

FERN CREEK
CHRISTIAN CHURCH
9419 SEATONVILLE ROAD

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:
BY: *Jimmy M. Bann*
DATE: 5-13-15
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



LOCATION MAP

WALGREENS
LWAGLVKY, 2 LLC
6620 BARDSTOWN RD
DB 9644 P 933
TC / C-2

BEULAH
PRESBYTERIAN
CHURCH
6704 BARDSTOWN ROAD
TC / R-4



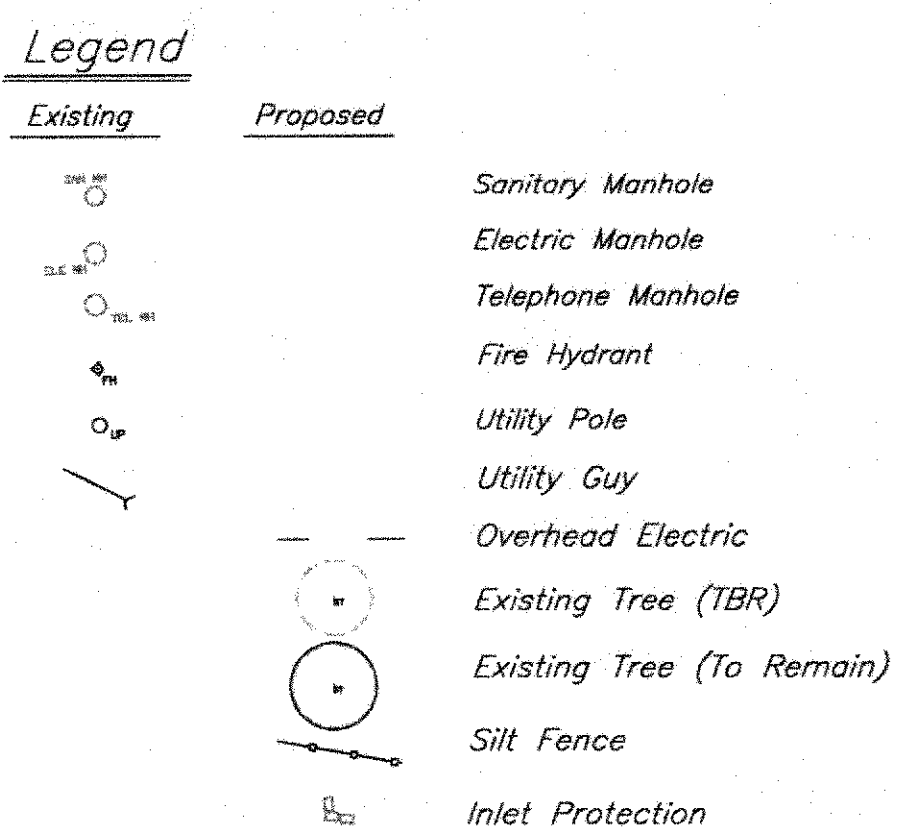
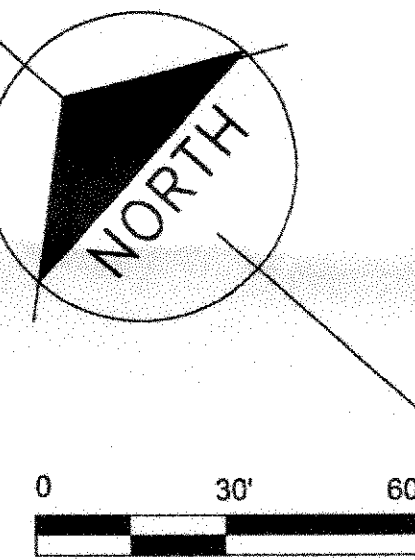
FLOODPLAIN NOTE
PARTS OF THE ABOVE PROPERTY IS LOCATED IN THE 100-YEAR FLOODPLAIN ACCORDING TO FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY-PANEL NO. 21111C0097E DATED DECEMBER 6, 2006 ZONE "AE"
FEMA FLOOD ELEVATION : 645.00' LOCAL REGULATORY FLOOD ELEVATION : 646.00'

