

TREE CANOPY CALCULATIONS (TCCA)

CLASS: C
 EXISTING TREE CANOPY: 35% COVERAGE
 SITE AREA: 4.20 AC (160,736 SF)
 EXISTING TREES PRESERVED: 9,644 SF (6%)
 REQUIRED NEW TREE CANOPY: 21,954 SF (12%)
 REQUIRED TOTAL TREE CANOPY: 31,598 SF (18%)

VARIANCE(S) REQUESTED

A VARIANCE IS REQUESTED FROM THE LDC TO REDUCE THE REQUIRED 25' SW FRONT YARD SETBACK TO 20'.

WAIVERS GRANTED

- W1 A WAIVER IS GRANTED FROM CHAPTER 10.2.4 OF THE LDC TO ALLOW PARKING AND MANUEVERING IN THE REQUIRED 15' LBA. (18ZONE1022)
- W2 A WAIVER IS GRANTED FROM CHAPTER 10.3.7.A OF THE LDC TO ALLOW THE PROPOSED BUILDINGS TO ENCROACH INTO THE REQUIRED 50' GENE SNYDER FREEWAY BUFFER. (18ZONE1022)
- W3 A WAIVER IS GRANTED FROM CHAPTER 10.2.12 OF THE LDC TO REDUCE THE REQUIRED 10' VJA/LBA TO 5'. (18ZONE1022)
- W4 A WAIVER IS GRANTED FROM CHAPTER 10.2.4.B OF THE LDC TO ALLOW A RETAINING WALL GREATER THAN 4' WITHIN AN LBA LESS THAN 25'. (19WAIVER1006)
- W5 A WAIVER IS GRANTED FROM CHAPTER 10.3 OF THE LDC TO ALLOW THE PROPOSED DETENTION BASIN TO ENCROACH INTO THE REQUIRED 50' GENE SNYDER FREEWAY BUFFER MORE THAN 50%. (19WAIVER1022)

REQUIRED SPACES

LONG TERM (2, OR 1 PER 50,000 S.F.)	2 SPACES
SHORT TERM (2, OR 1 PER 25,000 S.F.)	2 SPACES

PROVIDED SPACES

PARCEL A LONG TERM	2 SPACES
PARCEL A SHORT TERM	2 SPACES
PARCEL B LONG TERM	4 SPACES
PARCEL B SHORT TERM	4 SPACES
PARCEL C LONG TERM	4 SPACES
PARCEL C SHORT TERM	4 SPACES
TOTAL PARCEL A,B&C LONG TERM	10 SPACES
TOTAL PARCEL A,B&C SHORT TERM	10 SPACES

BICYCLE PARKING

PARKING SUMMARY

TOTAL MINIMUM REQUIRED	245 SPACES
MIN TOTAL	25 SPACES
10% TARC CREDIT	25 SPACES
LDC APPENDIX 5A REDUCTIONS	10% WITHIN 1/2 MILE OF 10 GOODS AND SERVICES
	10% 3X BIKE PARKING
	172 SPACES
PARKING PROVIDED	157 SPACES
STANDARD SPACES	3 SPACES
COMPACT SPACES	12 SPACES
HANDICAP SPACES	172 SPACES
TOTAL PROVIDED	187 SPACES

PROJECT SUMMARY

	PARCEL A	PARCEL B	PARCEL C
EXISTING ZONING	C1	C1	R4
FORM DISTRICT	SW	SW	SW
EXISTING USE	RETAIL CENTER	VACANT/ RESIDENTIAL	VACANT
PROPOSED USE	RETAIL CENTER	RETAIL CENTER	RESTAURANT
PROPOSED ZONE	C1	C1	C1
SITE ACREAGE	2.20 ACRES	1.35 ACRES	0.65 ACRES
PROPOSED OFFICE S.F.	5,949 S.F.	10,218 S.F.	NA
PROPOSED RETAIL S.F.	4,850 S.F.	12,782 S.F.	3,850 S.F.
TOTAL BLDG S.F.	34,421 S.F.	23,000 S.F.	3,850 S.F.
MAX BUILDING HEIGHT	50'	50'	45'
VJA	46,448 S.F.	22,384 S.F.	10,744 S.F.
ILA REQUIRED (7.5%)	3,484 S.F.	1,679 S.F.	806 S.F.
ILA PROVIDED	4,465 S.F.	2,051 S.F.	979 S.F.
F.A.R.	0.36	0.39	0.13

GENERAL NOTES:

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- IF SITE HAS THROUGH DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- NO INCREASE IN PEAK FLOW OR VOLUME ONTO 13000 FACTORY LANE AS A RESULT OF THIS PROJECT.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (E. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL LOTS SHALL BE CONSOLIDATED PRIOR TO SITE CONSTRUCTION PLAN.
- THE DUMPSTER LOCATED ON THE ADJACENT RETAIL CENTER PROPERTY WILL BE SHARED WITH THIS PROPOSED DEVELOPMENT.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 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 REPER SIZING OF GREEN BEST MGMT. PRACTICES.
- A KARST REPORT WAS PREPARED BY ECS SOUTHEAST, LLP DATED 6/1/18. NO KARST CONDITIONS WERE OBSERVED.
- CROSS ACCESS AND SHARED PARKING TO BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.

