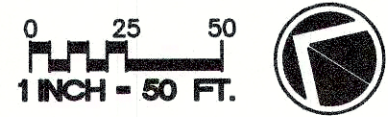


LEJATC CAMPUS PLAN



SITE DATA

LAND USE: 4325 & 4315 PRESTON HIGHWAY 40213
SITE ADDRESS: T.B. 85L, 45; T.L. 1,2
TAX BLOCK & LOT: C-2
EXISTING ZONING DISTRICT: SUBURBAN WORKPLACE CORRIDOR
EXISTING FORM DISTRICT: VACANT RESTAURANT
EXISTING USE: PARKING LOT
PROPOSED USE: 0.583 ACRE (25,411 S.F.)
EXISTING PARCEL AREA: 10960x21, 4224x16
DEED BOOK & PAGE:

BUILDING DATA
NO PROPOSED BUILDING

PARKING CALCULATIONS
OCCUPANCY (SEATS) = 450; EMPLOYEES = 10
EXISTING PARKING: 106 SPACES
HANDICAP PARKING: 5 HANDICAP OF WHICH 4 ARE VAN
MINIMUM REQUIRED: 1/4 SEATS + 1/3 EMPLOYEES = 116
MAXIMUM PERMITTED: 1/2 SEATS + 1/1 EMPLOYEES = 235
NEW PARKING PROVIDED: 58 SPACES
TOTAL PROPOSED PARKING: 164 SPACES (1 HC, 4VHC)

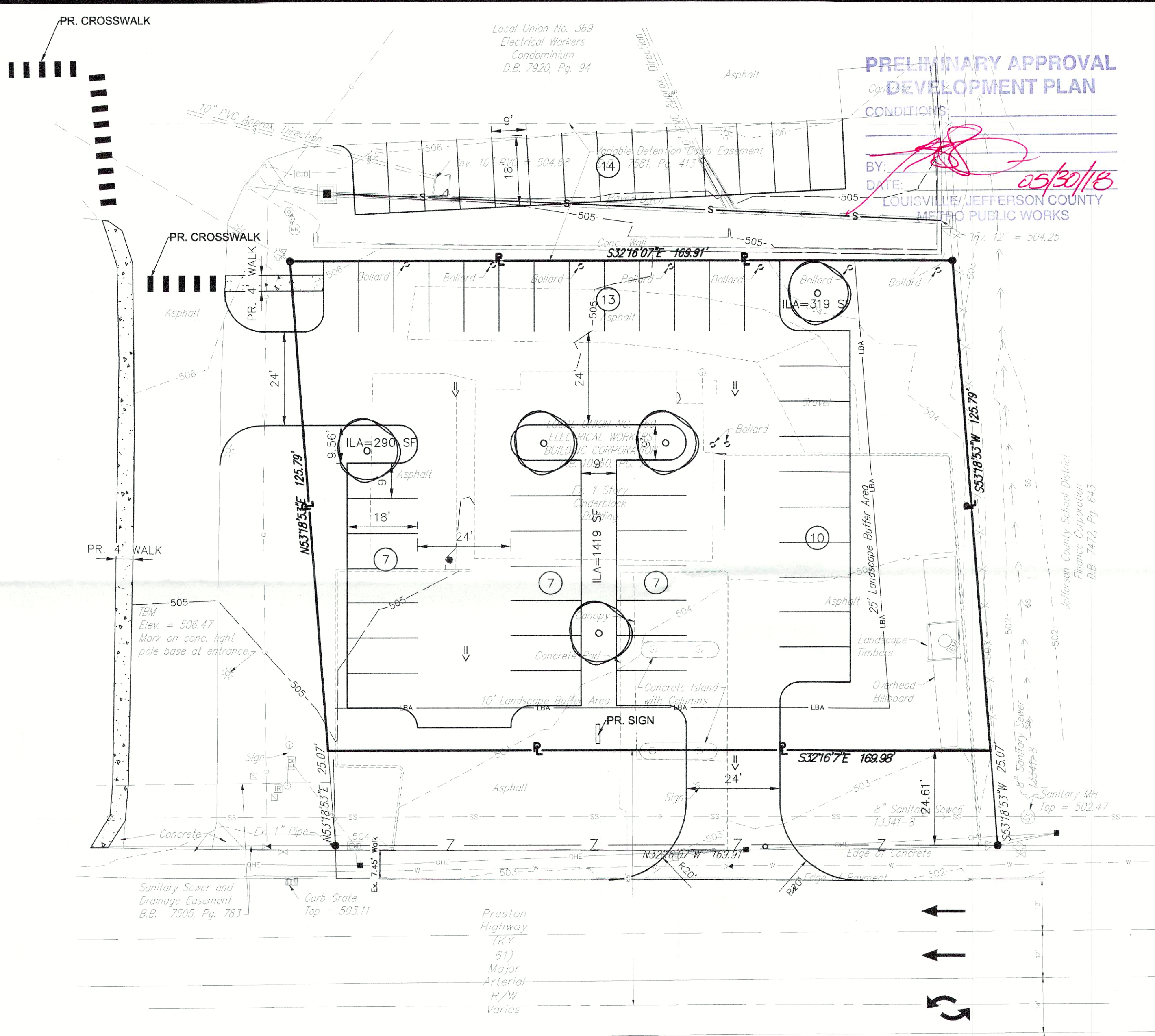
TREE CANOPY CALCULATIONS
SITE AREA: 25,411 S.F.
TREE CANOPY CATEGORY: CLASS C
EXISTING TREE COVERAGE: 0-40%
PRESERVED TREE CANOPY: 0%
PROPOSED TREE CANOPY: 20% (5,082 S.F.)
TOTAL TREE CANOPY PROVIDED: 20% (5,082 S.F.) MIN.