BENCHMARK NOTE
THE TEMPORARY BENCHMARK (TBM) FOR THIS PROJECT IS SOUTHERNMOST CORNER OF EXISTING HEADWALL STRUCTURE UNDER SEATONVILLE ROAD, GPS ELEVATION 645.398' NAD 1988 DATUM,

PROJECT DATA

EXISTING & PROPOSED ZONING : C-1
FORM DISTRICT : TOWN CENTER
TOTAL SITE AREA : 2.75 ACRES
EXISTING USE : VACANT
PROPOSED USE : PHARMACY
PROPOSED BUILDING AREA : 11,945 SF
PROPOSED FAR : 0.10
PROPOSED PARKING : 57
REQUIRED PARKING MAXIMUM @ 1/200 SF : 65
REQUIRED PARKING MINIMUM @ 1/500 SF : 25
VUA CALCULATION : Total VUA : 33,268sf
Required ILA @ 7.5% : 2,495sf Proposed ILA : 1,345sf
TREE CANOPY CALCULATIONS TOTAL SITE AREA 119,790 SF
REQUIRED NEW TREE CANOPY COVERAGE = 11,979 SF
COMMERCIAL AREA CLASS "A"
EXISTING TREE CANOPY COVERAGE = 17,599 SF
PRESERVED TREE CANOPY COVERAGE = 13,229 SF
PROPOSED NEW TREE CANOPY COVERAGE = 29,600 SF
40 type A trees @ 740 sf each

A VARIANCE IS REQUESTED FROM LDC 3.4.8.3.C TO ALLOW THE ENCROACHMENT OF BUILDING AND PARKING TO ENCROACH IN THE REQUIRED 100' STREAM BUFFER.
A VARIANCE IS REQUESTED FROM THE REQUIREMENTS OF LDC 5.5.1.A.2 TO ALLOW THE BUILDING TO EXCEED THE MAXIMUM SETBACK ALONG BOTH STREETS.
A VARIANCE IS REQUESTED FROM THE REQUIREMENTS OF LDC 5.3.1.C TO ALLOW THE PAVEMENT TO ENCROACH UP TO 10' INTO THE REQUIRED 25' SETBACK WHERE THE SITE IS ADJACENT TO R-4 IN THE NFD.
A WAIVER IS REQUESTED FROM LDC SECTION 5.5.1.A.3.a TO ALLOW CIRCULATION AND PARKING TO BE LOCATED IN FRONT OF THE BUILDING.
A WAIVER IS REQUESTED FROM LDC SECTION 5.9.2.A.1.b.i TO ALLOW THE OMISSION OF A DIRECT PEDESTRIAN CONNECTION FROM BARDSTOWN ROAD TO THE BUILDING ENTRANCE.
A WAIVER IS REQUESTED FROM LDC SECTION 10.2.10 TO ALLOW THE REQUIRED LBA BETWEEN SEATONVILLE ROAD AND THE PROPOSED PARKING TO BE REDUCED TO 15' TO 7.5'.
A WAIVER IS REQUESTED FROM LDC SECTION 10.2.12 TO ALLOW THE REQUIRED ILA TO BE REDUCED TO 1,345 SF.
A WAIVER IS REQUESTED FROM LDC SECTION 10.2.4 TO ALLOW THE PARKING TO ENCROACH UP TO 10' IN THE REQUIRED 25' LBA ALONG THE PROPERTY LINE ADJACENT TO R-4 PROPERTIES IN THE TOWN CENTER DISTRICT.
A WAIVER IS REQUESTED FROM LDC SECTION 10.2.4 TO ALLOW THE PARKING TO ENCROACH UP TO 10' IN THE REQUIRED 25' LBA ALONG THE PROPERTY LINE ADJACENT TO R-4 PROPERTIES IN THE NFD.



