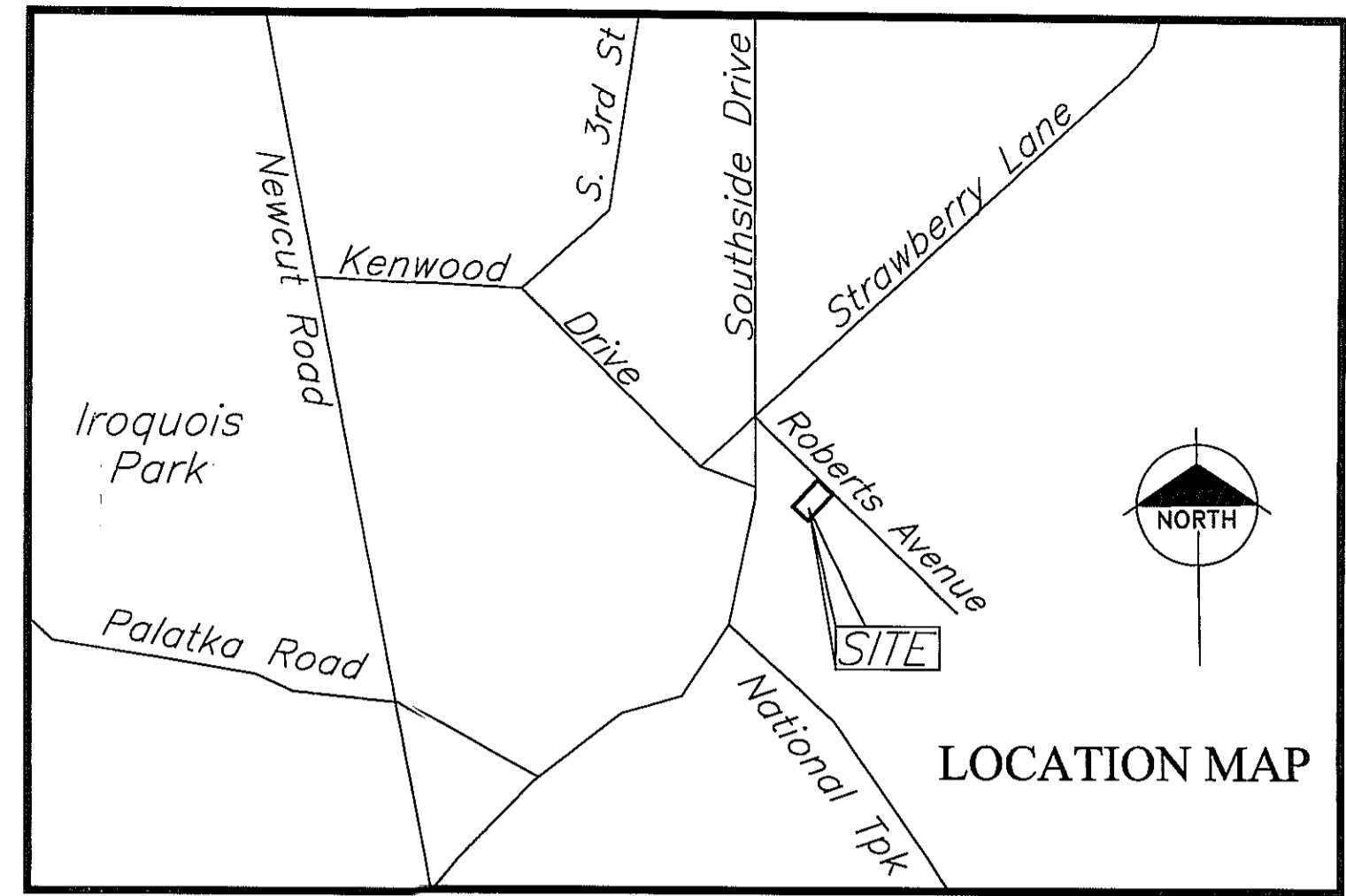


PRELIMINARY APPROVAL
 Condition of Approval: _____
 Development Review: *[Signature]* Date: 9-10-14
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS: _____
 BY: *[Signature]*
 DATE: 9-9-14
 LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

