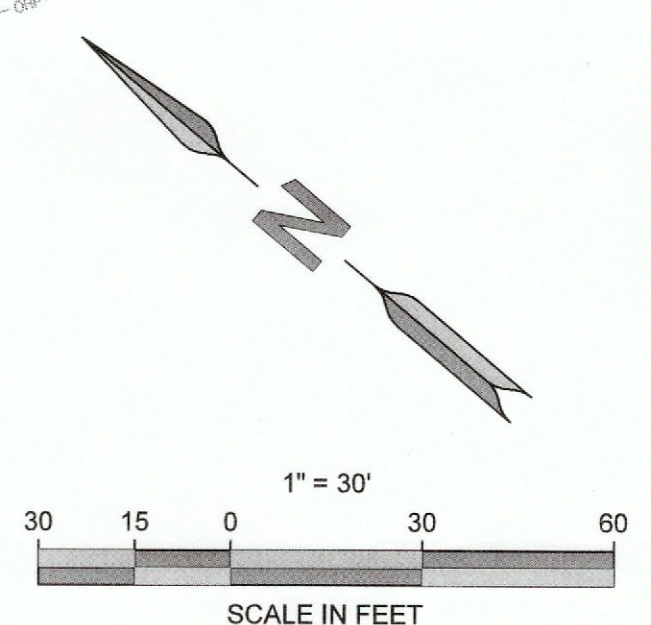
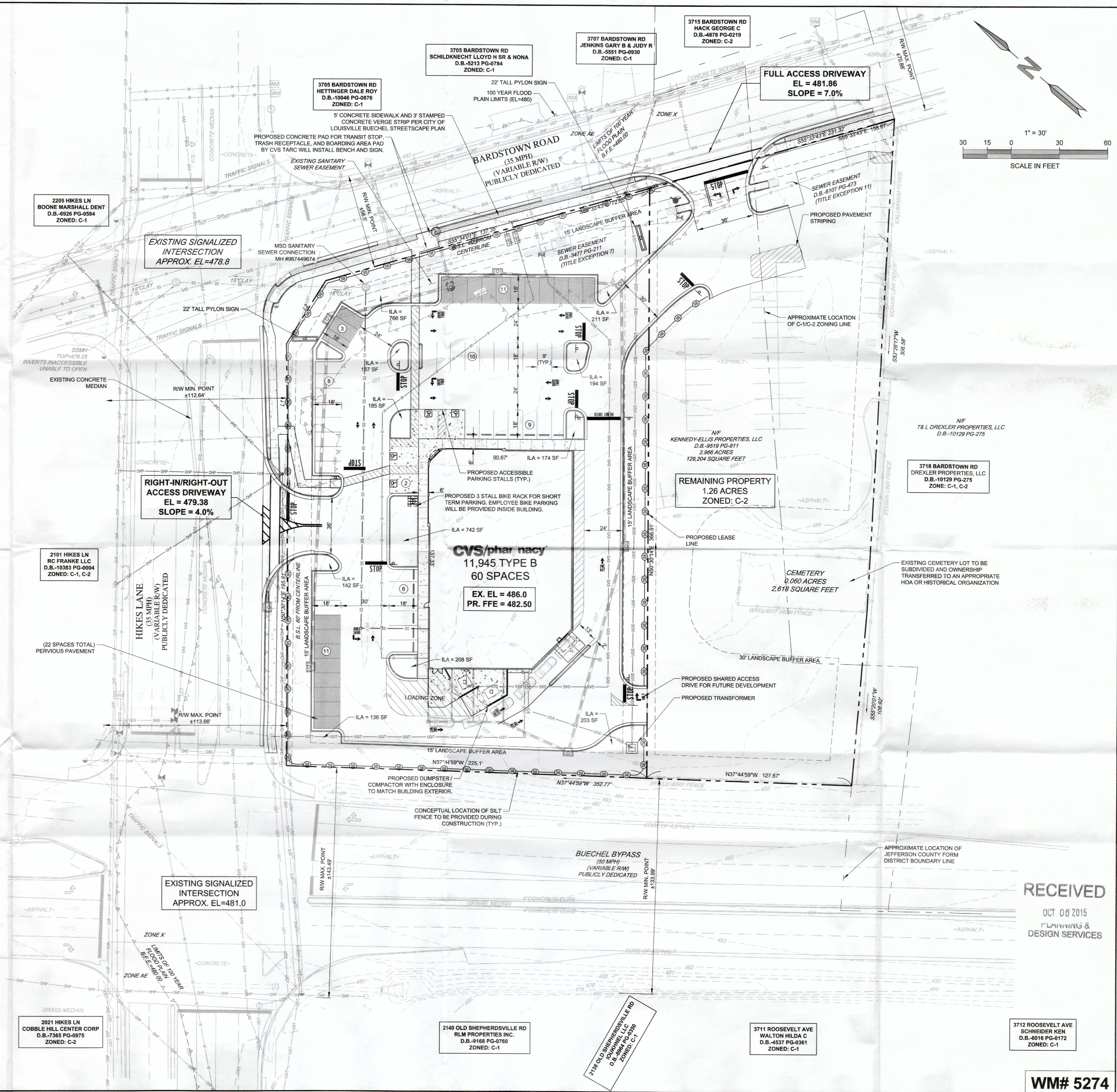
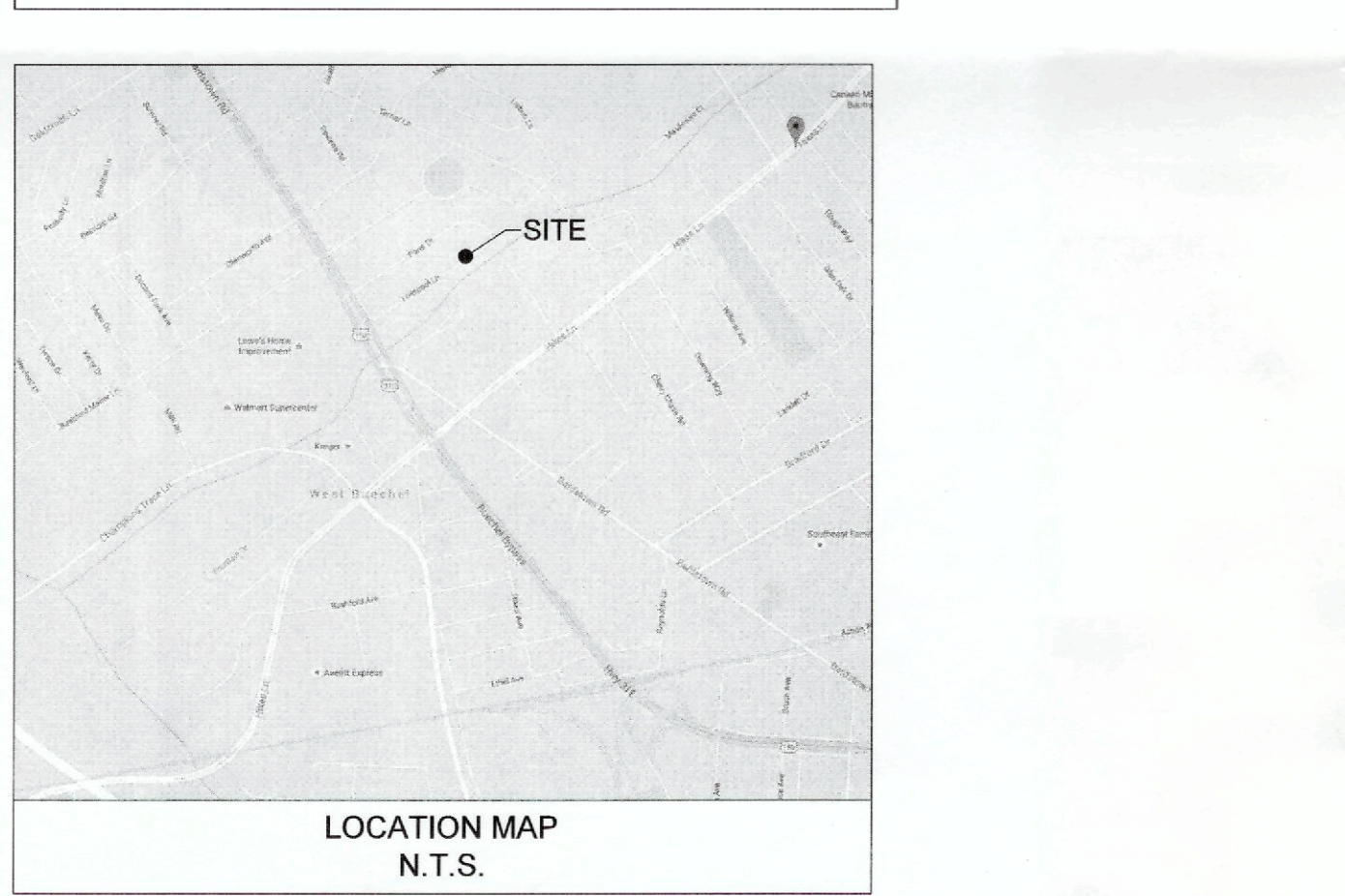


