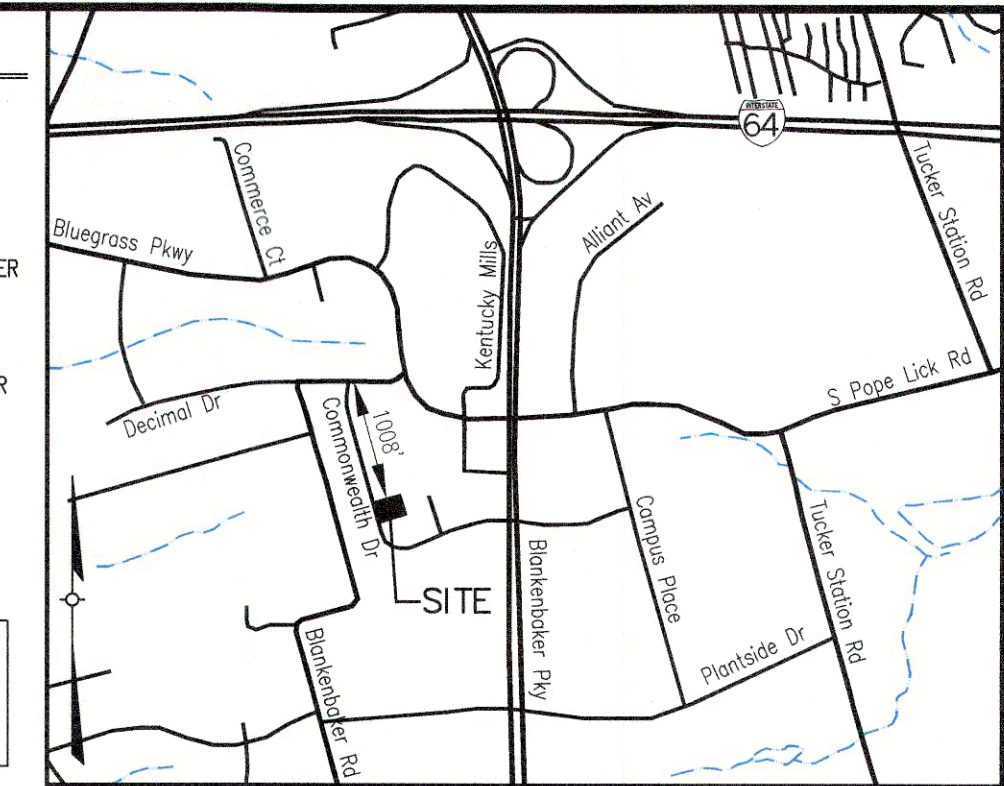


WAIVER REQUEST

- 1. A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE (LDC) SECTION 10.2.4.B: VEHICULAR USE AREA LANDSCAPE BUFFER AREAS: TO ALLOW THE PROPOSED PARKING TO ENCR OACH INTO THE WEST PROPERTY PERIMETER 15' LANDSCAPE BUFFER BY APPROXIMATELY FIVE AND A HALF FEET (5.5') AND ENCR OACHMENT OF ASPHALT DRIVE INTO THE NORTH PROPERTY PERIMETER 15' LANDSCAPE BUFFER BY APPROXIMATELY SIX FEET (6').
- 2. A WAIVER IS REQUESTED FROM THE LDC SECTION 10.2.4.B.3: PROPERTY PERIMETER LANDSCAPE BUFFER AREAS: TO ALLOW THE REAR PROPERTY LINE 15' PERIMETER LANDSCAPE BUFFER AREA TO OVERLAP THE EXISTING 20' SEWER AND DRAINAGE EASEMENT BY 10' (66% OVERLAP).
- 3. A WAIVER IS REQUESTED FROM THE LDC SECTION 10.2.4.B: PROPERTY PERIMETER LANDSCAPE BUFFER AREAS: TO ALLOW THE PROPOSED PHASE 2 SIDEWALK AND ASSOCIATED RETAINING WALL TO ENCR OACH INTO THE EXISTING 15' PERIMETER LANDSCAPE BUFFER AREA ALONG THE SOUTHERN PROPERTY LINE.

THE SITE IS WITHIN JEFFERSONTOWN JURISDICTION AND IS SUBJECT TO THE JULY 2004 LAND DEVELOPMENT CODE.