MSD NOTES :
 EXISTING IMPERVIOUS: 9,222 SF PROPOSED NEW IMPERVIOUS: 4,387 SF
 1. 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
 2. STORMWATER CALCULATIONS
 Q10 PRE-CONSTRUCTION = CIA DR 0.75 x 5.3 x 0.279 = 1.11 CFS
 Q10 POST-CONSTRUCTION = CIA DR 0.95 x 7.2 x 0.263 = 1.80 CFS
 REQUIRED STORAGE : 0.69 CFS x 600 SEC = 414 CF
 GREEN MANAGEMENT : 11,447 - 12,138 x 80% IMPERVIOUS OR 1,737 SF x 0.85/12 FT = 123 CF (for first 0.85 inch)
 RAIN GARDENS PROPOSED TO CAPTURE ENTIRE 414 CF

GENERAL NOTES :
 1. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 2. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 3. CONSTRUCTION PLANS BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

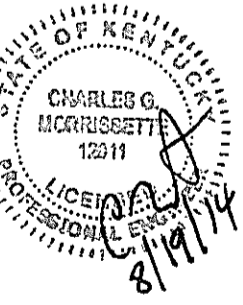
PROJECT DATA
 EXISTING ZONING : R-4 PROPOSED ZONING : C-2
 EXISTING FORM DISTRICT : TRADITIONAL NEIGHBORHOOD
 TOTAL SITE AREA : 0.45 ACRES 19773.8 SQUARE FEET
 EXISTING AND PROPOSED USE : PLUMBING CONTRACTORS SHOP
 EXISTING BUILDING AREA : 1,856 SF
 776 SF (OFFICE) 1,080 SF (STORAGE)
 PROPOSED BUILDING AREA : 1,080 SF
 1,080 SF (SHOP)
 PROPOSED TOTAL BUILDING AREA : 2,936 SF
 EXISTING FAR : 0.21 PROPOSED FAR : 0.31
 REQUIRED PARKING 3 SPACES MINIMUM - 5 SPACES MAXIMUM
 Contractors Shop Minimum 1 space per 1.5 employee (3) = 2 SPACES MINIMUM
 Contractors Shop Maximum 1 space per employee (3) = 3 SPACES MAXIMUM
 PROPOSED PARKING 3 SPACES
 VEHICULAR USE AREA : 2,442 SF
 TREE CANOPY CALCULATIONS
 TOTAL SITE AREA 19,774 SF COMMERCIAL AREA CLASS "A"
 PRESERVED TREE CANOPY - 452 SF
 REQUIRED TREE CANOPY @ 8% - 1,582 SF
 PROPOSED 2 - 2" TYPE A TREES @ 720 SF EACH - 1,440 SF
 TOTAL TREE CANOPY PROPOSED - 1,892 SF

A variance is being requested from the Development Code Section 5.1.8B to allow the proposed building to be located outside required setback.
 A landscape waiver is being requested from the Development Code Section 10.2 to allow the 15' required LBA along both side yard lines to be reduced by up to 14'.

PDS PROJECT# 14ZONE1009
 DEED BOOK 9017, PAGE 538 TAX BLOCK 1132, LOT 0028 PARCEL ID: 113200070028
DETAILED DISTRICT DEVELOPMENT PLAN

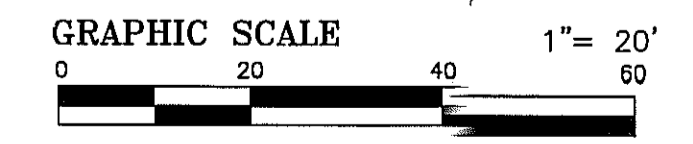
Thompson Brothers Plumbing RECEIVED

436 ROBERTS AVENUE AUG 25 2014
 Thompson Brothers Plumbing LLC PLANNING & DESIGN SERVICES
 436 Roberts Avenue Louisville, KY 40214



LEGEND

| | |
|--|-------------------------------------|
| | FIRE HYDRANT |
| | DRAINAGE SWALE |
| | SHEET DRAINAGE FLOW |
| | EXISTING CONTOUR |
| | EXISTING UPDLE W/ OVERHEAD ELECTRIC |
| | EXISTING TREES |



