

DETENTION BASIN CALCULATIONS

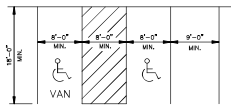
X = Δ GRA/12
ΔC = 1.01 - 0.30 = 0.71
A = 0.84 ACRES
R = 2.8 INCHES
X = (0.71)(0.84)(2.8)/12 = 0.14 AC.-FT.
REQUIRED X = 6.098 CU.FT.

PROVIDED BASIN = 2,656 SQ.FT.

TOTAL = 2,656 SQ.FT. @ APPROX. 2.5 FT. DEPTH
= 6,640 CU.FT. > 6,098 CU.FT.

LEGEND

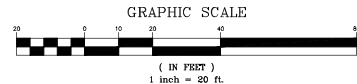
- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE



TYPICAL PARKING SPACE LAYOUT
NO SCALE

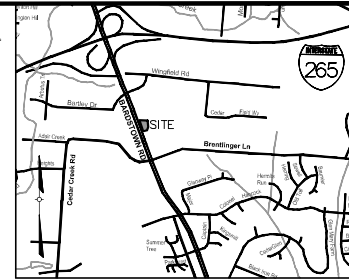
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 0.84± Ac. (36,702 S.F.)
EXISTING TREE CANOPY AREA	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (12,846 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (12,846 S.F.)



WAIVER REQUESTED

- A Waiver is requested from Section 9.1.3B of the Louisville Metro Land Development Code to exceed the maximum parking allowed.
- A Waiver is requested from Section 15.2.4 of the Louisville Metro Land Development Code to vary the landscape buffer area on the east property line.
- A Waiver is requested from Section 5.5.2 of the Louisville Metro Land Development Code to not provide connection to adjacent properties.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 0.84± Ac. (36,702 SF)
EXISTING ZONING	= P-4
PROPOSED ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= RESTAURANT
BUILDING HEIGHT	= 20'
BUILDING AREA	= 510 SF
F.A.R.	= 0.02 (1.0 MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
1/500 S.F. MIN.	= 1 SP	5 SP
1/100 S.F. MAX.	= 1 SP	5 SP
TOTAL PARKING PROVIDED	= 12 SP	
	(1 ADA SP INCLUDED)	

BIKE PARKING REQUIRED	= 3 SP
BIKE PARKING PROVIDED	= 3 SP

TOTAL VEHICULAR USE AREA	= 14,602 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,095 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,095 SF

EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 16,145 SF

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- 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.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown hereon were derived from Ldjc data. Boundary information was taken from deeds.
- Street trees to be provided in all adjacent rights-of-way. Final location and type to be shown on the approved landscape plan.
- No karst features were observed on site during a site visit on August 24, 2022, by Mike Hill, AICP.
- Construction plans, bond, and KTC permit are required by Metro Public Works prior to construction approval.
- Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.

MSD NOTES:

- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- 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.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD. Private offsite sewer easement required.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0097 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- This project is not subject to MS4 Water Quality Regulations until the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 16,972 S.F.

OWNER: RICHIE WILLIAM C JR ESTATE OF
8610 WESTOVER DR
PROSPECT, KY 40059

SITE ADDRESS: 7609 BARDSTOWN ROAD
LOUISVILLE, KY 40291
TAX BLOCK 56, LOT 4
W.B. 756, PG. 431

COUNCIL DISTRICT - 22
FIRE PROTECTION DISTRICT - FERN CREEK
MUNICIPALITY - LOUISVILLE

CASE #22-ZONE-0147
WM#12500

DETAILED DISTRICT DEVELOPMENT PLAN

7609 BARDSTOWN ROAD
DEVELOPER
HOGAN REAL ESTATE
9300 SHELBYVILLE ROAD, SUITE 1300
LOUISVILLE, KY 40222

FOR NO. 22105

SHEET 1 OF 1

22-ZONE-0147

Received February 3, 2023

Planning & Design