

8202 National Turnpike

March 6, 2017

Board of Zoning Adjustment

Case# 16CUP1040

Presented By:

Michael Tigue, PLLC

Prepared By:

Derek Triplett, RLA



LAND DESIGN & DEVELOPMENT INC

503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

Rendered Development Plan

GENERAL NOTES:

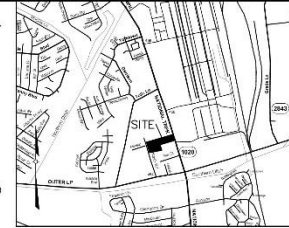
1. Parking areas and drive ones to be a hard and durable surface.
2. No increase in drainage run off to storm roadways.
3. There shall be no commercial signs in the Right of Way.
4. There shall be no landscaping in the Right of Way without an encroachment permit.
5. Site lighting shall not shine in the eyes of drivers, i.e., down it shall be re-directed, 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 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.
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. Construction plans, bond and encroachment permit required by MFW for work within the Nash Road Right-of-Way.
9. The existing gate off of Nash Rd. will remain open during business hours.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

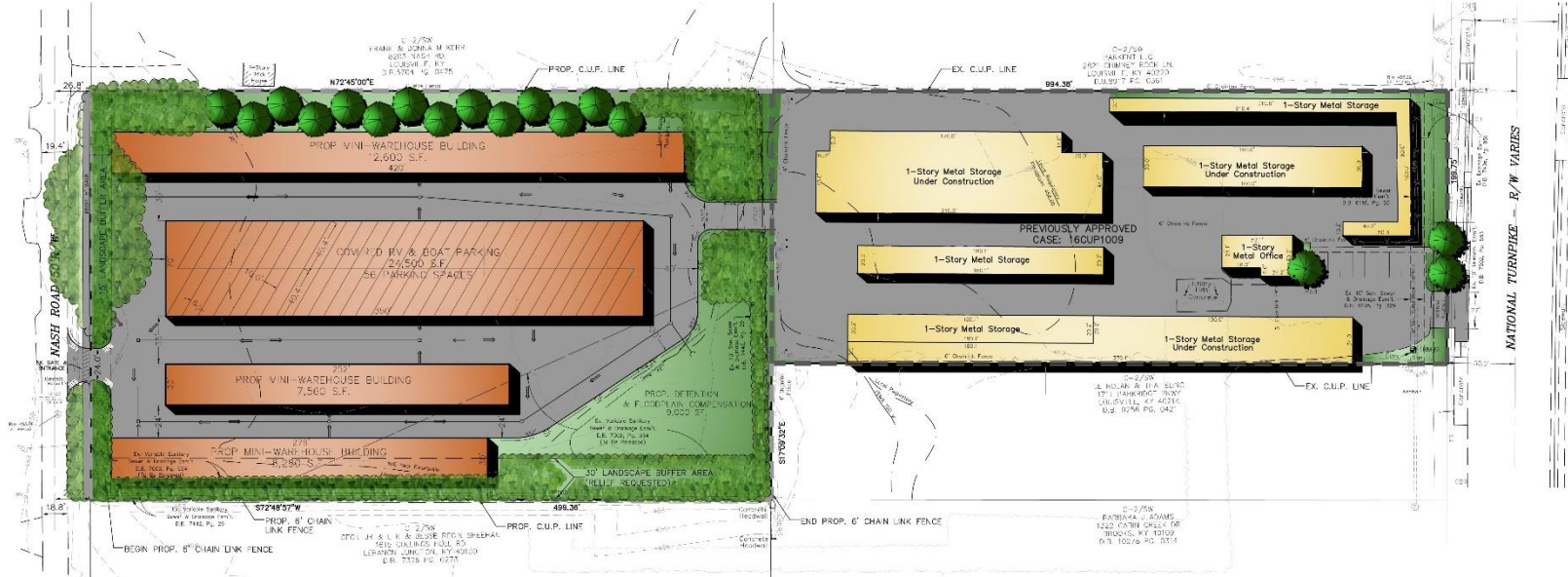
1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
3. 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. Where construction or other 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.
6. Sediment, loose 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.
7. 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.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

