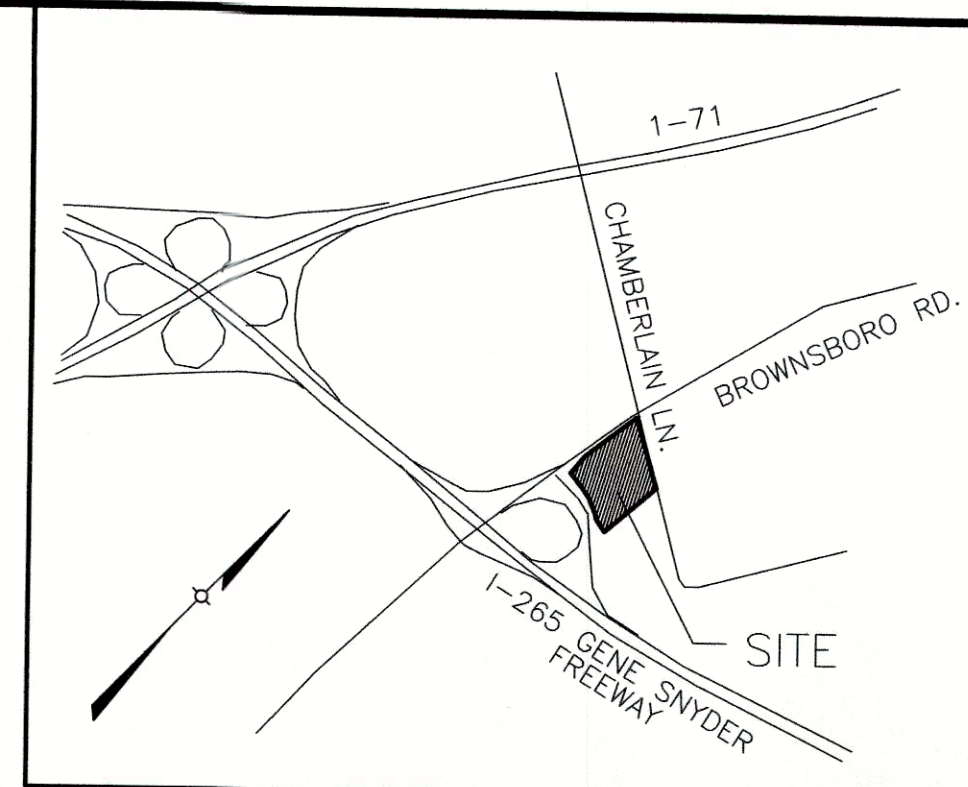
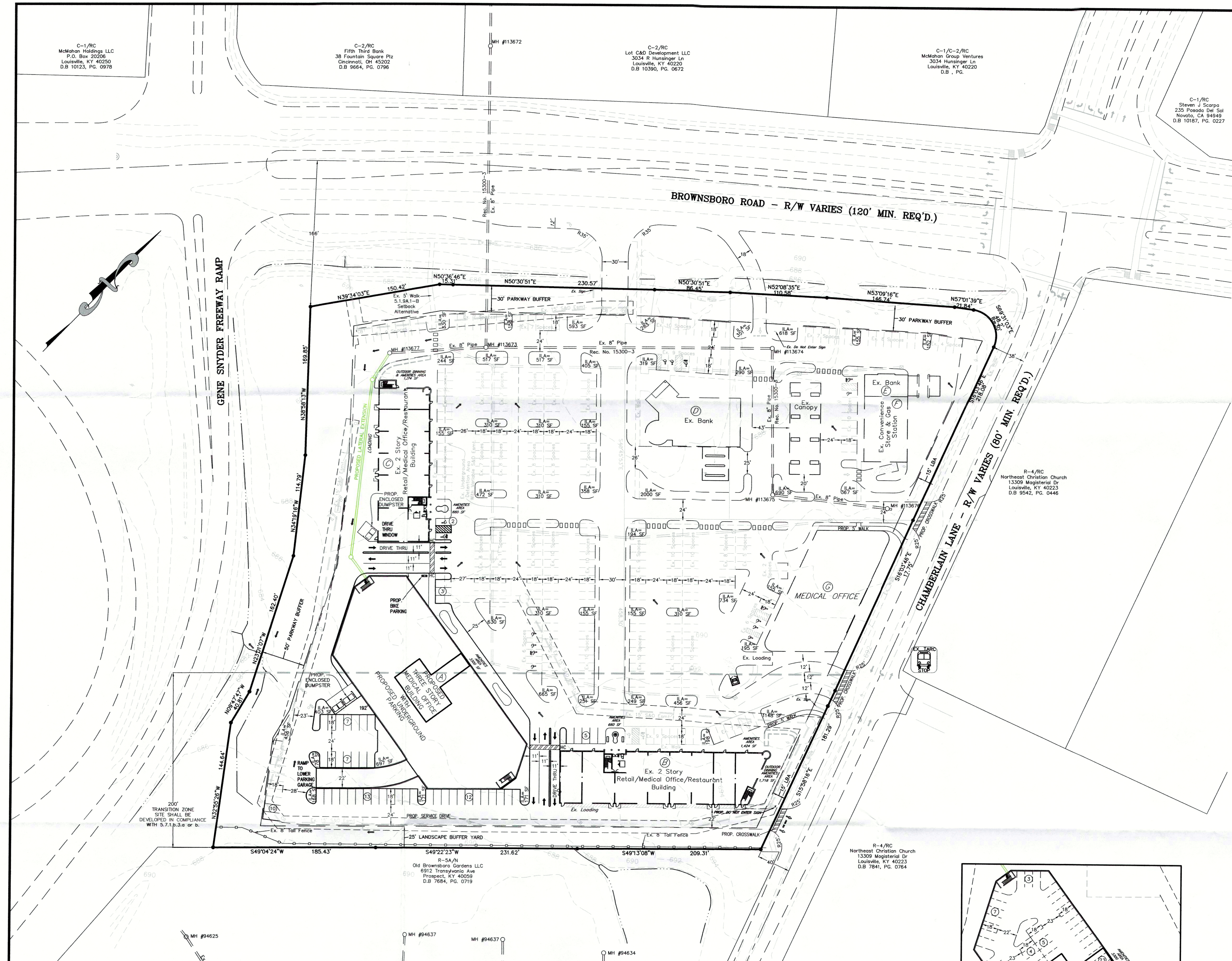