ILANVA CALCULATIONS
PROPOSED VUA: 14,108 S.F.
REQUIRED ILA (7.5%): 1,058 S.F.
PROVIDED ILA: 2,028 S.F.
ILA TREES PROVIDED (1/4000 S.F. + 25%): 4 TREES

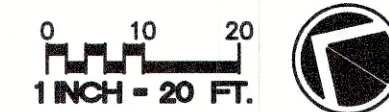
SETBACKS
NO NEW BUILDING

FREESTANDING SIGNAGE
PROPOSED HEIGHT: 24'
PROPOSED AREA: 100 S.F.

EPSC DATA
EXISTING IMPERVIOUS AREA: 19,137 S.F..
PROPOSED IMPERVIOUS AREA: 14,108 S.F..
DECREASE IN IMPERVIOUS: 5,029 S.F. (26%)
SENSITIVE FEATURES: NONE
SOIL TYPE: ASSUMED C
HYDROLOGIC SOIL GROUP: URBAN LAND
DISTURBED AREA: 28,950 S.F.



PARKING EXPANSION PLAN



AGENCY NOTES

- MSD
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATION AND OTHER LOCAL STATE AND FEDERAL ORDINANCES.
 - NO NEW SANITARY SEWER PROPOSED.
 - EXISTING SITE DRAINS INTO STATE RIGHT-OF-WAY. IMPERVIOUS AREA WILL BE DECREASED.
 - KYTC APPROVAL REQUIRED.
- STANDARD MSD SWPPP 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.
 - 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.
 - 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.
 - 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 DISCHARGED INTO A STREAM, POOL, SWALE OR CATCH BASIN.
- APCD
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- HEALTH DEPARTMENT
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- PDS
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- MPW
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
 - OWNER SHALL DEDICATE TO PUBLIC THE USE AREA SHOWN AS RESERVED R/W FOR PRESTON HIGHWAY WITHIN 60 DAYS OF A REQUEST BY METRO PUBLIC WORKS DIRECTOR.
 - ACCESS EASEMENT TO BE PROVIDED BETWEEN TWO PROPERTIES AS NEEDED PRIOR TO CONSTRUCTION APPROVAL.
 - EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

VICINITY MAP



LEGEND

- | | |
|-----------------|------------------|
| Benchmark | Gas Valve |
| Ballard | Irrigation Valve |
| Sign | Fire Hydrant |
| Guy Anchor | P/V |
| Electric Pole | Water Spigot |
| Light Pole | Water Meter |
| Elec. Junc. Box | Water Valve |
| Electric Meter | Manhole |

PRELIMINARY-APPROVAL

Condition of Approval:

18DEVPLAN1067, WM#11776

18 DEVPLAN 1067

RECEIVED
MAY 29 2018
PLANNING &
DESIGN SERVICES

Engineering
Planning



Seals

IBEW Parking Lot

4325 Preston Highway
Louisville, Jefferson County, Kentucky
Owner:
Local Union No 369
4315 Preston Highway
Louisville, Kentucky 40213

DESCRIPTION	
REV #	DATE
1	05/07/2018
2	05/29/2018

RD DDP

Job No: 18310.000

Date: Apr 16, 2018

Scale: Varies

Drawn By: AWB

Checked By: AWB

Drawing Title:

IBEW Parking Lot

Revised Detailed

District

Development

Plan

Drawing No:

1 of 1