***PARKING REQUIREMENTS BY USE**

PARKING REQUIRED PROPOSED (16,167 S.F. OFFICE)	46 SPACES
MIN. OFFICE (1 SPACE/ 350 S.F.)	81 SPACES
MAX. OFFICE (1 SPACE/200 S.F.)	
PARKING REQUIRED PROPOSED (17,632 S.F. RETAIL)	71 SPACES
MIN. RETAIL (1 SPACE/ 250 S.F.)	118 SPACES
MAX. RETAIL (1 SPACE/150 S.F.)	
PARKING REQUIRED EXISTING (2,000 S.F. DENTAL OFFICE)	8 SPACES
MIN. (1 SPACE/ 250 S.F.)	13 SPACES
MAX. (1 SPACE/150 S.F.)	
PARKING REQUIRED EXISTING (2,700 S.F. BEAUTY SHOP)	11 SPACES
MIN. (1 SPACE/ 250 S.F.)	27 SPACES
MAX. (1 SPACE/100 S.F.)	
PARKING REQUIRED EXISTING (1,700 S.F. MASSAGE SPA)	6 SPACES
MIN. (1 SPACE/ 300 S.F.)	17 SPACES
MAX. (1 SPACE/100 S.F.)	
PARKING REQUIRED EXISTING (900 S.F. SMOKE SHOPPE)	4 SPACES
MIN. (1 SPACE/ 250 S.F.)	6 SPACES
MAX. (1 SPACE/150 S.F.)	
PARKING REQUIRED EXISTING (3,000 S.F. OFFICE)	9 SPACES
MIN. (1 SPACE/ 350 S.F.)	15 SPACES
MAX. (1 SPACE/200 S.F.)	
PARKING REQUIRED EXISTING (10,250 S.F. RESTAURANT)	82 SPACES
MIN. (1 SPACE/ 125 S.F.)	205 SPACES
MAX. (1 SPACE/50 S.F.)	
PARKING REQUIRED EXISTING (2,500 S.F. BANK)	8 SPACES
MIN. (1 SPACE/ 300 S.F.)	13 SPACES
MAX. (1 SPACE/200 S.F.)	
MIN TOTAL	245 SPACES
MAX TOTAL	495 SPACES

INCREASED IMPERVIOUS SURFACE

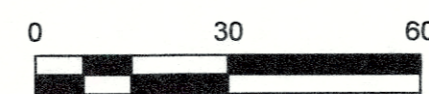
PRE-DEVELOPED IMPERVIOUS SURFACE = 0 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 10,890 S.F.
 NET INCREASE IN IMPERVIOUS SURFACE = 10,890 S.F.
 TOTAL SITE DISTURBANCE = 22,215 S.F.

PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, C=(0.58-0.23)=0.35
 SITE AREA = 0.51 ACRES
 INCREASED RUNOFF = [(0.35x2.8/12)x0.51] = 0.041 AC-FT
 EXISTING DETENTION BASIN VOLUME TO BE RELOCATED = 0.253 AC-FT (11,045 C.F.)
 TOTAL DETENTION VOLUME REQUIRED = (0.041 + 0.253) = 0.294 AC-FT

