



LOCATION MAP
NO SCALE

TREE CANOPY CALCULATIONS (TCCA)

CLASS: C

EXISTING TREE CANOPY: 3.3% COVERAGE

SITE AREA: 1.01 AC (43,994 SF)

EXISTING TREES PRESERVED: 1,319 SF (3%)

REQUIRED NEW TREE CANOPY: 7,040 SF (16%)

REQUIRED TOTAL TREE CANOPY: 8359 SF (19%)

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. 21111C0060E AND 21111C0059E.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

WAIVERS REQUESTED

- W1 TO REDUCE A PORTION OF THE REQUIRED 10' VUA L3A FROM SECTION 10.2.10 FROM 10' TO 4.5'.
- W2 TO OMIT THE REQUIREMENT FROM TABLE 10.2.2 FOR AN LBA, FENCE & PLANT MATERIAL.

PARKING SUMMARY

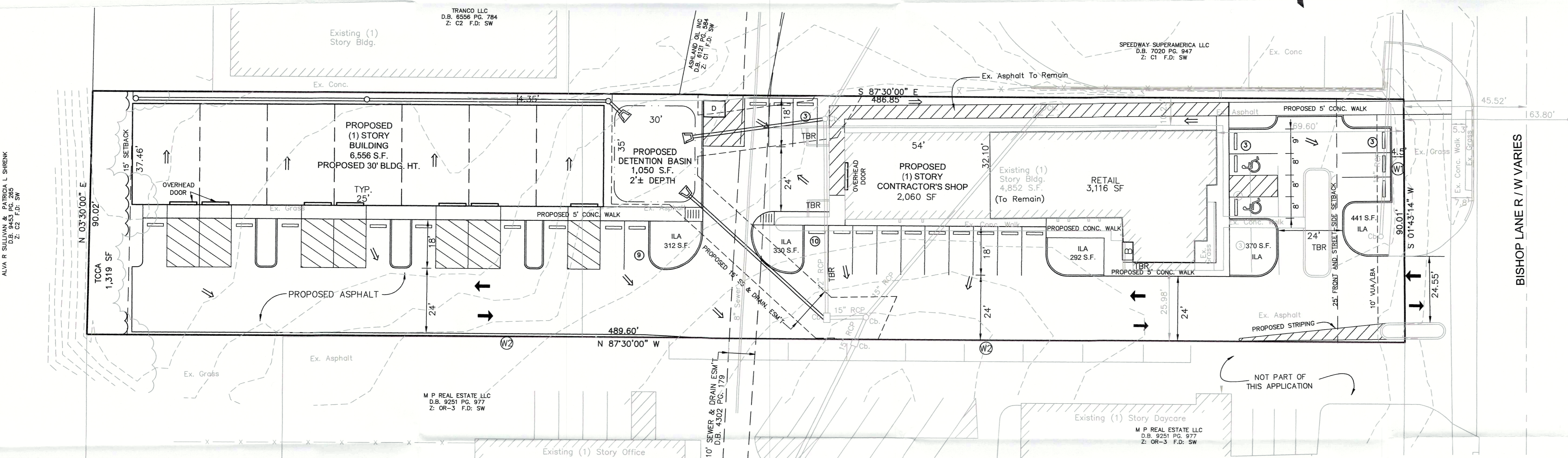
| REQUIRED SPACES | |
|----------------------------------|-----------|
| RETAIL (3,116 S.F.) | 12 SPACES |
| MIN. (1 SPACE/250 S.F.) | 21 SPACES |
| MAX (1 SPACE/150 S.F.) | |
| CONTRACTOR'S SHOP (20 EMPLOYEES) | |
| MIN. (1 SPACE/1.5 EMPLOYEES) | 13 SPACES |
| MAX (1 SPACE/1 EMPLOYEE) | 20 SPACES |
| WITH 10% TARC REDUCTION | |
| RETAIL (3,116 S.F.) | 11 SPACES |
| MIN. (1 SPACE/250 S.F.) | |
| CONTRACTOR'S SHOP (20 EMPLOYEES) | 12 SPACES |
| MIN. (1 SPACE/1.5 EMPLOYEES) | |
| TOTAL REQUIRED | 23 SPACES |
| PARKING PROVIDED | |
| STANDARD | 26 SPACES |
| HANDICAP | 2 SPACES |
| TOTAL | 28 SPACES |

PROJECT SUMMARY

| | |
|-------------------------|-----------------------------|
| EXISTING ZONE | C1 & OR3 |
| EXISTING FORM DISTRICT | SW |
| PROPOSED ZONE | C2 |
| EXISTING USE | VACANT/RETAIL |
| PROPOSED USE | RETAIL & CONTRACTOR'S SHOPS |
| EXISTING BUILDING S.F. | 4,852 S.F. |
| PROPOSED BUILDING S.F. | 6,556 S.F. |
| TOTAL BUILDING S.F. | 11,408 S.F. |
| MAXIMUM BUILDING HEIGHT | 50' |
| SITE ACREAGE | 1.01 ACRES |
| VUA | 19,630 S.F. |
| ILA REQUIRED (7.5%) | 1,472 S.F. |
| ILA PROVIDED | 1,745 S.F. |

