
LOT 2C	
VUA:	0 SF
ILA REQUIRED:	0 SF

- # NOTES
1. DRAINAGE PATTERNS AND DRAINAGE STRUCTURES ARE FOR CONCEPT ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE CHANNELS AND DETENTION SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO LOCAL REQUIREMENTS.
 2. SEWERS AVAILABLE BY CONNECTION TO EXISTING MSD PUBLIC SEWERS. SUBJECT TO MSD SEWER CAPACITY CHARGE.
 3. STORM DRAINAGE SHALL BE ROUTED TO EXISTING DETENTION BASIN LOCATED BEHIND KROGER.
 4. SITE SUBJECT TO MSD PLAN REVIEW FEES.
 5. A RECIPROCAL ACCESS AGREEMENT BETWEEN LOT 2A AND 2B HAS BEEN RECORDED IN DB. 8694, PAGE 246.
 6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 7. AN MSD DRAINAGE BOND WILL BE REQUIRED. NOTE: AN EROSION CONTROL PLAN FOR THE THROUGH DRAINAGE SYSTEMS MUST BE SUBMITTED TO MSD PRIOR TO CONSTRUCTION APPROVAL.

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