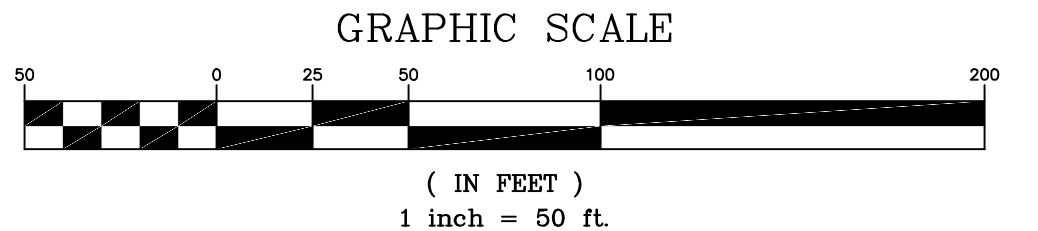
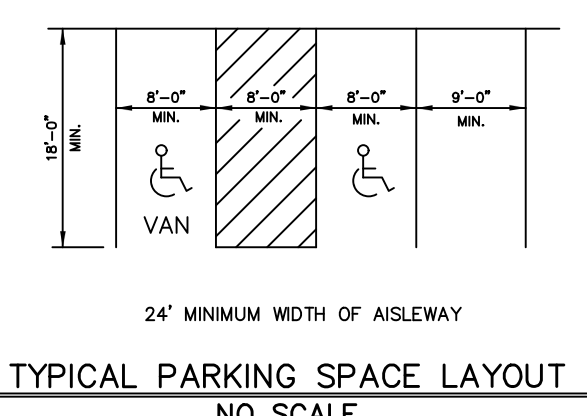
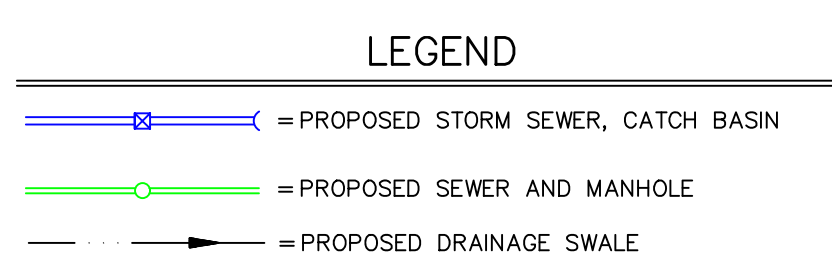


PROPOSED OFFICE REVIEW
FOCUS AREA 0.91± Ac.

NOT PART OF THIS REVIEW

DETENTION BASIN CALCULATIONS
 $X = \Delta CRA/12$
 $\Delta C = 0.43 - 0.42 = 0.01$
 $A = 10.02$ ACRES
 $R = 2.3$ INCHES
 $X = (0.01)(10.02)(2.3)/12 = 0.019$ AC.-FT.
 REQUIRED X = 837 CU.FT.



TREE CANOPY CALCULATIONS (FOCUS AREA ONLY)
 TOTAL SITE AREA = 39,512 S.F.
 TOTAL TREE CANOPY AREA REQUIRED = 35% (13,829 S.F.)
 EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)
 TOTAL TREE CANOPY TO BE PROVIDED = 35% (13,829 S.F.)

PROJECT DATA

TOTAL SITE AREA	= 10.0± Ac. (436,589 SF)
PROPOSED OFFICE (FOCUS AREA)	= 0.91± Ac. (39,512 SF)
EXISTING ZONING	= PEC
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= TENNIS FACILITY
PROPOSED USE	= OFFICE & TENNIS FACILITY
BUILDING HEIGHT	= 39 FT.
PROPOSED BUILDING AREA (OFFICE)	= 10,657 SF
EXISTING BUILDING AREA (TENNIS FACILITY)	= 20,780 SF
TOTAL BUILDING AREA	= 31,437 SF
F.A.R.	= 0.07
PARKING REQUIRED	MIN. MAX.
OFFICE (FOCUS AREA)	
1/400 S.F. MIN.	= 27 SP
1/200 S.F. MAX.	= 53 SP
TOTAL PARKING PROVIDED	= 32 SPACES (2 HC SP INCLUDED)
EXISTING TENNIS CENTER PARKING	= 25 SPACES
TOTAL VEHICULAR USE AREA	= 14,441 SF
INTERIOR LANDSCAPE AREA REQUIRED (5%)	= 722 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,500SF
EXISTING IMPERVIOUS (FOCUS AREA)	= 19,757 SF
PROPOSED IMPERVIOUS (FOCUS AREA)	= 22,361 SF (13% INCREASE)

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - No encroachment permit and bond will be required for all work done in the 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.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - 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.
 - Benchmark and topographical information shown herein were derived from Lajic data. Boundary information was taken from deeds.

- 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 lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0033 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.
 - 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.
 - This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 35,000 S.F.
 - Drainage/Stormwater Detention shall be provided off-site in the Existing Old Henry Business Park Detention Basin. Capacity of the basin will be analyzed during construction phase to ensure adequate capacity for the development. Post developed peak flows will not exceed pre-developed peak flows from development for the 2,10,25 and 100 year storms. Drainage pattern depicted by flow arrows is for the concept purposes only. 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.

OWNER: 1800 ELITE COURT LLC
 13200 COMPLETE CT.
 LOUISVILLE, KY 40223

SITE ADDRESS: 1800 ELITE DRIVE
 TAX BLOCK 3756, LOT 0050
 D.B. 11289, PG. 206

RELATED CASES: 9-83-99
 18DEVPLAN1198
 14825
 13085

COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN
MUNICIPALITY - LOUISVILLE

WM #9263

REVISIONS

NO.	DATE	DESCRIPTION
1	3/1/21	REVISED PER AGENCY COMMENTS
2	4/19/21	REVISED PER AGENCY COMMENTS

PROJECT DATA
 FILE NAME: 20230-REDDP
 DATE: 2/7/21
 CHECKED BY: MH
 DRAWN BY: JH

LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 507 WABERMAN AVENUE, SUITE 101
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 TEL: 502-261-4954
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HJ SOLUTIONS
 DEVELOPER
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 13200 COMPLETE CT.
 LOUISVILLE, KY 40223

REVISOR: HJ SOLUTIONS
 DEVELOPER: HJ SOLUTIONS
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JOB NO. 20230
 SHEET 1 OF 1