PROJECT DATA

TOTAL SITE AREA	= 5.70 ACRES
EXISTING ZONING	= C-2
FORM DISTRICT	= SFR
EXISTING USE	= STORAGE FACILITY
EXISTING BUILDING AREA	= 35,415 S.F.
PROPOSED BUILDING AREA	= 173,840 S.F. (173% EXPANSION)
TOTAL BUILDING AREA	= 91,355 S.F.
BUILDING HEIGHT	= 9'1" (15' MAX)
PARKING REQUIRED	= 77 SPACES
10 EMPLOYEES	= 1 SPACE / 15 EMPLOYEES MIN.
1 SPACE / 15 EMPLOYEES MAX.	= 10 SPACES
TOTAL PARKING PROVIDED	= 9 SPACES
TOTAL VEHICULAR USE AREA	= 93,916 S.F.
PROPOSED VEHICULAR USE AREA FOR REQUIRED ILA	= 0 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= N/A (ALL PROPOSED VUA IS ENCLOSED)



LOCATION MAP
NOT TO SCALE



DETENTION BASIN CALCULATIONS

$X = \frac{A}{CRA/12}$
 $AC = 0.71 - 0.23 = 0.48$
 $A = 3.4$ ACRES
 $C = 2.8$ INCHES
 $X = (0.48)(3.4)(2.8)/12 = 0.35$ AC-FT.
 REQUIRED $X = 13,246$ CU.FT.
 PROVIDED BASIN = 9,000 SF @ 4 FT. DEPTH
 TOTAL = 9,000 SF @ APPROX. 4 FT. DEPTH
 = 36,000 CU.FT. > 13,246 CU.FT.

NOTE:

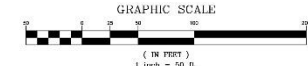
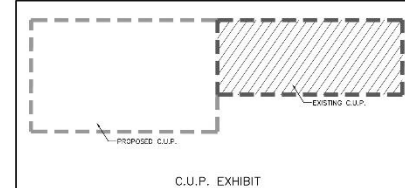
THE EXCESS VOLUME PROVIDED FOR THESE CALCULATIONS IS CONSIDERED NECESSARY FOR FLOODPLAIN COMPENSATION VOLUME. FINAL DETENTION AND FLOODPLAIN COMPENSATION VOLUME NECESSARY WILL BE DETERMINED DURING CONSTRUCTION DOCUMENT GENERATION.

MSD STANDARD EROSION CONTROLS

SP	SILT FENCE
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TREE CANOPY CALCULATIONS (CLASS 'C': 0-40%)

10'A. SITE AREA	= 248,054 S.F.
10'A. TREE CANOPY AREA REQUIRED	= 20% (49,610 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (49,610 S.F.)
TOTAL TREE CANOPY PROVIDED	= 20% (49,610 S.F.)



RELIEF REQUESTED

RELIEF IS REQUESTED FROM SECTION 4.2.30.8 TO REDUCE THE SIDE PROPERTY LINE BUFFER FROM 30' TO 14' ALONG THE SOUTHERN PROPERTY LINE.

MSD NOTES:

1. A portion of the site is within the 100 year flood plain per FIRM Map No. 21111C00391E dated December 3, 2005.
2. A portion of the site lies within the Local Regulatory Floodplain. MSD floodplain permit required prior to construction plan approval.
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. Erosion & Silt Control shown is conceptual only, and final design shall be determined on construction plans.
5. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
6. Lowest finished floor or machinery to be at or above 457.60.
7. No sanitary sewer service will be provided for this project. Health department approval required prior to MSD construction plan approval.
8. Site will be subject to MSD Regional Facilities Fee x 1.5 or provide run off volume compensation within the FEMA floodplain at a ratio of 1:5:1.
9. Wetlands determination to be approved by the ADCG prior to MSD construction plan approval.
10. The final design of this property must meet all MSD water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
11. All required floodplain compensation shall be provided on site at a ratio of 1:5:1.
12. KIDDE and ADCG approval required prior to MSD construction plan approval.
13. On-site detention will be provided. Flooded peak flows will be limited to predeveloped peak flows for the 2, 10, 25 and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.