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VARIANCE REQUESTED

1. A Variance is requested from Section 5.7.1.B.1 of the Land Development Code for the portion of the proposed building within the Transition Zone to vary the Transition Zone 45 ft. maximum allowed building height to 58 ft.

VARIANCE AND WAIVER GRANTED (DOCKET NO. 9-21-05WVW)

1. A Parking Waiver has been granted from Chapter 10, Part 1 of the Land Development Code to allow a 25% reduction in the minimum required number of parking spaces.
2. A Variance has been granted from Chapter 5 Part 3 Section 5.3.1.C.5 (Table 5.3.2) of the Land Development Code to allow the existing building to encroach into the required 75' loading dock setback.

PROJECT DATA

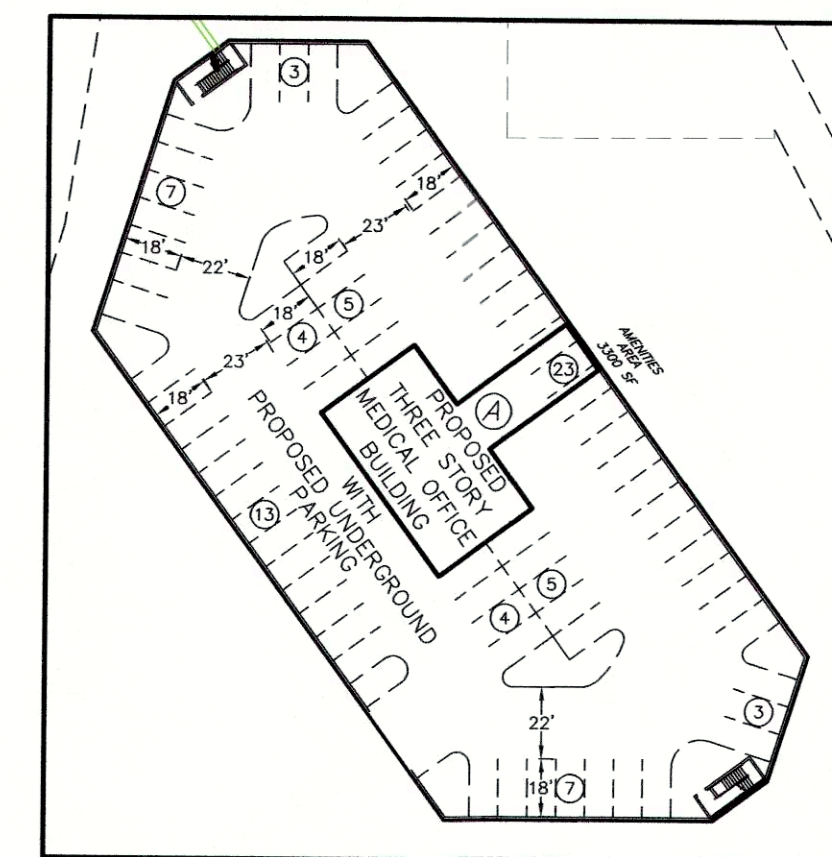
TOTAL SITE AREA	= 10.2± Ac.
EXISTING ZONING	= C-1
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= COMMERCIAL
BUILDING "B"	
RETAIL (1st FLOOR)	= 10,530 SF
MEDICAL OFFICE (2nd FLOOR)	= 13,570 SF
RESTAURANT (1st FLOOR)	= 3,040 SF
BUILDING "C"	
RETAIL (1st FLOOR)	= 8,913 SF
MEDICAL OFFICE (2nd FLOOR)	= 10,600 SF
RESTAURANT (1st FLOOR)	= 1,687 SF
BUILDING "D"	
BANK	= 5,507 SF
BUILDING "E"	
BANK	= 1,250 SF
BUILDING "F"	
CONVENIENCE STORE & GAS	= 3,750 SF
BUILDING "G"	
MEDICAL OFFICE	= 12,000 SF
TOTAL EXISTING BUILDING AREA	= 70,847 SF
PROPOSED USE	
BUILDING "A"	
MEDICAL OFFICES	
1ST FLOOR - 30,713 SF	
2ND FLOOR - 30,713 SF	
3RD FLOOR - 22,828 SF	
TOTAL PROPOSED BUILDING AREA	= 84,254 SF
TOTAL BUILDING AREA	= 155,109 SF
F.A.R.	= 0.35 (1.0 MAX. ALLOWED)
AMENITIES AREA REQUIRED/PROVIDED	= 7,800 SF REQ'D. / 9,136 SF PROVIDED
PROPOSED BUILDING HEIGHT	= 58 FT (VARIANCE REQUESTED) 150 FT. MAX. ALLOWED AND 45 FT IS THE MAX. ALLOWED WITHIN THE TRANSITION ZONE
PARKING REQUIRED	
RETAIL	
4 SP/ 1000 SF MIN. (19,443 SF)	= 78 SP
5 SP/ 1000 SF MAX. (19,443 SF)	= 97 SP
BANK	
1 SP/ 300 SF MIN. (6,757 SF)	= 23 SP
1 SP/ 200 SF MAX. (6,757 SF)	= 34 SP