PROJECT DATA

		MIN.	MAX.
TOTAL SITE AREA	= 1.0 ACRES (43,560 S.F.)		
EXISTING ZONING TO REMAIN	= PEC		
FORM DISTRICT TO REMAIN	= SUBURBAN WORKPLACE		
EXISTING USE TO REMAIN	= OFFICE/WAREHOUSE		
BUILDING FLOOR AREA			
EX. BUILDING (1-STORY)	= 6,004 S.F.		
PROPOSED BUILDING AREA (2-STORY OFFICE)	= 8,527 S.F.		
TOTAL BUILDING FLOOR AREA	= 14,531 S.F.		
BUILDING FOOTPRINT AREA			
EX. BUILDING AREA	= 6,004 S.F.		
PROPOSED BUILDING AREA	= 8,800 S.F.		
TOTAL BUILDING FOOTPRINT AREA	= 12,804 S.F.		
BUILDING HEIGHT	= MAXIMUM ALLOWED 50'		
EXISTING BUILDING	= ONE STORY TO REMAIN		
PROPOSED BUILDING	= 30' - TWO STORY OFFICE		
SITE BUILDING COVERAGE	= 29% OF SITE		
F.A.R.	= 0.45 (1.0 MAXIMUM ALLOWED)		
EXISTING IMPERVIOUS AREA	= 12,888 S.F.		
PROPOSED IMPERVIOUS AREA	= 31,181 S.F.		
NET IMPERVIOUS AREA	= 9,283 S.F. (30% INCREASE)		
PARKING REQUIRED			
EXISTING BUILDING	2,190S.F. OFFICE/350S.F.	= 6 SPACES	11 SPACES
2,190S.F. OFFICE/200S.F.			
WAREHOUSE NO EMP-1SP/15EMP.		= 0 SPACES	0 SPACES
PROPOSED BUILDING			
OFFICE 4,000S.F./350S.F.		= 11 SPACES	20 SPACES
OFFICE 4,000S.F./200S.F.			
WAREHOUSE 1EMP-1SP/1.5EMP.		= 1 SPACE	1 SPACE
WAREHOUSE 1EMP-1SP/1EMP.			
TOTAL PARKING REQUIRED		= 18 SPACES	32 SPACES
TOTAL PARKING PROVIDED		= 28 SPACES (2 ACCESSIBLE SPACES)	
BICYCLE PARKING REQUIRED & PROVIDED (PROVIDED INDOORS)		= 2 SHORT TERM/2 LONG TERM	
VEHICULAR USE AREA		= 17,635 S.F.	
PEC-LOADING AND UNLOADING		= 8,121 S.F.	
PARKING AREA MANEUVERING		= 9,514 S.F.	
INTERIOR LANDSCAPE AREA REQUIRED		= 7.5% (8,514 * 7.5% = 714 S.F.)	
INTERIOR LANDSCAPE AREA PROVIDED		= 1,833 S.F.	

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. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT OF WAY.
- 4. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES IT SHALL BE RE-AMED, SHIELDED, OR TURNED OFF.
- 5. CONSTRUCTION FENCING SHALL BE ERCTED 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.
- 6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 7. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 8. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, ALL APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (LDC) AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE LAND DEVELOPMENT CODE. ANY CHANGES/ADDITIONS/ALTERATIONS OF THE PLAN SHALL BE SUBMITTED TO THE CITY OF JEFFERSONTOWN FOR REVIEW AND APPROVAL. ANY CHANGES/ADDITIONS/ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
- 9. ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
- 10. BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
 - 10.a. THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE CITY OF JEFFERSONTOWN (10416 WATERSON TRAIL) AND THE METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY).
- 11. ANY AREA PROPOSED TO BE USED FOR OUTDOOR SALES, DISPLAY OR STORAGE, IN ACCORDANCE WITH SECTION 4.4.8 OF THE LDC SHALL BE ACCURATELY DELINEATED ON THE DEVELOPMENT PLAN.
- 12. THE FEE-IN-LIEU OPTION SHALL BE APPLIED FOR THE SIDEWALK REQUIRED ALONG COMMONWEALTH DRIVE. THE FEE-IN-LIEU AMOUNT WILL BE CALCULATED PER THE APPROVED CONSTRUCTION PLANS AND MUST BE PAID PRIOR TO CONSTRUCTION APPROVAL BY THE CITY OF JEFFERSONTOWN PUBLIC WORKS.

MSD NOTES:

- 1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- 2. SANITARY SEWER SERVICE IS PROVIDED BY EXISTING CONNECTION.
- 3. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111C0064E DATED DECEMBER 5, 2006.
- 4. DRAINAGE PATTERN DEPICTED BY ARROWS (==>) IS FOR CONCEPTUAL PURPOSES.
- 5. IF THE SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- 6. SITE WILL BE SUBJECT TO MSD REGIONAL FACILITIES FEE X 20%.
- 7. THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN ONE ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 32,000 S.F..
- 8. AN DPSC PLANT SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 9. VERIFICATION OF DOWNSIDE SYSTEM TO THE EXISTING BASIN PRIOR TO PHASE 1 CONSTRUCTION PLAN APPROVAL, MODIFICATIONS MAY BE REQUIRED.
- 10. JEFFERSONTOWN APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION APPROVAL.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 43,560 S.F.
EXISTING TREE CANOPY AREA	= 4,075 S.F. (9%)
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
TOTAL TREE CANOPY AREA REQUIRED	= 20% (8,712 S.F.)

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
BY: *James W. Dool*
DATE: *9/5/18*
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
Tammy Kilgus 9-5-18
Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
AUG 30 2018
PLANNING & DESIGN SERVICES

SITE ADDRESS:
11515 COMMONWEALTH DRIVE
LOUISVILLE, 40299
TAX BLOCK 2239, LOT 23
D.B. 6360, PG. 327
COUNCIL DISTRICT - 20
FIRE PROTECTION DISTRICT - JEFFERSONTOWN
CASE: 18DEVPLAN1128
RELATED CASES: 20-8-92,
10-12-78, & 09-041-78
WM# 11841

REVISIONS

NO.	DATE	DESCRIPTION
1	8/17/18	AGENCY COMMENTS
2	8/21/18	CONSTRUCTION PHASING
3	8/27/18	REVISIONS - JEFFERSONTOWN REVIEW

PROJECT DATA

FILE NAME: 18099 RDPDP.dwg
DATE: 7/30/2018
SCALE: AS SHOWN
DRAWN BY: SBS
CHECKED BY: AR

LD&D
LAND DESIGN & DEVELOPMENT, INC.
502 WESTERN AVE. SUITE 100 LOUISVILLE, KY 40202
TEL: 502.464.9796 FAX: 502.464.9794
WEB SITE: WWW.LD-ND.COM

REVISD DETAILED DISTRICT DEVELOPMENT PLAN

JOB NO. 18099

NEW LEVEL CONSTRUCTION COMPANY HEADQUARTERS
OWNER/DEVELOPER
NEW LEVEL HOLDINGS, LLC.
11515 COMMONWEALTH DRIVE
LOUISVILLE, KY 40299
502-491-8550

SHEET 1 OF 1