

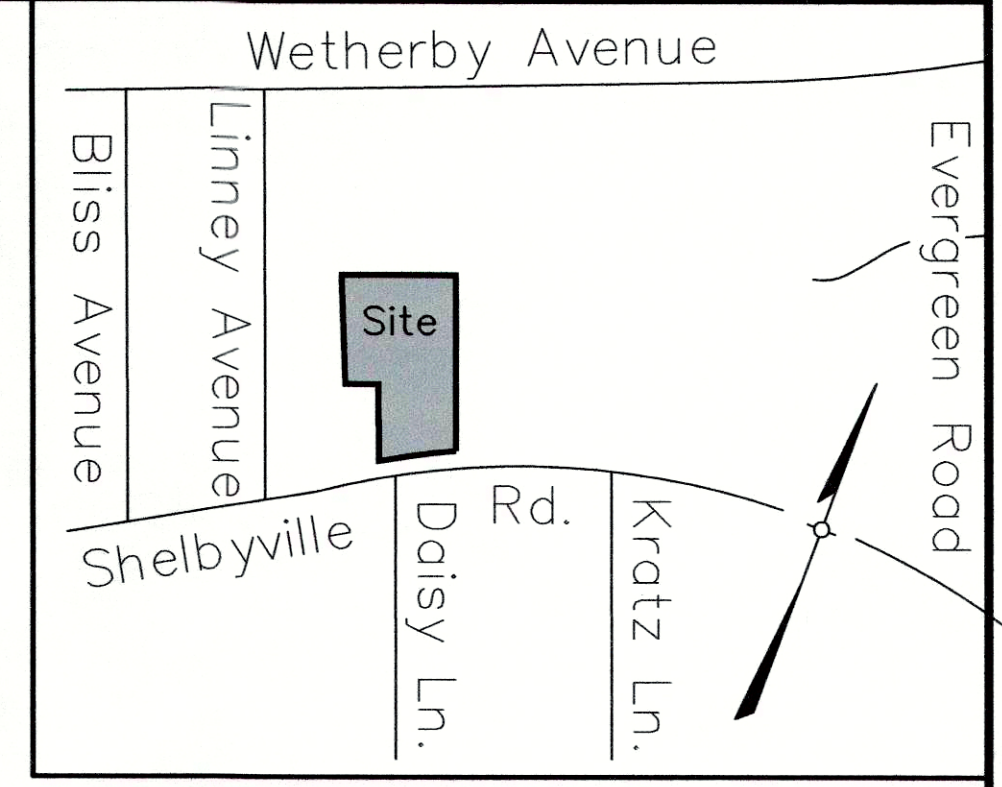
PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:
BY: *[Signature]*
DATE: 12/2/15
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