GENERAL NOTES

- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEELSTOPS OR CURBING SHALL BE AT LEAST THREE FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.
- OUTDOOR LIGHTING TO BE DIRECTED FROM SURROUNDING RESIDENTIAL PROPERTIES. FIXTURES SHALL HAVE 90 DEGREE CUT OFF AND HEIGHT OF THE STANDARDS SHALL BE SET SO THAT NO LIGHT SOURCE IS VISIBLE OFF-SITE.
- DUMPSTERS OR SERVICE STRUCTURES TO BE SCREENED PER LDC CHAPTER 10.

WORKS NOTES

- CONSTRUCTION BOND AND PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE TO CONSTRUCTION APPROVAL.
- A GENERAL CROSS-OVER AND SHARED PARKING AGREEMENT WILL BE RECORDED BETWEEN THIS TRACT AND TWO TRACTS TO THE SOUTH (WISE PROPERTY & METHODIST CHURCH PROPERTY) PRIOR TO CONSTRUCTION APPROVAL.
- DEVELOPER TO EXTEND BOX CULVERT TO THE SOUTH SEATONVILLE ROAD IF REQUIRED BY PUBLIC WORKS TO FACILITATE SIDEWALK CONSTRUCTION. THE EXISTING GUARDRAIL WILL BE RELOCATED TO ACCOMMODATE CULVERT AND SIDEWALK CONSTRUCTION.
- LONG TERM BICYCLE PARKING WILL BE PROVIDED INSIDE THE BUILDING.

APCD NOTES

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

IMPERVIOUS AREA

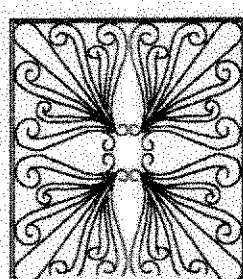
EXISTING IMPERVIOUS AREA: 0 SF
PROPOSED IMPERVIOUS AREA: 48,438 SF
48,438 SF impervious area * (runoff coefficient: 0.30) * 7.2 * 252 * 180 * 1/12 = 3,148 of Green Management : WQv = 48,438 SF impervious area * (runoff coefficient: 0.30) * 0.6 * 1/12 = 1,574 of

MSD NOTES

- DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR INFORMATIONAL PURPOSES ALL AREAS OF THE SITE ARE TO BE PAVED OR FINISH GRADED IN A MANNER THAT RESULTS IN SHEET FLOW AS DEPICTED. NO AREAS OF PONDING WATER WILL BE ACCEPTED.
- EROSION & SILT CONTROL: PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
- CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE ENCLOSURE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES PERMITTED WITHIN THE FENCED AREA.
- AN MSD DRAINAGE BOND WILL BE REQUIRED.
- INCREASED RUNOFF VOLUME AND LOSS OF FLOODPLAIN STORAGE MITIGATION WILL BE PROVIDED AT A 1:1 RATIO ON AN ADJACENT TRACT.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REQUIREMENTS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING FOR GREEN BEST MANAGEMENT PRACTICES.
- A MSD FLOODPLAIN PERMIT WILL BE REQUIRED.
- APPROVAL FROM THE CORPS OF ENGINEERS AND DIVISION OF WATER WILL BE REQUIRED.
- SANITARY SEWER BY CONNECTION TO EXISTING MSD SYSTEM SUBJECT TO FEES AND CHARGES. SEWAGE FROM THIS DEVELOPMENT TO BE TREATED AT THE CEDAR CREEK WWTWP.