MILLER • WIHRY
 MWLLC
 Land Planners • Engineers • Surveyors
 1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501 Fax (502)636-9538

| REVISIONS | SCALE |
|-----------|----------|
| | 1" = 20' |
| DR. | |
| CK. | |
| DATE | |
| 8-14-2014 | |

FILE NO. **DDP**

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

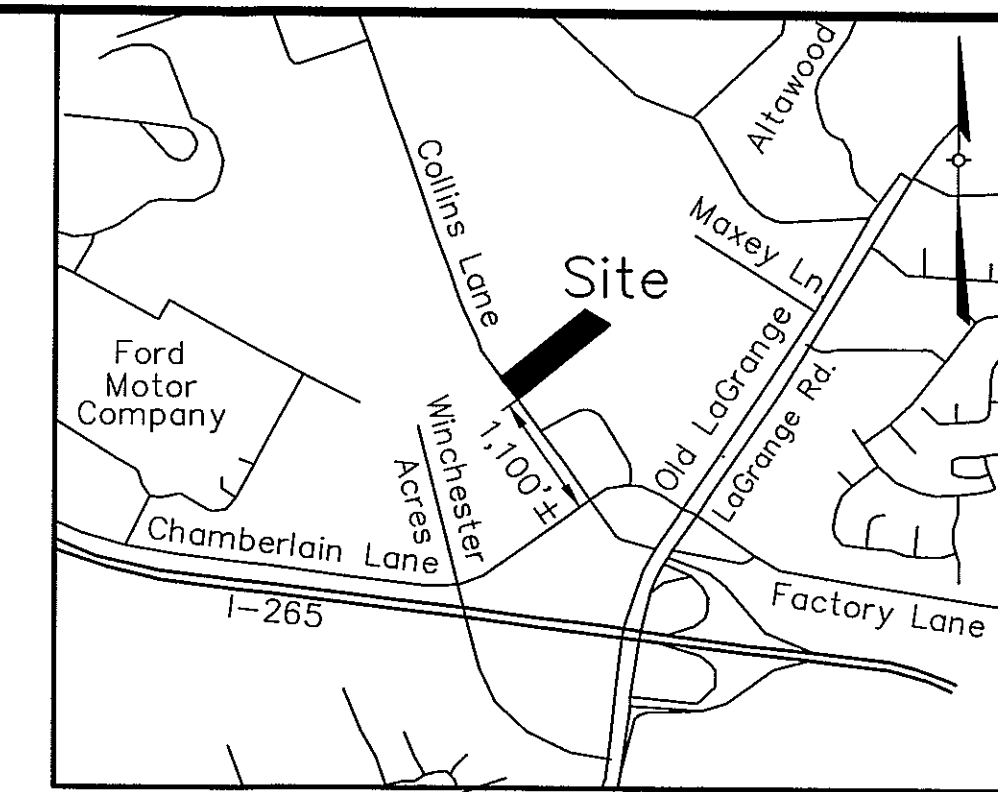
CONDITIONS:

BY: *[Signature]*
DATE: 9-9-14

LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

WAIVERS REQUESTED:

1. A Waiver is requested for the property line adjacent to S.S. and Ann Chamberlain from Section 10.2.4.A of the Louisville Metro Land Development Code to waive the 50 ft. Landscape Buffer Area to 15 ft. and to waive the encroachment of the proposed walk & pavement.
2. A Waiver is requested for the property line adjacent to the CSX railroad from Section 10.2.4.A of the Louisville Metro Land Development Code to waive the 50 ft. Landscape Buffer Area to 15 ft and to waive the trees being provided to the PEC requirement of 2 trees and to waive the more than 50% encroachment of the Landscape Buffer Area and an easement.
3. A Waiver is requested from Section 10.2.4.A of the Louisville Metro Land Development Code to waive to the encroachment of the proposed pavement and gravel into a portion of the 15' Landscape Buffer Area adjacent to the IAN, LLC property line.