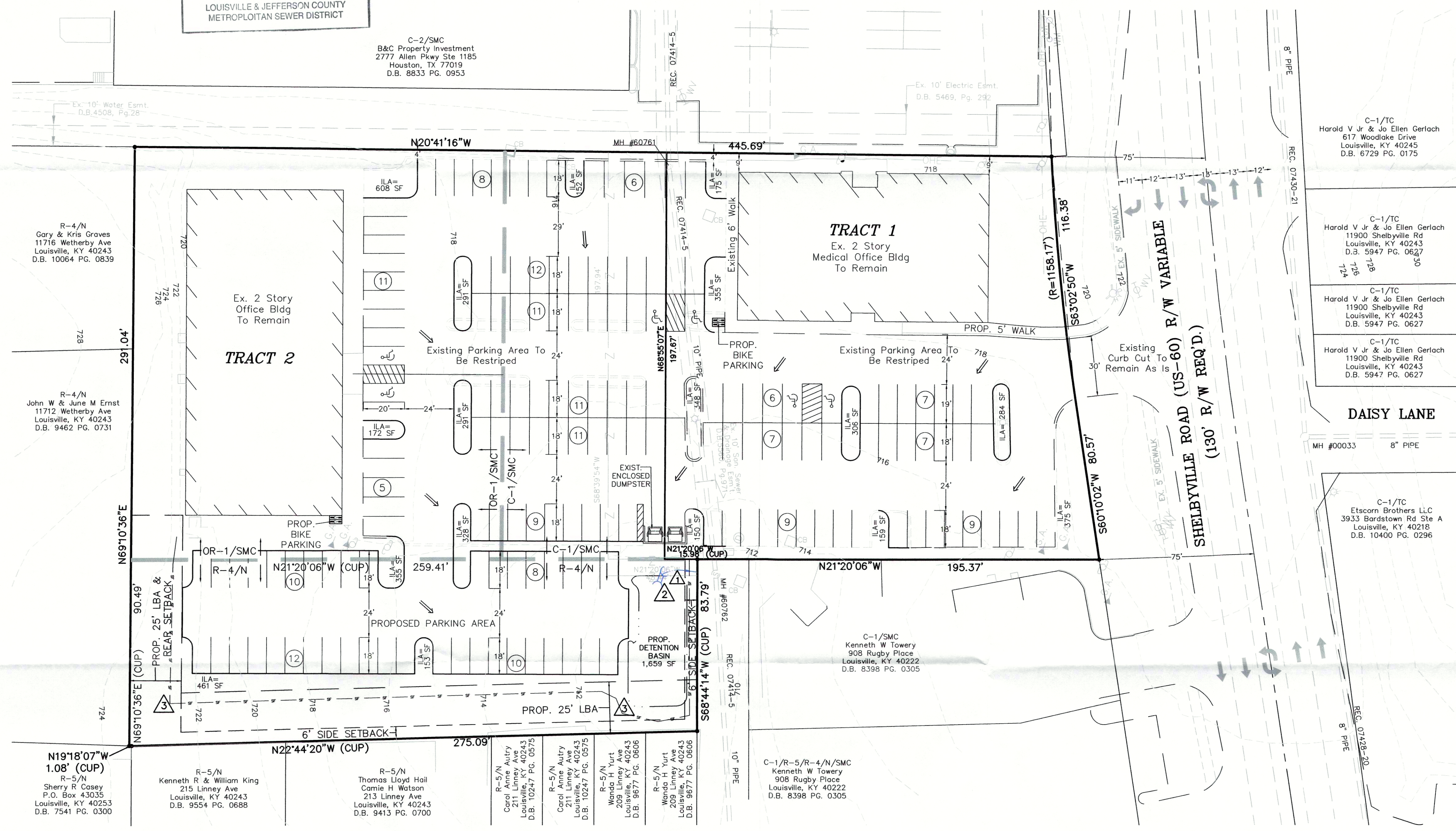
PRELIMINARY APPROVAL
Condition of Approval:
[Signature]
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

C-2/SMC
B&C Property Investment
2777 Allen Pkwy Ste 1185
Houston, TX 77019
D.B. 8633 PG. 0953

THE SITE REVISIONS ARE THE RELOCATION OF A PROPERTY LINE, THE RESTRIPING OF THE EXISTING PARKING LOT, THE ADDITION OF INTERIOR LANDSCAPE ISLANDS TO THE EXISTING PARKING LOT, THE CONSTRUCTION OF 40 PARKING SPACES AND A DETENTION BASIN ON THE UNDEVELOPED R-4 ZONED PORTION OF THE SITE.



LOCATION MAP
NOT TO SCALE



CONDITIONAL USE PERMIT REQUESTED:

1. A Conditional Use Permit is requested from Section 4.2.4D of the Louisville Metro Land Development Code for an Off-street Parking area on R-4 zoned property.

PROJECT DATA

TOTAL SITE AREA	=	2.6± Ac.
TRACT 1 AREA	=	1.7± Ac.
TRACT 2 AREA	=	0.9± Ac.
EXISTING ZONING	=	OR-1, C-1 & R-4
FORM DISTRICT	=	NEIGHBORHOOD & SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	=	TRACT 1 - MEDICAL OFFICE TRACT 2 - VACANT GENERAL OFFICE
PROPOSED USE	=	MEDICAL OFFICE (TRACT 1) GENERAL OFFICE (TRACT 2)
TOTAL BUILDING AREA	=	8,645 SF/FLOOR (17,290 SF TOTAL) 12,010 SF/FLOOR (24,020 SF TOTAL)
BUILDING HEIGHT	=	2 STORY
F.A.R.	=	0.36
PARKING REQUIRED	=	MIN. MAX.
MEDICAL OFFICE (TRACT 1)	=	17,290/250 S.F. MIN. 69 SP 115 SP
GENERAL OFFICE (TRACT 2)	=	24,020/350 S.F. MIN. 68 SP 120 SP
TOTAL PARKING REQUIRED	=	137 SP 235 SP
TOTAL PARKING PROVIDED	=	169 SPACES (6 ACCESSIBLE SPACES INCLUDED)
BICYCLE PARKING REQUIRED	=	(4) SHORT TERM
EXISTING TOTAL VEHICULAR USE AREA	=	48,552 SF
PROPOSED TOTAL VEHICULAR USE AREA	=	58,445 SF (17% INCREASE)
INTERIOR LANDSCAPE AREA REQUIRED	=	4,437 SF
INTERIOR LANDSCAPE AREA PROVIDED	=	4,963 SF

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. No increase in drainage run off to state roadways.
3. There shall be no commercial signs in the Right of Way.
4. There shall be no landscaping in the Right of Way without an encroachment permit.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Existing Cross-Access & Parking Agreement D.B. 9377 PG. 222.

