
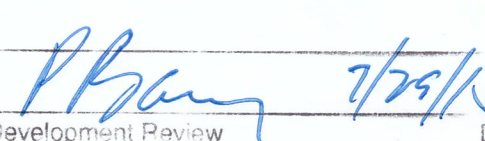


GENERAL NOTES

- () DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- THIS SITE IS SUBJECT TO PROTECTED WATERWAYS: COOPER CHAPEL BRANCH AND FISHPOOL CREEK. SUBJECT TO THE REQUIREMENTS OF CHAPTER 4 SECTION 8 OF THE LAND DEVELOPMENT CODE.
- TRACT 9A IS SERVED BY EXISTING SANITARY SEWER CONNECTION BUT NO CONNECTION IS PROPOSED.
- AS SHOWN ON FLOOD INSURANCE RATE MAP (FEMA) COMMUNITY PANEL NO. 2111C0111E, DATED DECEMBER 5, 2006, PORTIONS OF TRACT 9B AND 9C ARE LOCATED IN THE 100-YEAR FLOOD AREA, AS SHOWN HEREON.
- PROPOSED TRACTS ARE SHOWN PER APPROVED BUT UNRECORDED MINOR SUBDIVISION PLAT (#14MINORPLAT1078). PLAT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVALS.
- INCREASED RUNOFF VOLUME AT 1.5:1 TO BE PURCHASED THRU WATER RESOURCES PRIOR TO CONSTRUCTION APPROVAL.
- A KARST SURVEY WAS PERFORMED BY GREENBAUM ASSOCIATES, INC. ON JULY 24, 2015 AND OBSERVED NO EVIDENCE OF SINKHOLES.

PRELIMINARY APPROVAL

Condition of Approval:

 Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

TREE CANOPY CALCULATIONS

SITE AREA: 2,707 AC (117,917 SF)

EXISTING TREES PRESERVED: 24,377 S.F. (20.6%)

REQUIRED TREE CANOPY: 17,688 S.F. (15%)

REQUIRED NEW TREE CANOPY: 0 SF (0%)

NEW TREE CANOPY TO BE PROVIDED: 0 SF (0%)

TOTAL TREE CANOPY: 24,377 SF (20.6%)

INCREASED RUNOFF CALCULATIONS

Cpre = 0.26
Cpost = 0.39
AREA = 2,707 AC
(0.56 - 0.26) X 2.9/12 X 2,707 AC = 0.196 AC-FT