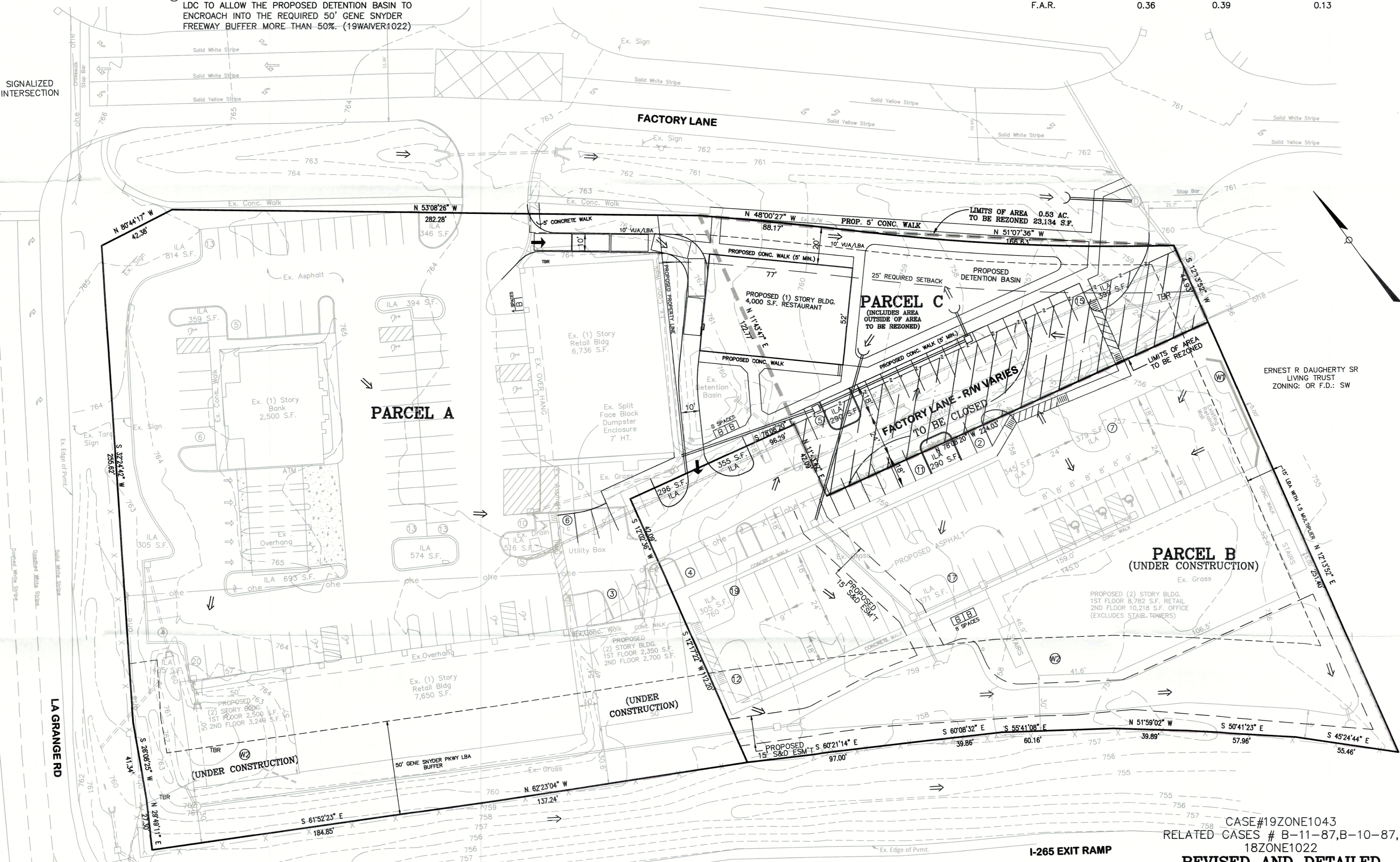
FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0020E



LEGEND

- EX. UTILITY POLE
- EX. CONTOUR
- EX. FIRE HYDRANT
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. SIGN
- PARKING COUNT
- INTERIOR LANDSCAPE AREA
- TO BE REMOVED
- DUMPSTER
- PROPOSED BIKE RACK



CASE #19ZONE1043
 RELATED CASES # B-11-87,B-10-87, 18ZONE1022

REVISED AND DETAILED DISTRICT DEVELOPMENT PLAN ANCHORAGE PLAZA-FACTORY LANE

12903, 12908, 12910, 12920 FACTORY LN
 LOUISVILLE, KY 40245
 T.B. 0015 LOT(S) 0079, 0081, 0084
 D.B. 7615 PG. 986
 D.B. 7621 PG. 933
 D.B. 10037 PG. 886
 D.B. 11410 PG. 886
 OWNERS: GHASEM PROPERTIES INC & ATLANTIC DEVELOPMENT GROUP, LLC
 PO BOX 43299, LOUISVILLE, KY 40253
 DEVELOPER: GHASEM PROPERTIES INC
 PO BOX 43299, LOUISVILLE, KY 40253
 WM # 11760



108 Davenport Lane, Suite 300 Louisville, KY 40223
 502.327.7073 www.milestonedesign.org

ANCHORAGE PLAZA - FACTORY LANE

DATE: 6/3/19
 DRAWN BY: G.C.Z.
 CHECKED BY: D.L.E.
 SCALE: 1"=30' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

7/8/19	AGENCY CMNTS
8/5/19	AGENCY CMNTS
8/19/19	AGENCY CMNTS

DEVELOPMENT PLAN

JOB NUMBER 18017

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19-20-NE0025