PROJECT INFORMATION	
PROJECT DATA	
PARKING PROVIDED	60 SPACES
PARKING REQUIRED	61 SPACES MAX. (1 SPACE / 250 SF PHARMACY & 1 SPACE / 300 SF RETAIL MAX.); 55 SPACES MIN. (1 SPACE / 300 SF PHARMACY & 1 / 250 SF RETAIL MIN.) PHARMACY AREA = 1,080 SF; RETAIL AREA = 6,362 SF
LOADING AREA PROVIDED	1 SPACE (10'x50')
LAND INFORMATION	
TAX BLOCK AND LOT NUMBER	23061000110004
PARCEL NUMBERS	061000110000
TOTAL SITE AREA	2.97 ACRES
PROPOSED CVS LEASE AREA	1.70 ACRES
OFF SITE IMPROVEMENTS	SIDEWALKS ON BOTH FRONTS, OFFSITE DRIVEWAY, CLOSING DRIVEWAYS
EASEMENTS	EX. 20' SANITARY SEWER EASEMENT ALONG BARDSTOWN ROAD, PROPOSED CROSS ACCESS WITH REMAINING PARCEL
ZONING INFORMATION	
EXISTING ZONING	C-1 & C-2 (COMMERCIAL DISTRICT) & SUBURBAN MARKETPLACE CORRIDOR FORM DISTRICT
ADJACENT ZONING	C-1 & C-2 (COMMERCIAL DISTRICT)
EXISTING USE	GAS STATION AND CELL PHONE REPAIR
PROPOSED USE	RETAIL PHARMACY
BUILDING HEIGHT	20'
BUILDING AREA	11,945 SF (BLDG)
BUILDING DENSITY	74170.41 SF (LOT) = 16.10%
LANDSCAPE INFORMATION	
EXTERNAL REQUIREMENTS	15' PERIMETER STRIPS FOR VEHICLE USE AREA=30,000 SF, 1 LARGE STREET TREE EVERY 30' WHERE NO POWER LINES, 1 SHORT TREE EVERY 30' WHERE POWER LINES, AND 3' SCREEN SHRUB
INTERNAL LANDSCAPE REQUIREMENTS	7.5% OF VEHICLE USE AREA, ISLAND EVERY 13 PARKING SPACES
VEHICLE USE AREA	40,933 SF
INTERNAL LANDSCAPE AREA (NOT INCLUDING STRIPS) REQUIRED	7.5% OF 40,933 SF = 3,070 SF
INTERNAL LANDSCAPE AREAS (ILA) PROVIDED	3,118 SF
PROPOSED PERVIOUS AREA	0.44 ACRES
EXISTING IMPERVIOUS AREA	1.01 ACRES (59.04%)
PROPOSED IMPERVIOUS AREA	1.26 ACRES (73.91%)
STORM & UTILITY INFORMATION	
STORM AVAILABILITY	76"x48" BOX CULVERT ON BARDSTOWN ROAD, 18" RCP ON HIKES LANE
DETENTION EVALUATION	NO DETENTION REQUIRED DUE TO PROXIMITY TO FLOODPLAIN, WATER QUALITY REQUIRED
WATER AVAILABILITY	UNDERGROUND SERVICE EXISTS ALONG BARDSTOWN RD
SEWER AVAILABILITY	MSD MANHOLE #967449674 AND NORTH CORNER OF SITE
SEWAGE TREATMENT PLANT SERVING SITE	MORRIS FOREMAN TREATMENT PLANT
TREE PLANTING REQUIREMENTS	
TREE CANOPY COVERAGE SHALL EQUAL 20% OF THE TOTAL SITE AREA	
TOTAL SITE AREA= 74,170 SF	
EXISTING TREE CANOPY PRESERVED: 0 SQ. FT.	
NEW TREE CANOPY REQUIRED: 14,834 SQ. FT. (20% OF SITE)	
NEW TREE CANOPY PROVIDED: 15,000 SQ. FT. (20% OF SITE)	