REC/R-4/SW
CSX TRANSPORTATION INC
500 WATER ST #150
JACKSONVILLE, FL 32202
D.B. 4192, PG. 0281

**LOCATION MAP
NOT TO SCALE**

PROJECT DATA

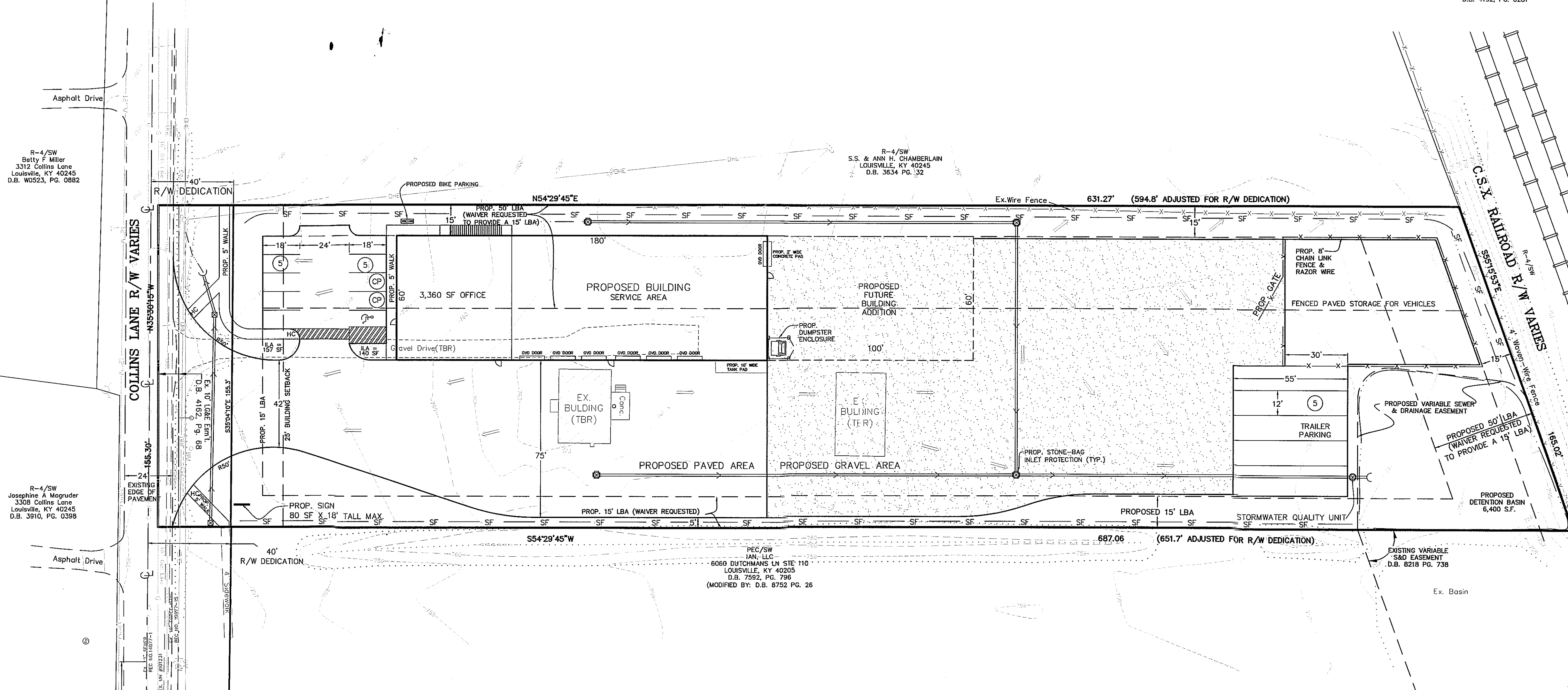
| | |
|----------------------------------|--|
| TOTAL SITE AREA | = 2.35 Ac. |
| R/W DEDICATION AREA | = 0.13 Ac. |
| NET SITE AREA | = 2.22 Ac. |
| EXISTING ZONING | = R-4 |
| PROPOSED ZONING | = PEC |
| FORM DISTRICT | = SUBURBAN WORKPLACE |
| EXISTING USE | = SINGLE FAMILY RESIDENCE |
| PROPOSED USE | = TRUCK SERVICE, TOWING AND STORAGE |
| TOTAL BUILDING AREA | = 14,200 SF |
| F.A.R. | = 0.15 (1.0 MAXIMUM ALLOWED) |
| BUILDING LOT COVERAGE | = 15% (50% MAXIMUM ALLOWED) |
| BUILDING HEIGHT | = 18' TALL (50' MAX) |
| PARKING REQUIRED | MIN. MAX. |
| 3,360 S.F./350 MIN. | = 10 SPACES |
| 3,360 S.F./200 MAX. | = 17 SPACES |
| 3 EMPLOYEES/1.5 MIN. | = 2 SPACES |
| 3 EMPLOYEES/1 MAX. | = 2 SPACES |
| TOTAL PARKING REQUIRED | = 12 SP 19 SP |
| TOTAL PARKING PROVIDED | = 12 SP (includes 2 employee space inside bldg, 1 HC SP INCLUDED) (2 CP SP INCLUDED) |
| BIKE PARKING REQUIRED/PROVIDED | = 2 SHORT TERM/2 LONG TERM (LONG TERM TO BE PROVIDED INDOORS) |
| TOTAL VEHICULAR USE AREA | = 56,030 SF |
| COLLINS LANE PARKING AREA | = 3,423 SF |
| INTERIOR LANDSCAPE AREA REQUIRED | = 256 SF (COLLINS LANE PARKING AREA) |
| INTERIOR LANDSCAPE AREA PROVIDED | = 297 SF |