BICYCLE PARKING

| REQUIRED SPACES | |
|--------------------------------------|----------|
| LONG TERM (2, OR 1 PER 50 EMPLOYEES) | 2 SPACES |
| SHORT TERM (2, OR 1 PER 25,000 S.F.) | 2 SPACES |
| PROVIDED SPACES | |
| *LONG TERM (WITHIN BLDG) | 4 SPACES |
| *SHORT TERM | 2 SPACES |
| TOTAL SPACES | 4 SPACES |



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.
- 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 (IE. 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.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT LMPW STANDARDS AND SHALL BE INSPECTED PRIOR TO BOND RELEASE.
- ONSITE DETENTION WILL BE PROVIDED. 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.
- SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- A TELLA-INSPECTION, FLUSH AND CLEANING WILL BE REQUIRED PRIOR TO MSD ACCEPTING THROUGH DRAINAGE PIPE EASEMENT. MAINTENANCE ON EXISTING PIPE MAY BE REQUIRED TO BRING IT TO MSD SPECIFICATIONS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- A KARST SURVEY WAS CONDUCTED BY MILESTONE DESIGN GROUP, INC ON NOVEMBER 12, 2018.
- WHEN THE ADJACENT LOT (3900 CLASSIFIED PLACE) IS DEVELOPED OR RE-DEVELOPED, UNIFIED ACCESS SHALL BE REQUIRED. ACCESS SHALL BE RECONSTRUCTED PER METRO PUBLIC WORKS REQUIREMENTS. GENERAL CROSSEVER EASEMENTS SHALL BE RECORDED AT THAT TIME, IF REQUIRED.
- 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 THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

INCREASED IMPERVIOUS SURFACE

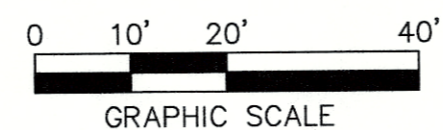
PRE-DEVELOPED IMPERVIOUS SURFACE = 21,815 S.F.
POST-DEVELOPED IMPERVIOUS SURFACE = 34,846 S.F.
NET INCREASE IN IMPERVIOUS SURFACE = 13,031 S.F.

INCREASED RUNOFF CALCULATIONS

Cpre = 0.59
Cpost = 0.80
AREA = 1.01 AC.
(0.80-0.59) x 2.8/12 x 1.01 AC = 0.049 AC-F

LEGEND

- = EXISTING UTILITY POLE
- 488- = EXISTING CONTOUR
- ohe- = EXISTING OVERHEAD ELECTRIC
- = PROPOSED DRAINAGE FLOW
- = PROPOSED CONCRETE
- = EXISTING TREE
- ⊙ = EXISTING STOP SIGN
- Ⓟ = PARKING COUNT
- Ⓢ = PROPOSED HEADWALL
- Ⓣ = TO BE REMOVED
- Ⓡ = PROPOSED BIKE RACK
- Ⓜ = PROPOSED DUMPSTER WITH SCREENING FENCE



CASE # 18ZONE1034
RELATED CASE(S) # 09-082-86

DETAILED DISTRICT DEVELOPMENT PLAN
(FOR REZONING REQUEST)

BISHOP BUSINESS CENTER
4310 BISHOP LANE
LOUISVILLE, KY 40218

FOR DEVELOPER:

RECEIVED FEB 13 2019
FIDELITY REALTY GROUP
3935 CENTRAL AVENUE
LOUISVILLE, KY 40218
OWNER:
BISHOP LEASING CO LLC
12710 HUNT MANOR CT
FAIRFAX, VA 22033
D.B. 6827, PG. 672

Milestone design group

108 Davenport Lane, Suite 300 Louisville, KY 40223
502.327.7075 www.milestonedesign.org

BISHOP BUSINESS CENTER

DATE: 4/13/18
DRAWN BY: G.C.Z.
CHECKED BY: D.L.E.
SCALE: 1"=20' (HORZ)
SCALE: N/A (VERT)

REVISIONS

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|---|-----------------------|
| △ | PRE-APP CMNTS 6/12/18 |
| △ | CLIENT REV. 6/27/18 |
| △ | AGENCY CMNTS 11/12/18 |
| △ | AGENCY CMNTS 12/14/18 |
| △ | WAIVERS 2/11/18 |

DEVELOPMENT PLAN

JOB NUMBER
18020

1
OF
1