- GENERAL NOTES:**
- 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.
 - ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT AND BOND FROM LOUISVILLE METRO TRANSPORTATION PLANNING AND KYTC.
 - AN EROSION CONTROL PLAN WILL BE APPROVED AND IMPLEMENTED PRIOR TO CONSTRUCTION.
 - NO DETENTION REQUIRED FOR THIS DEVELOPMENT DUE TO PROXIMITY TO THE FEMA 100 YEAR FLOODPLAIN PER PREVIOUS APPROVAL BY KYTC AND MSD.
 - SITE IS SUBJECT TO MSD REGIONAL FACILITIES FEE.
 - SANITARY SEWER IS BEING PROVIDED THROUGH A PSC, SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
 - A FEE IN LIEU OF SIDEWALK CONSTRUCTION WILL BE PAID TO WAIVE SIDEWALK CONSTRUCTION REQUIREMENT ALONG BUECHEL BYPASS.
 - A LANDSCAPE WAIVER TO WAIVE REQUIRED STREET PLANTINGS ALONG BARDSTOWN ROAD IS REQUIRED DUE TO EXISTING SANITARY SEWER EASEMENT ENCROACHMENT INTO LANDSCAPE BUFFER AREA.
 - SITE EVALUATION BY A GEOTECHNICAL ENGINEER MAY BE REQUIRED.