SITE ADDRESS:
 8202 NATIONAL TURNPIKE
 LOUISVILLE, KY 40214
 D.B. 10491, PG. 0905
 T.R. 1045 LOT 130

RELATED CASE: 16C0UP1009
 H-105-B9
 WM# 1452

8202 NATIONAL TURNPIKE
 VALLEY STATION TOWNE CENTER LLC
 P.O. BOX 591054
 LOUISVILLE, KY 40210

15150
 SHEET 1 OF 1

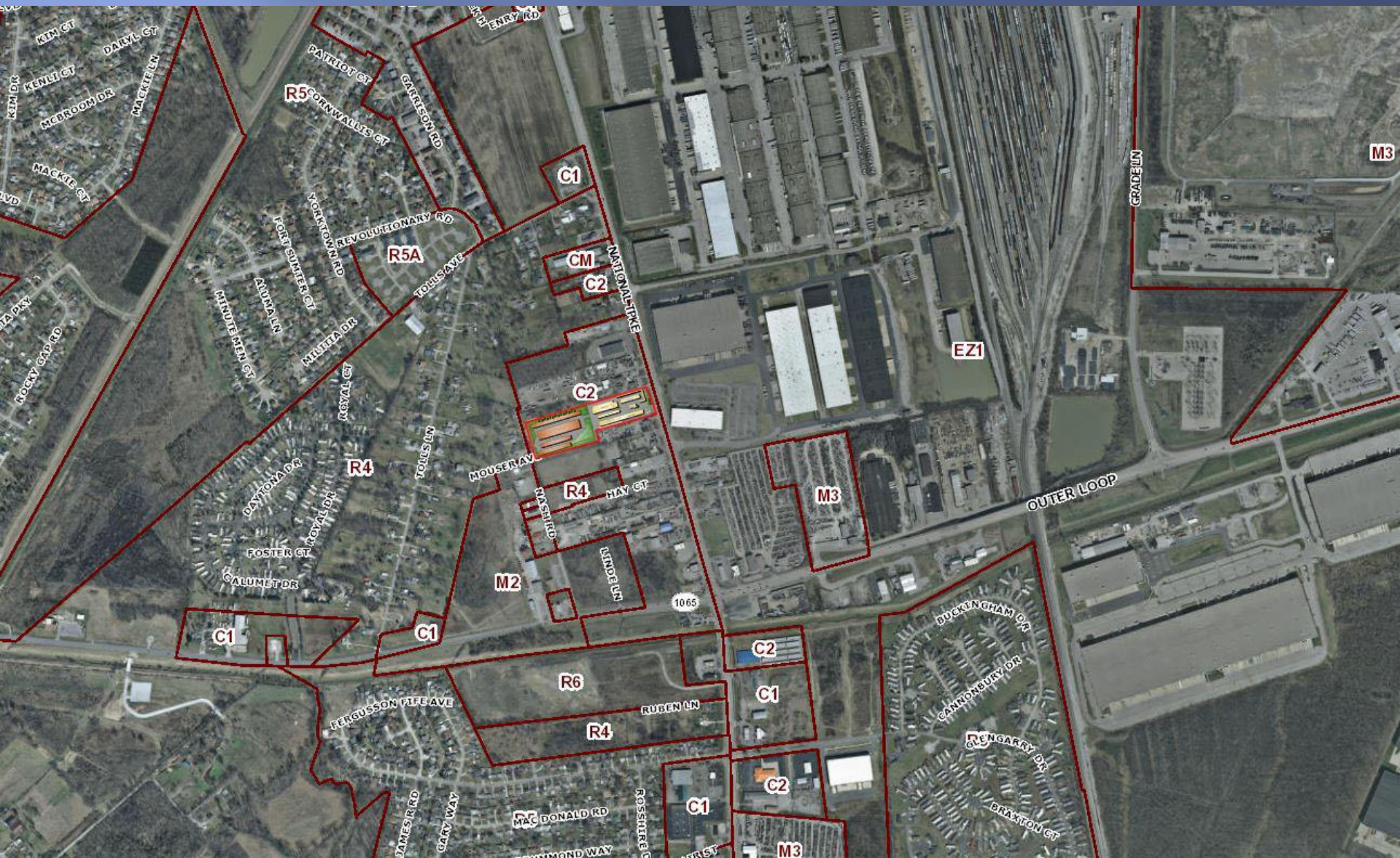
L&D
 LAND DESIGN & DEVELOPMENT, INC.
 507 W. MARKET STREET, SUITE 200
 LOUISVILLE, KY 40202

PROJECT DATA
 FILE NAME: 151001 MSD C.U.P.
 DATE: 8-23-16
 SCALE: 1"=40'
 DRAWN BY: JMB
 CHECKED BY: JMB

REVISIONS
 NO. DESCRIPTION DATE
 1. 1. 1.

