

LOCATION MAP
NOT TO SCALE

VARIANCE REQUESTED:

A variance is requested from Sections 5.3.1.C.1 & 5.1.12.B.2.a of the Louisville Land Development Code to allow the proposed building to be located 27' from the front property line, rather than the 35' front setback requirement established by the infill regulations.

PROJECT DATA

TOTAL SITE AREA	= 1.66 ACRES (72,580 SF)
R/W DEDICATION AREA	= 0.1 ACRES (4,203 SF)
NET SITE AREA	= 1.57 ACRES (68,377 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= OR
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT
PROPOSED USE	= OFFICES
PROPOSED BLDG F.A.R.	= 16,000 SF (4,000 SF FINISHED IN BASEMENT)
BUILDING HEIGHT	= 0.22
PARKING REQUIRED	= MAX. 30'
1/350 SF MIN.	= MIN. MAX.
1/200 SF MAX.	= 46 SPACES 80 SPACES
TOTAL PARKING REQUIRED	= 46 SP MIN 80 SP MAX
TOTAL PARKING PROVIDED	= 60 (3 ADA SP INCLUDED)
CARPPOOL SPACES REQUIRED	= 3 (5%)
CARPPOOL SPACES PROVIDED	= 3
BICYCLE SPACES REQUIRED	= 2 SHORT TERM & 2 LONG TERM
BICYCLE SPACES PROVIDED	= 2 SHORT TERM, 2 LONG TERM PROVIDED INSIDE BLDG
TOTAL VEHICULAR USE AREA	= 25,193 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,890 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 2,676 SF
EXISTING IMPERVIOUS AREA	= 0 SF
PROPOSED IMPERVIOUS AREA	= 38,870 SF

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- State Highway encroachment permit will be required for any work done in the right-of-way prior to Metro Public Works construction plan approval
- 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 soil 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Access easement through Jefferson Place property to Herr Lane recorded in the office of the Jefferson County Clerk in D.B. 11458, PG. 701.
- A Karst survey was conducted on 8-13-2019 by Mike Hill, AICP and no Karst features were identified.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- The developer will work with TARC during Construction Plan review to provide improvements to the existing transit stop on Herr Lane.

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 has been approved by MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0030 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 pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- All drainage, EPC 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.
- KYTC approval required prior to MSD construction plan approval.
- MSD drainage bond required prior to MSD construction plan approval.

DETENTION BASIN CALCULATIONS

$$X = \Delta CRA/12$$

$$\Delta C = 0.70 - 0.23 = 0.47$$

$$A = \text{ACRES} = 1.66$$

$$R = \text{INCHES} = 2.8$$

$$X = (C)(A)(R)/12 = AC.-FT.$$

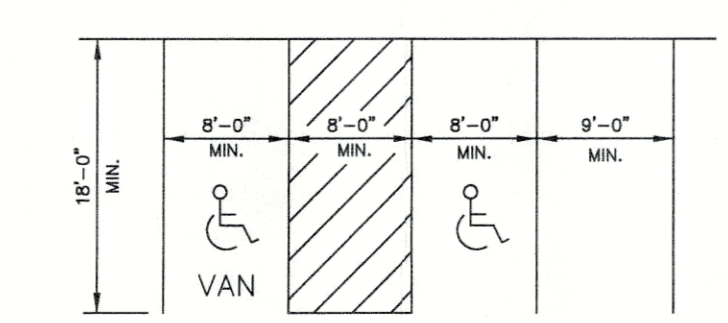
$$X = (0.47)(1.66)(2.8)/12 = 0.182 AC.-FT.$$

REQUIRED X = 7,930 CU.FT.
PROVIDED BASIN = 4,000 SQ.FT.

TOTAL = 4,000 SQ.FT. @ APPROX. 2 FT. DEPTH
= 8,000 CU.FT. > 7,930 CU.FT.

TREE CANOPY CALCULATIONS

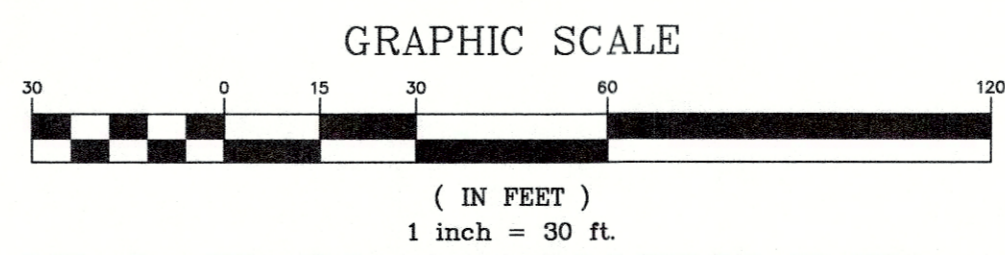
NET SITE AREA (CLASS C)	= 1.57 ACRES (68,377 SF)
EXISTING TREE CANOPY AREA	= 30,235 SF (44% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
TOTAL TREE CANOPY AREA REQUIRED	= 25% (17,094 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 25% (17,094 SF)
TOTAL TREE CANOPY TO BE PLANTED	= 17,094 SF (25% OF SITE AREA)



TYPICAL PARKING SPACE LAYOUT
NO SCALE

LEGEND

	EX. UTILITY POLE
	EX. OVERHEAD ELECTRIC LINES
	EX. FENCE
	EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	EXISTING SEWER AND MANHOLE
	PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	EX. TREE LINE
	DRAINAGE FLOW DIRECTION
	EX. DITCH/SWALE
	PROPOSED DITCH/SWALE
	PROP. CONTOUR
	EX. CONTOUR
	PROPOSED FENCE



SITE ADDRESS:
1701 HERR LANE
LOUISVILLE, KY 40222
TAX BLOCK W001, LOT 0009
D.B. 11458, PG. 696
COUNCIL DISTRICT - 7
FIRE PROTECTION DISTRICT - ST MATTHEWS

RECEIVED
NOV 08 2019
PLANNING & DESIGN SERVICES

CASE: 19-ZONE-0056
WM# 12026

REVISIONS

NO.	DATE	DESCRIPTION
1	9-25-19	ARH
2	11-7-19	ARH

PROJECT DATA

FILE NAME:	18220 - DDPP.dwg
DATE:	11-5-19
CHECKED BY:	MH
SCALE:	AS SHOWN
DRAWN BY:	ARH

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SERVICES • LANDSCAPE ARCHITECTURE
505 WEST MAIN ST. SUITE 101, LOUISVILLE, KY 40202
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OWNER/DEVELOPER
JDP REAL ESTATE HOLDINGS, LLC
295 N. HUBBARDS LANE, SUITE 102
LOUISVILLE, KY 40207

JOB NO. 18220
SHEET 1 OF 1