CONVENIENCE STORE / GAS STATION	
1 SP/ 250 SF MIN. (3,750 SF)	= 15 SP
1 SP/ 150 SF MAX. (3,750 SF)	= 25 SP
MEDICAL OFFICES	
1 SP/ 250 SF MIN. (120,522 SF)	= 482 SP
1 SP/ 150 SF MAX. (120,522 SF)	= 803 SP
TOTAL PARKING REQUIRED	= 598 SP
- TARC CREDIT (100)	= 538 SP
- 26% REDUCTION (WAIVER GRANTED)	= 398 SP
PARKING PROVIDED	
EXISTING PARKING	= 337 SP
PROPOSED SURFACE PARKING	= 51 SP
PROPOSED UNDERGROUND PARKING	= 24 SP
TOTAL PARKING PROVIDED	= 412 SP
(13 ACCESSIBLE SPACES INCLUDED)	
- (BUILDING A ONLY) 4 SHORT TERM/2 LONG (LONG TERM PROVIDED INDOORS)	
TOTAL VEHICULAR USE AREA	= 231,350 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 17,351 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 18,108 S.F.
TOTAL SITE DISTURBANCE AREA	= 72,000 S.F.
EXISTING IMPERVIOUS AREA	= 206,494 S.F.
PROPOSED IMPERVIOUS AREA	= 52,158 S.F.
TOTAL IMPERVIOUS AREA	= 258,652 S.F. (25% INCREASE)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. State Highway encroachment permit will be required for the entrance.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the Right of Way.
6. There shall be no landscaping in the Right of Way without an encroachment permit.
7. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
8. 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.
9. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
10. KTC permit will be required prior to construction plan approval.
11. Off-street loading and refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and residential uses.
12. Accessory structures shall be in compliance with sections 5.5.5 and 10.2.6 of the Louisville Metro Land Development Code.
13. A Cross Access Agreement to run with the land and in a form acceptable to the Planning Commissions legal counsel shall be recorded prior to time of construction approval.
14. A Karst Survey was done by Kevin Young RLA on April 4th, 2016 and no Karst topography was found.