SURVEYOR'S SEAL
 ENGINEER'S SEAL

Surrounding Area



Building Examples



Proposed Development Plan

RELIEF REQUESTED

RELIEF IS REQUESTED FROM SECTION 4.2.35.B TO REDUCE THE SIDE PROPERTY LINE BUFFER FROM 30' TO 14' ALONG THE SOUTHERN PROPERTY LINE.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 5.70 ACRES
EXISTING ZONING	= C-2
FORM DISTRICT	= SW
EXISTING BUILDING AREA	= 36,415 SF
PROPOSED BUILDING AREA	= 52,940 SF (173% EXPANSION)
TOTAL BUILDING AREA	= 91,355 SF
BUILDING HEIGHT (5' MAX)	= 10' (5' MAX)
PARKING REQUIRED TO EMPLOYEES	= 7 SPACES
1 SPACE/1.5 EMPLOYEES MIN	= 10 SPACES
1 SPACE/1 EMPLOYEE MAX	= 9 SPACES
TOTAL PARKING PROVIDED	= 9 SPACES
TOTAL VEHICULAR USE AREA	= 93,918 S.F.
PROPOSED VEHICULAR USE AREA FOR REQUIRED LOT	= 10 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= N/A (ALL PROPOSED VUA IS ENCLOSED)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- 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.
- Construction plans, bond and encroachment permit required by MPW for work within the Nash Road right-of-way.
- The existing gate off of Nash Rd. will remain open during business hours.

MSD NOTES:

- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0091E dated December 5, 2006.
- A portion of the site lays within the Local Regulatory Floodplain. MSD floodplain permit required prior to construction plan approval.
- 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.
- 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.
- Lowest finished floor or machinery to be at or above 457.60.
- No sanitary sewer service will be provided for this project. Health department approval required prior to MSD construction plan approval.
- Setbacks determination to be approved by the ACCE prior to MSD construction plan approval.
- Wetlands determination to be approved by the ACCE prior to MSD construction plan approval.
- The final design of this property 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.
- All required floodplain compensation shall be provided on site at a ratio of 1.5:1.
- KDOH and ACCE approval required prior to MSD construction plan approval.
- On-site detention will be provided. Postdeveloped peak flows will be limited to predeveloped peak flows for the 2, 10, 25 and 100-year storms or to the capacity of the downstream system. Whichever is more restrictive.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- 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.
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- 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.
- 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.
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DETENTION BASIN CALCULATIONS

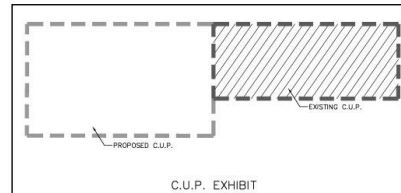
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 $\Delta C = 0.71 - 0.23 = 0.48$
 $A = 3.4 \text{ ACRES}$
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 REQUIRED $X = 15,246 \text{ CU.FT.}$
 PROVIDED BASIN = 9,000 SF SQ.FT.
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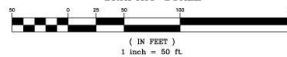
MSD STANDARD EROSION CONTROLS
3" - Silt Fence

TREE CANOPY CALCULATIONS (CLASS 'C': 0-40%)

TOTAL SITE AREA	= 248,054 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (49,610 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (49,610 S.F.)
TOTAL TREE CANOPY PROVIDED	= 20% (49,610 S.F.)



GRAPHIC SCALE



EXISTING IMPERVIOUS	= 2.16 ACRES
INCREASE IN IMPERVIOUS	= 1.94 ACRES
TOTAL IMPERVIOUS	= 4.00 ACRES
APPROXIMATE DIST. AREA	= 1.90 ACRES

SITE ADDRESS:
 8202 NATIONAL TURNPIKE
 LOUISVILLE, KY 40214
 D.B. 10491, P.C. 09065
 T.B. 10445 LOT 120
 FIRE PROTECTION DISTRICT - 13
 COUNTY DISTRICT - FAIRDALE

RELATED CASE: 16CUP1009
 8-105-109
 WM# 1452

NO.	DATE	DESCRIPTION	BY

REVISIONS	ENGINEER'S SEAL	SURVEYOR'S SEAL

PROJECT DATA
FILE NAME: 10091-AND C.U.P.
DATE: 8-22-16
SCALE: 1"=50'
CREATED BY: ABE
GRAB BY: 12/20/20

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 10000 WILSON AVENUE
 SUITE 200
 LOUISVILLE, KY 40214
 TEL: 502-261-1111
 FAX: 502-261-1112

MODIFIED CONDITIONAL USE PERMIT
8202 NATIONAL TURNPIKE
 OWNER/DEVELOPER:
 VALLEY STATION TOWNE CENTER LLC
 P.O. BOX 991064
 LOUISVILLE, KY 40207

JOB NO. 15150	SHEET 1	OF 1
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