MSD NOTES:

1. Sanitary sewer service is existing.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0048 E dated December 5, 2006.
3. 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.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
6. On-site detention will be provided. Post-development peak flows will be limited to pre-development peak flows for the 2, 10, 25, and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
7. Drainage bond required prior to MSD construction plan approval.

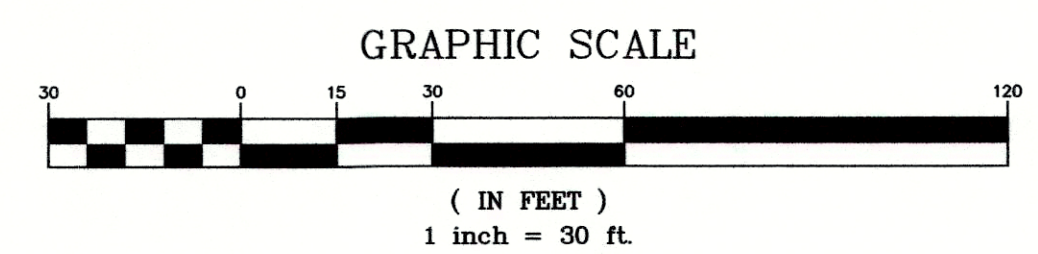
RECEIVED
DEC 01 2015
PLANNING &
DESIGN SERVICES

OWNER: HAMERON PROPERTIES I LLC 11901 & 11909 SHELBYVILLE RD.
1500 S. POPE LICK RD. TAX BLOCK 319, LOT 43, 79
LOUISVILLE, KY 40299 D.B. 7318, PG. 630
M.P. 9377, PG. 226
COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - MIDDLETOWN MSD WM #288

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
2. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
3. Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.
4. Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
5. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
6. Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
7. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin.
8. All storm drainage shall conform to MSD standard specifications.
9. 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

MSD STANDARD EROSION CONTROLS	
	STONE BAG CHECK DAM
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

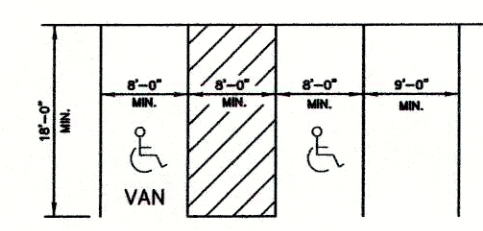


DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.95-0.23=0.72
A = 0.3 ACRES
R = 2.8 INCHES
X = (0.72)(0.30)(2.8)/12 = 0.05 AC.-FT.
REQUIRED X = 2,178 CU.FT.
PROVIDED BASIN = 1,659 SQ.FT.
TOTAL = 1,659 SQ.FT. @ APPROX. 2 FT. DEPTH
= 3,318 CU.FT. > 2,178 CU.FT.

TREE CANOPY CALCULATIONS (1/2 REQUIRED)

TOTAL SITE AREA = 114,395 S.F.
TOTAL TREE CANOPY AREA REQUIRED = 10% (11,440 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED = % (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED = 10% (11,520 S.F.)



TYPICAL PARKING SPACE LAYOUT
NO SCALE

LEGEND

— = PROPOSED STORM SEWER, CATCH BASIN

REVISIONS	DESCRIPTION	DATE	NO.
BY			

SURVEYOR'S SEAL

PROJECT DATA
FILE NAME: 07205-DDP
DATE: 11-30-15
CHECKED BY: JER
SCALE: AS SHOWN
DRAWN BY: JH/SBS

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
505 WASHINGTON AVE., SUITE 101 LOUISVILLE, KENTUCKY 40202
PHONE: 502.446.9975 FAX: 502.446.9974
WEB SITE: WWW.LD&D.COM

11901 + 11909 SHELBYVILLE ROAD
DEVELOPER
CAFE PRESS
6901A RIVERPORT ROAD
LOUISVILLE, KY 40258

JOB NO. 07205
SHEET 1 OF 1