MSD NOTES:

1. Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0018 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. Existing underground detention basin and existing storm drainage system will be utilized and shall meet Section 10.3.8.4 standards of the MSD design manual.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
7. A Downstream Facilities Capacity Request has been approved by MSD by letter dated May 6, 2016.
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.
10. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
11. KYTC approval required prior to MSD construction plan approval.



UNDERGROUND PARKING DETAIL
1" = 60' SCALE

OWNER:
JULEP HOLDINGS LLC
11507 MAIN ST
LOUISVILLE, KY 40243

SITE ADDRESS:
4640 CHAMBERLAIN LN
TAX BLOCK W002, LOT 0164
D.B. 10259, PG. 0866

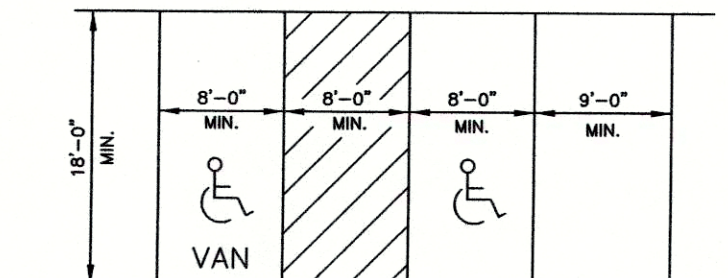
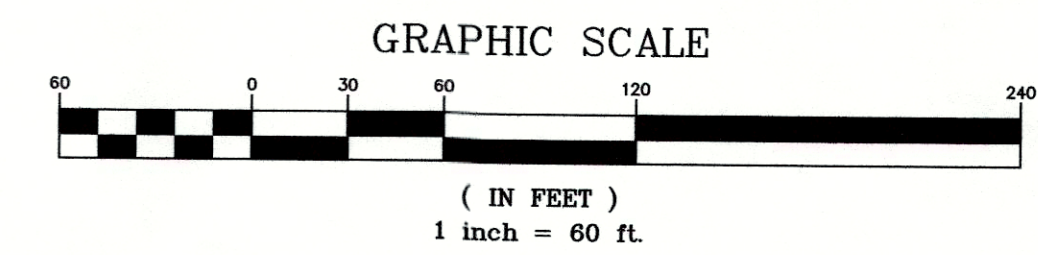
COUNCIL DISTRICT - 17
FIRE PROTECTION DISTRICT - WORTHINGTON

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.
2. 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.
3. 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.
4. 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.
5. 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.
6. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
7. 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.
8. 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. 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 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.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 443,543 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (88,708 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 16% (69,840 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 4% (19,440 S.F.)
TOTAL TREE CANOPY AREA PROVIDED	= 20% (89,280 S.F.)



TYPICAL PARKING SPACE LAYOUT
NO SCALE

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4-4-16	REVISED PER AGENCY COMMENTS	KMY
2	5-3-16	REVISED PER AGENCY COMMENTS	KMY
3	7-11-16	ADD VARIANCE REQUEST	AER

PROJECT DATA

FILE NAME: 16025-RDDDP

DATE: 3-4-16

CHECKED BY: KY

SCALE AS SHOWN

DRAWN BY: JH/SBS

CHAMBERLAIN POINTE

OWNER/DEVELOPER

JULEP HOLDINGS, LLC.

11507 MAIN STREET

LOUISVILLE, KY 40243

RECEIVED

JUL 17 2016

DESIGN SERVICES

CASE: 16DEVPLAN1057

WM #8873

JOB NO. 16025

SHEET 1 OF 1