"6721 BARDSTOWN RD"
THERESA WISE
D.B. 5387 PG. 760
TC / R-4

PRELIMINARY APPROVAL
Condition of Approval:
M. Bann 5/13/15
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



MILLER · WIHRY
MWGLLC
Engineers Surveyors · Planners
1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501

5-7-15	SCALE
	1" = 30'
	DR.
	CK.
	DATE
	4-17-2015

PDS DEVPLAN #13-1003
RELATED DOCKETS #9-75-97 & B-99-06
Revised Development Plan
DB 8977 P 953 TB 51 LOT 77 PARCEL #0051-0077-0000
9420 Seatonville Road, Louisville, KY 40291

OWNER: YOUR COMMUNITY BANK, INC.
2323 RING ROAD, ELIZABETHTOWN KY 42701
DEVELOPER: FIVE-STAR DEVELOPMENT, LLC
200 OFFICE PARK DRIVE, BIRMINGHAM AL, 35231

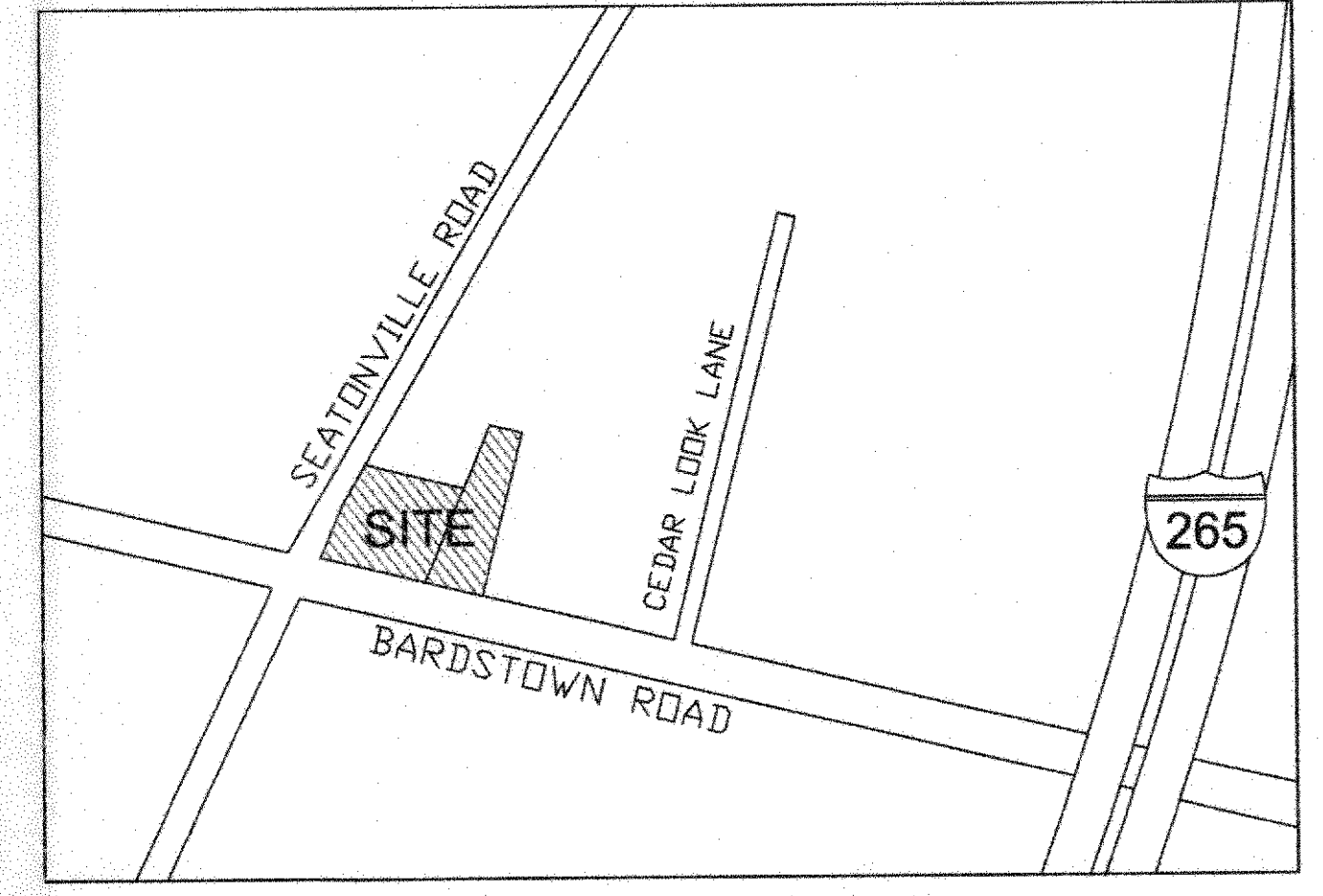
RECEIVED
MAY 17 2015
PLANNING & ZONING SERVICES
FILE 24911
NO.
DP
W# 481