LEGEND	
	EXISTING FENCE LINE
	PROPERTY LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING UNDERGROUND POWER LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM LINE
	PROPOSED OVERHEAD POWER LINE
	PROPOSED UNDERGROUND POWER LINE
	PROPOSED UNDERGROUND TELEPHONE LINE
	PROPOSED GAS LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM LINE
	FLOODPLAIN BOUNDARY LINE
	EXISTING CONTOURS
	PERVIOUS PAVERS
	NUMBER OF PARKING SPACES



RECEIVED
OCT 08 2015
PLANNING & DESIGN SERVICES

CVS pharmacy
STANDARD 11,945 TYPE B
RIGHT CHAMFER DRIVE-THRU
STORE NUMBER: 10532
3708 BARDSTOWN RD.
LOUISVILLE, JEFFERSON COUNTY, KY 40218
PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: FEE FOR SERVICE
CS PROJECT NUMBER: 79303

ENGINEER:
FORESITE group
Foresite Group, Inc.
2128 Moores Mill Rd.
Suite C
Auburn, AL 36830
o | 334.887.6064
f | 334.887.6024
w | www.fg-inc.net

DEVELOPER:
FIVE STAR DEVELOPMENT
200 OFFICE PARK DRIVE, SUITE 340
BIRMINGHAM, ALABAMA 35223
CONTACT: MR. NATE WELCH

SEAL:
REVISIONS:
DEVELOPMENT PLAN 1ST SUBMITTAL COMMENTS 9/21/15
DEVELOPMENT PLAN 2ND SUBMITTAL COMMENTS 9/29/15

DRAWING BY: JMR
DATE: 9/21/2015
JOB NUMBER: 164.060
TITLE: DETAILED DISTRICT DEVELOPMENT PLAN
SHEET NUMBER: 1 OF 1
COMMENTS: NOT RELEASED FOR CONSTRUCTION
WM# 5274