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface of gravel and pavement.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. Metro Public Works encroachment permit will be required for the entrance.
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. Right-of-way dedication by deed or minor plat must be recorded prior to construction approval by Transportation Planning.
6. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
7. A site visit by Ann Richard RLA on January 9, 2014 found no Karst features evident on the subject site.

MSD NOTES:

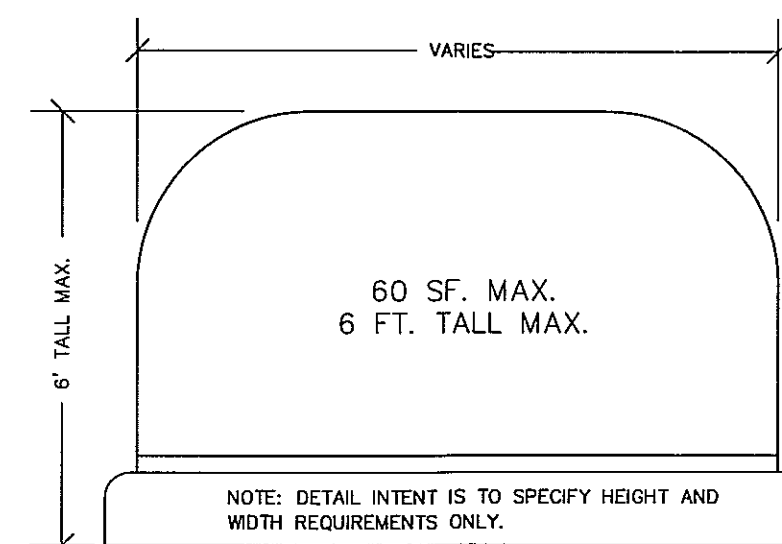
1. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Sewer Capacity request was approved by MSD by letter dated April 10, 2014.
2. Proposed office/service building will require a separate sanitary sewer connection. Fees will apply.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0020E D dated December 5, 2006.
4. 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.
5. Modifications will be made to the existing detention basin in Chamberlain Crossings business park to provide detention for this development. A detailed analysis will be required. Postdeveloped peak flows will be limited to predeveloped peak flows.
6. The grading of the proposed development will reduce the area draining to the Collins Lane right-of-way by diverting the drainage from the front of the site to the rear. Verification of the adequacy of the Collins Lane drainage system will be required prior to construction plan approval by MSD.
7. Stormwater management water quality units will be installed in accordance with MSD design standards to provide post construction controls per the MSD WDR requirements.
8. 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.
9. Erosion & Silt Control shown is conceptual only, and 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.
10. Silt Checks installed in proposed drainage swales as required by MSD.



DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.85 - 0.23 = 0.62$
 $A = 2.35$
 $R = 2.8$
 $X = (0.62)(2.35)(2.8)/12 = 0.34 \text{ AC.-FT.}$
 REQUIRED $X = 14,800 \text{ CU.FT.}$
 PROVIDED BASIN = 6,400 SQ.FT.

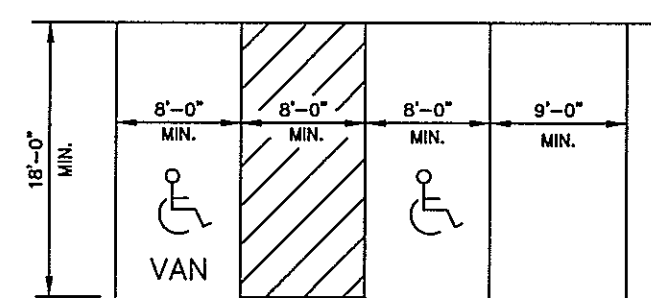
TOTAL = 6,400 SQ.FT. @ APPROX. 2.5 FT. DEPTH
 = 16,000 CU.FT. > 14,800 CU.FT.



**COLLINS LANE MONUMENT SIGN DETAIL
NOT TO SCALE**

LEGEND

- (PROPOSED STORM SEWER, CATCH BASIN)
- (PROPOSED SEWER AND MANHOLE)
- (EXISTING SEWER AND MANHOLE)
- (PROPOSED DRAINAGE SWALE)
- (PROPOSED ROCK DITCH)
- (PROPOSED SILT FENCE)
- (PROPOSED STONE BAG INLET PROTECTION)

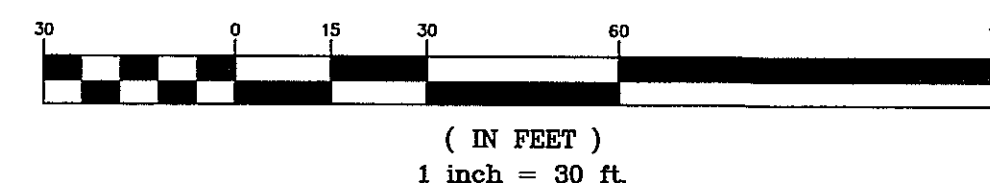


**TYPICAL PARKING SPACE LAYOUT
NO SCALE**

TREE CANOPY CALCULATIONS

| | |
|--------------------------------------|---------------------|
| TOTAL SITE AREA | = 96,796 S.F. |
| EXISTING TREE CANOPY CLASS C | = 4% (3,600 S.F.) |
| EXISTING TREE CANOPY TO BE PRESERVED | = 0% |
| TREE CANOPY REQ'D & TO BE PLANTED | = 20% (19,359 S.F.) |

GRAPHIC SCALE



SITE ADDRESS:
3311 COLLINS LANE
LOUISVILLE, KY 40245
T.B. 14 LOT 10
D.B. 10121 PG. 0341

RECEIVED
SEP 03 2014
PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL
 Condition of Approval: _____
 _____ 9-10-14
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |
| | | | |

PROJECT DATA
 FILE NAME: 13107-000P
 DATE: 9-8-14
 SCALE: AS SHOWN
 CHECKED BY: AER
 DRAWN BY: DT/AH

REVISIONS

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 505 WASHINGTON ROAD SUITE 107 LOUISVILLE, KY 40204
 TEL: 502-261-1111 FAX: 502-261-1112
 WEB SITE: WWW.LD&D-KY.COM

DETAILED DISTRICT DEVELOPMENT PLAN
3311 COLLINS LANE, LOUISVILLE, KENTUCKY
 OWNER
JERRY I. & MARTHA SCHADE
 1002 ROUND TABLE COURT
 LOUISVILLE, KY 40222

JOB NO. 13107
 SHEET 1 OF 1
 COUNCIL DISTRICT - 17
 FIRE PROTECTION DISTRICT - WORTHINGTON
 CASE #13ZONE1031
 MSD MW#: 10912

13 ZONE 1031