PROJECT SUMMARY

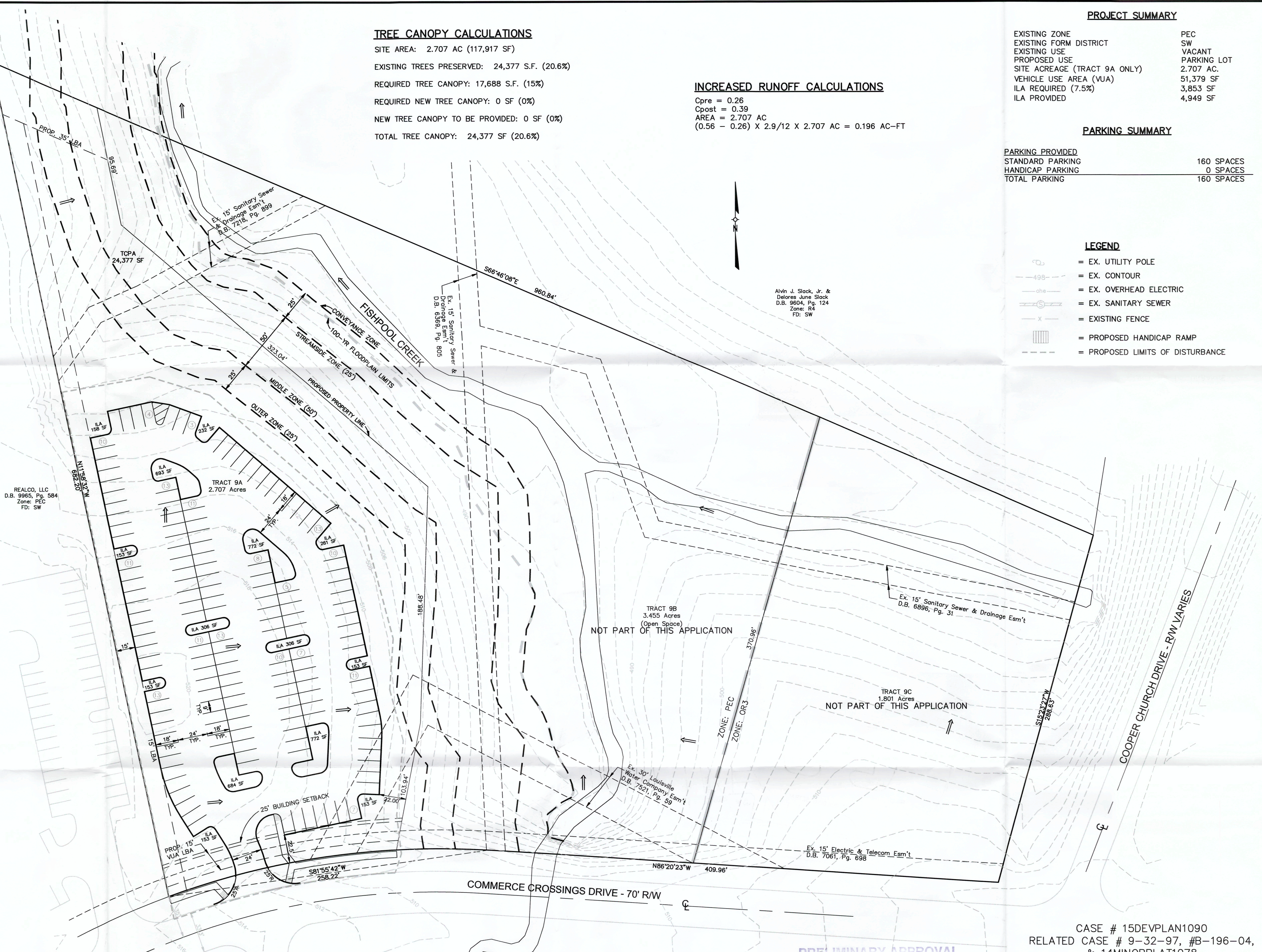
EXISTING ZONE	PEC
EXISTING FORM DISTRICT	SW
EXISTING USE	VACANT
PROPOSED USE	PARKING LOT
SITE ACREAGE (TRACT 9A ONLY)	2,707 AC
VEHICLE USE AREA (VUA)	51,379 SF
ILA REQUIRED (7.5%)	3,853 SF
ILA PROVIDED	4,949 SF

PARKING SUMMARY

PARKING PROVIDED	
STANDARD PARKING	160 SPACES
HANDICAP PARKING	0 SPACES
TOTAL PARKING	160 SPACES

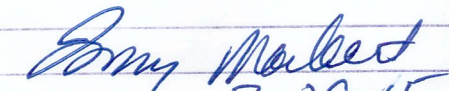
LEGEND

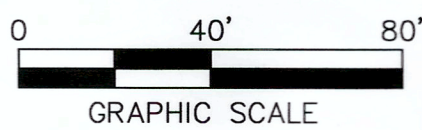
	= EX. UTILITY POLE
	= EX. CONTOUR
	= EX. OVERHEAD ELECTRIC
	= EX. SANITARY SEWER
	= EXISTING FENCE
	= PROPOSED HANDICAP RAMP
	= PROPOSED LIMITS OF DISTURBANCE



PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: 
DATE: 7-29-15
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS



CASE # 15DEVPLAN1090
RELATED CASE # 9-32-97, #B-196-04,
& 14MINORPLAT1078

REVISED DETAILED
DISTRICT DEVELOPMENT PLAN

COMMERCE CROSSINGS
TRACT 9A PARKING LOT

5121 COMMERCE CROSSINGS DRIVE
LOUISVILLE, KENTUCKY 40229

FOR
OWNER:
COMMERCE CROSSINGS, LLC
12910 SHELBYVILLE ROAD, SUITE 200
LOUISVILLE, KENTUCKY 40243
D.B. 6985, PG. 633
T.B. 84, LOT 354

WM # 8248

15044dev.dwg









108 Davenport Lane
Suite 300
Louisville, Ky 40223
t: (502) 327-7073
f: (502) 327-7066

COMMERCE CROSSINGS
TRACT 9A PARKING LOT

DATE: 6/15/15
DRAWN BY: T.D.M.
CHECKED BY: T.D.T.
SCALE: 1"=40' (HORZ)
SCALE: N/A (VERT)

REVISIONS

	AGENCY COMMENTS 7/1/15
	
	
	
	
	

RECEIVED

JUL 27 2015
PLANNING &
DESIGN SERVICES

REVISED
DETAILED DISTRICT
DEVELOPMENT PLAN

JOB NUMBER
15044

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OF
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15DEVPLAN1090