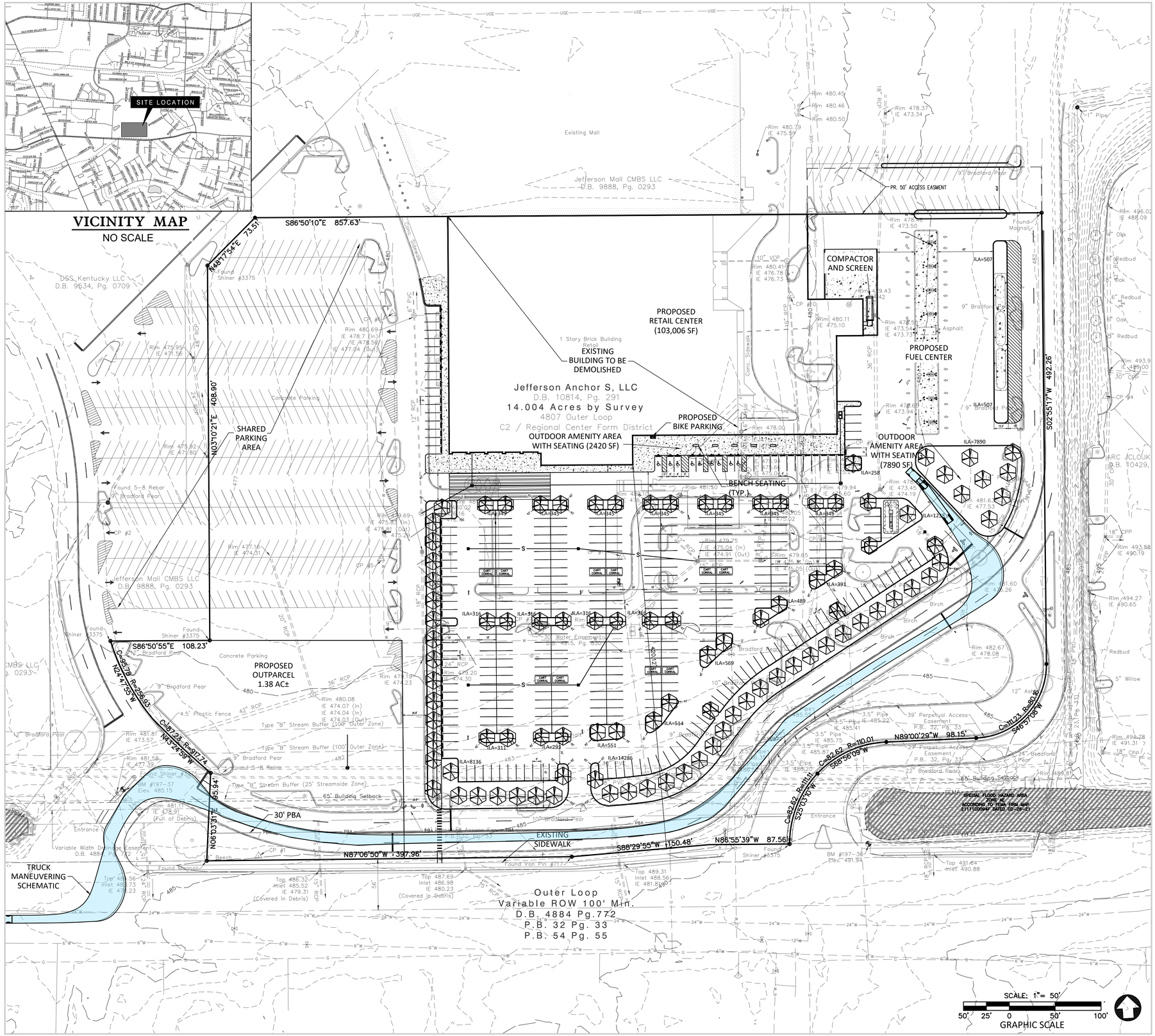

SITE DATA

LAND USE	
SITE ADDRESS:	4807 OUTER LOOP 40219
TAX BLOCK & LOT:	T.B. 2109; T.L. 0001
EXISTING ZONING DISTRICT:	C2
EXISTING FORM DISTRICT:	REGIONAL CENTER
EXISTING USE:	RETAIL
PROPOSED USE:	RETAIL
EXISTING PARCEL AREA:	14.000 ACRES
DEED BOOK & PAGE:	D.B. 10814, PG. 291
BUILDING DATA/OPEN SPACE	
BUILDING HEIGHT PROPOSED/MAXIMUM:	<30'/45'
BUILDING FOOTPRINT:	103,006 S.F.
GROSS FLOOR AREA (F.A.):	103,006 S.F.
FLOOR TO AREA RATIO:	0.17
PARKING CALCULATIONS	
MIN. PARKING REQUIRED (1 SPACE/500 S.F. GROSS F.A.):	207 SPACES
MAX. PARKING PERMITTED (1 SPACE/200 S.F. GROSS F.A.):	515 SPACES
PARKING PROVIDED:	396 SPACES
ACCESSIBLE PARKING PROVIDED:	9 SPACES
BIKE PARKING REQUIRED/PROVIDED:	21/25
TREE CANOPY CALCULATIONS	
SITE AREA:	609,840 S.F.
EXISTING TREE COVERAGE:	0–40%
PRESERVED TREE CANOPY:	1% (6,000 S.F.)
NEW TREE CANOPY REQUIRED:	34% (207,444 S.F.)
TOTAL TREE CANOPY PROVIDED:	35% (213,444 S.F.)
ILA/VUA CALCULATIONS	
VEHICULAR USE AREA:	263,143 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (7.5%):	19,736 S.F.
INTERIOR LANDSCAPE AREA PROVIDED:	39,463 S.F. (15%)
ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED:	78/98 TREES
EPSC DATA (IN DISTURBED AREA)	
TOTAL DISTURBED AREA:	386,875 S.F.
EXISTING IMPERVIOUS AREA:	368,738 S.F.
PROPOSED IMPERVIOUS AREA:	347,412 S.F.
DECREASE IN IMPERVIOUS:	5.78% (21,326 S.F.)
SENSITIVE FEATURES:	NONE
SOIL TYPE:	Ua
HYDROLOGIC SOIL GROUP:	ASSUMED C
BUILDING SETBACKS	
FRONT/STREET SIDE:	MAX. 275'/MIN. 65'

AGENCY NOTES

MSD

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
2. SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK R. GUTHRIE WQTC.
3. EXISTING RETENTION BASIN PROVIDES STORMWATER STORAGE FOR DEVELOPMENT. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE–DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100–YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. THE IMPERVIOUS SURFACE AREA OF THE PROPOSED SITE IS 5.19% SMALLER THAN THE EXISTING IMPERVIOUS SURFACE AREA, THEREFORE POST DEVELOPED PEAK FLOWS WILL BE LESS THAN PRE DEVELOPED PEAK FLOWS.
4. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
5. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
6. ALL EXISTING PRIVATE SEWERS TO BE LOCATED AND DOCUMENTED WITH THIS CONSTRUCTION PLAN SUBMITTAL.
7. 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 PROPER SIZING OF GREEN BEST MGMT. PRACTICES.

APCD

1. 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

1. 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.
2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

PDS

1. DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
2. ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC.

MPW

1. ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. WHEEL STOPS AND PROTECTIVE CURBING WILL BE PROVIDED TO MEET VEHICLE OVERHANG REQUIREMENTS.
4. STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 10.2.8.
5. FRONT/STREET SIDE YARD SETBACK IS GREATER THAN 275'. VARIANCE WILL BE REQUIRED.
6. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT ADA AND METRO STANDARDS.
7. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
8. COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
9. KYTC APPROVAL REQUIRED.

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	STORM SEWER
ADJACENT PROPERTY LINE	STORM STRUCTURE
MAJOR CONTOUR	DRAINAGE ARROWS
MINOR CONTOUR	
UNDERGROUND ELECTRIC	
GAS LINE	
WATER LINE	
SANITARY SEWER PIPE	
STORM SEWER PIPE	
FENCE	

23–CAT3–0018, WM#917

Engineering
Planning
9620 Corporate Campus Dr., Suite 1200, Louisville, KY 40223
Phone: 502-426-2222 Toll Free: 800-928-2222 Internet: www.qk4.com
Kentucky • Indiana • Georgia • Tennessee

Seals

Outer Loop Retail Center

4807 Outer Loop
Louisville, KY 40219
Owner:
Jefferson Anchor S, LLC
2030 Hamilton Place Blvd, St 500
Chattanooga, TN 37421

REV #	DATE	DESCRIPTION
1	08/21/2023	Agency Comments
2	08/31/2023	Agency Comments

Development Plan

Job No:	23323.000
Date:	August 31, 2023
Scale:	1" = 50'
Drawn By:	JCM
Checked By:	AWB

Drawing Title:
Outer Loop Retail Center

Development Plan

Drawing No:
1 of 1

User: jmatheis Plot Date: August 31, 2023 2:46 PM
File Name: U:\23323.000 - BJs Jefferson Mall\Civil Site\Drawings\Development Plans\23323_Development Plan (2023-08-31).dwg