FERN CREEK
CHRISTIAN CHURCH
9419 SEATONVILLE ROAD
DB 7577 P 801

WALGREENS
LWAGLVKY, 2 LLC
6920 BARDSTOWN RD
DB 9944 P 933

BEULAH
PRESBYTERIAN
CHURCH
6704 BARDSTOWN ROAD

FERN CREEK
METHODIST CHURCH
6727 BARDSTOWN ROAD



LOCATION MAP

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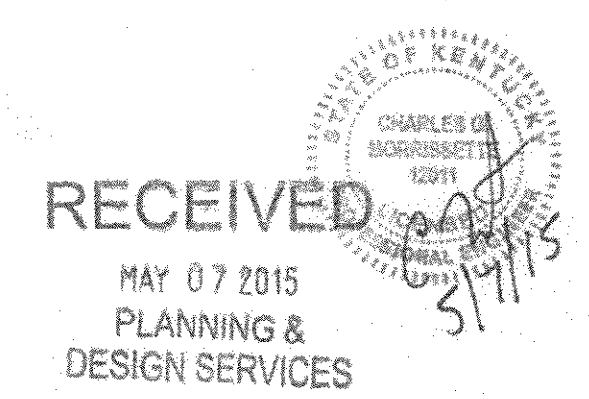
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PROPOSED PARKING : 57

PRELIMINARY APPROVAL
Condition of Approval:

 Date: 5/13/15
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



Supplemental Development Plan

DB 8931 P 505 TB 51 LOT 77 PARCEL #0051-0077-0000
9420 Seatonville Road, Louisville, KY 40291

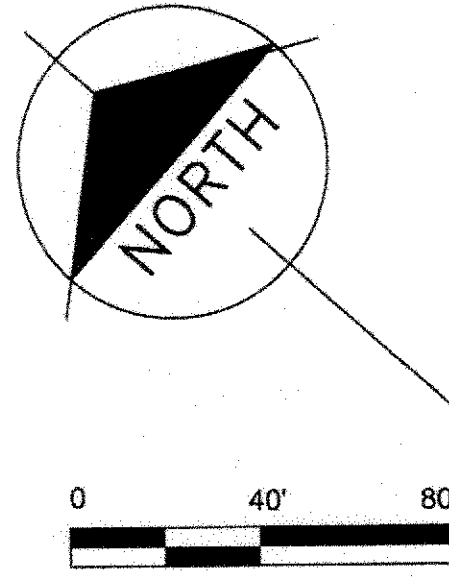
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2323 RING ROAD, ELIZABETHTOWN KY 42701

DEVELOPER: FIVE-STAR DEVELOPMENT, LLC
200 OFFICE PARK DRIVE, BIRMINGHAM AL, 35231

FILE 24911
NO.
DP2

- Monumentation**
- Monument Found (As Noted)
 - 5/8" Rebar w/cap set (Graham #3893)

- Legend**
- Sanitary Manhole
 - Electric Manhole
 - Telephone Manhole
 - Fire Hydrant
 - Utility Pole
 - Utility Guy
 - Overhead Electric
 - Existing Tree



MILLER WIHRY
MWOLLC
Engineers Surveyors - Planners
1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501

5-7-15 WALK	SCALE
	1" = 40'
	DR.
	CK.
	DATE
	4-17-2015

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