

STORMWATER POLLUTION PREVENTION PLAN NOTE: (LOUISVILLE METRO)

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP BMP'S (BEST MANAGEMENT PRACTICES) 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 SEEDDED, 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.

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.

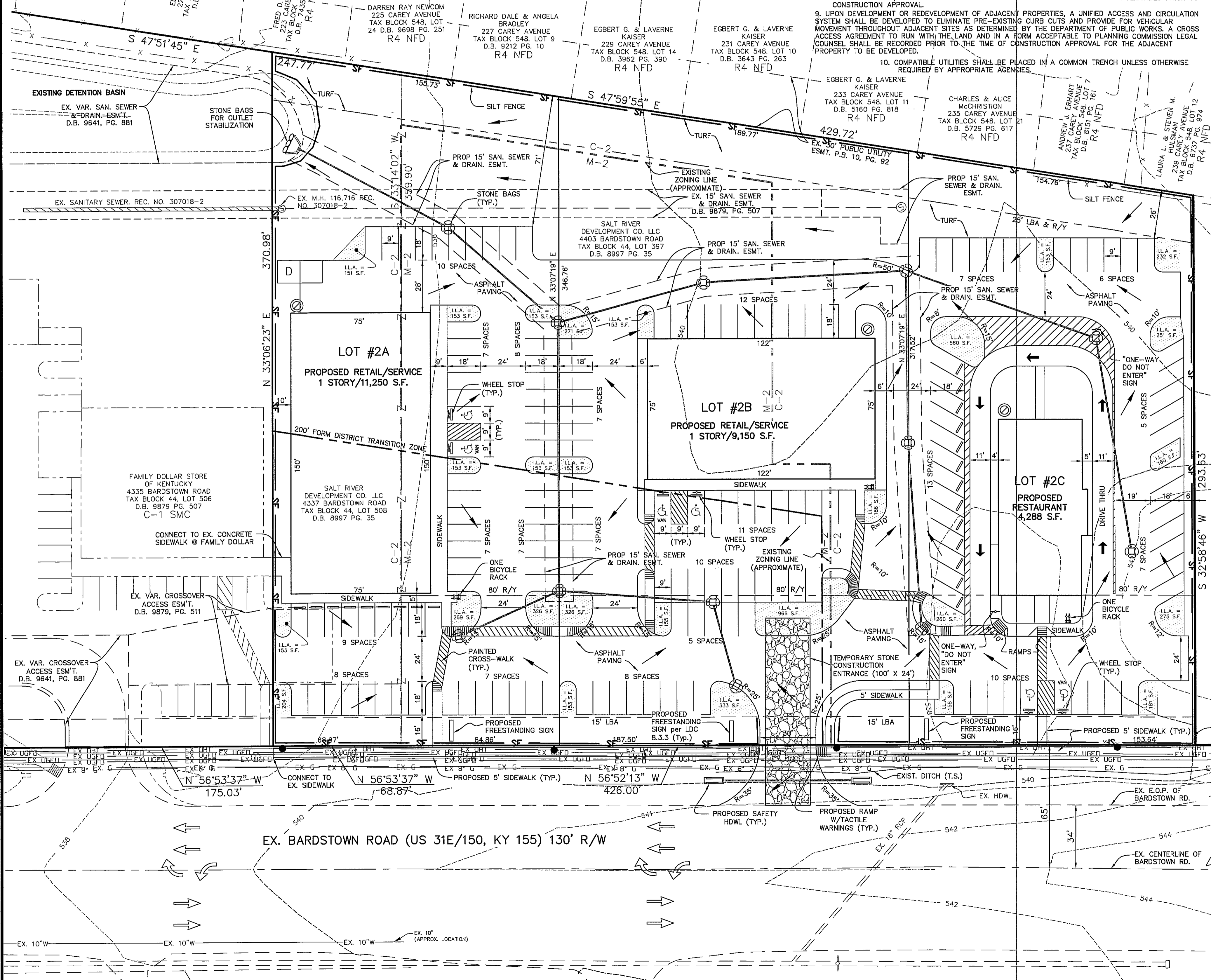
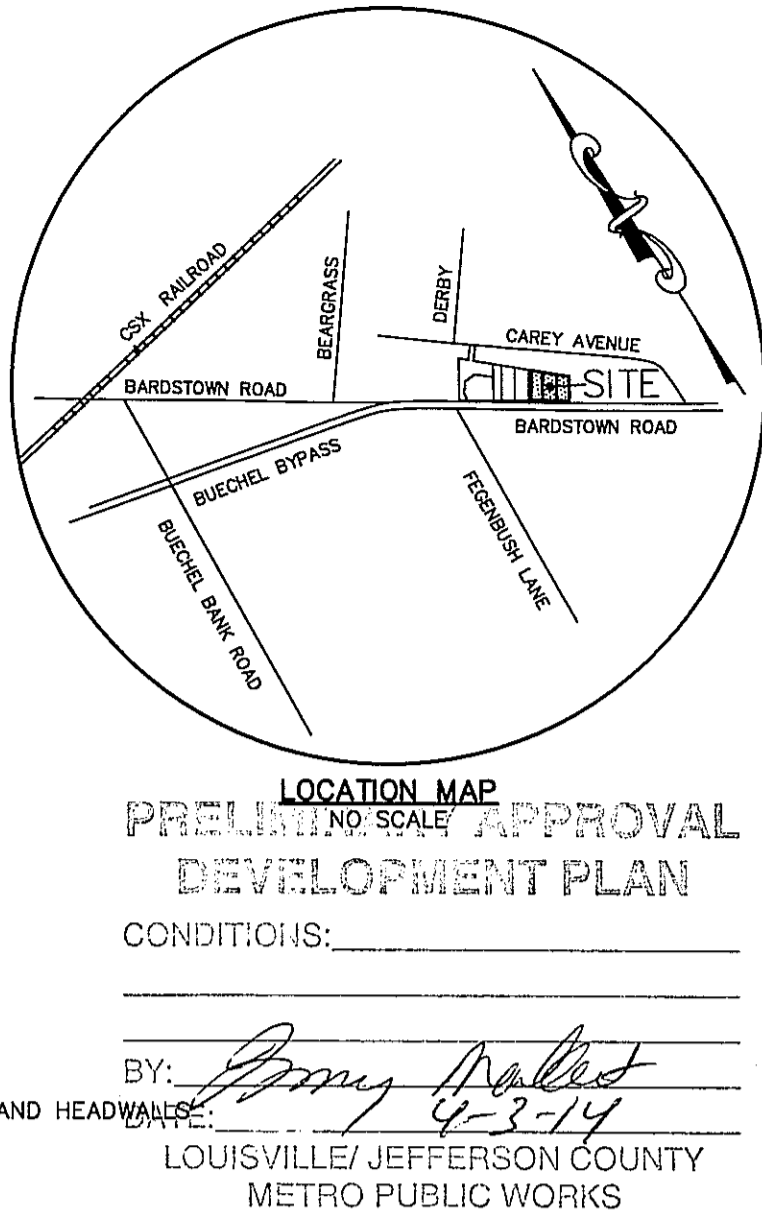
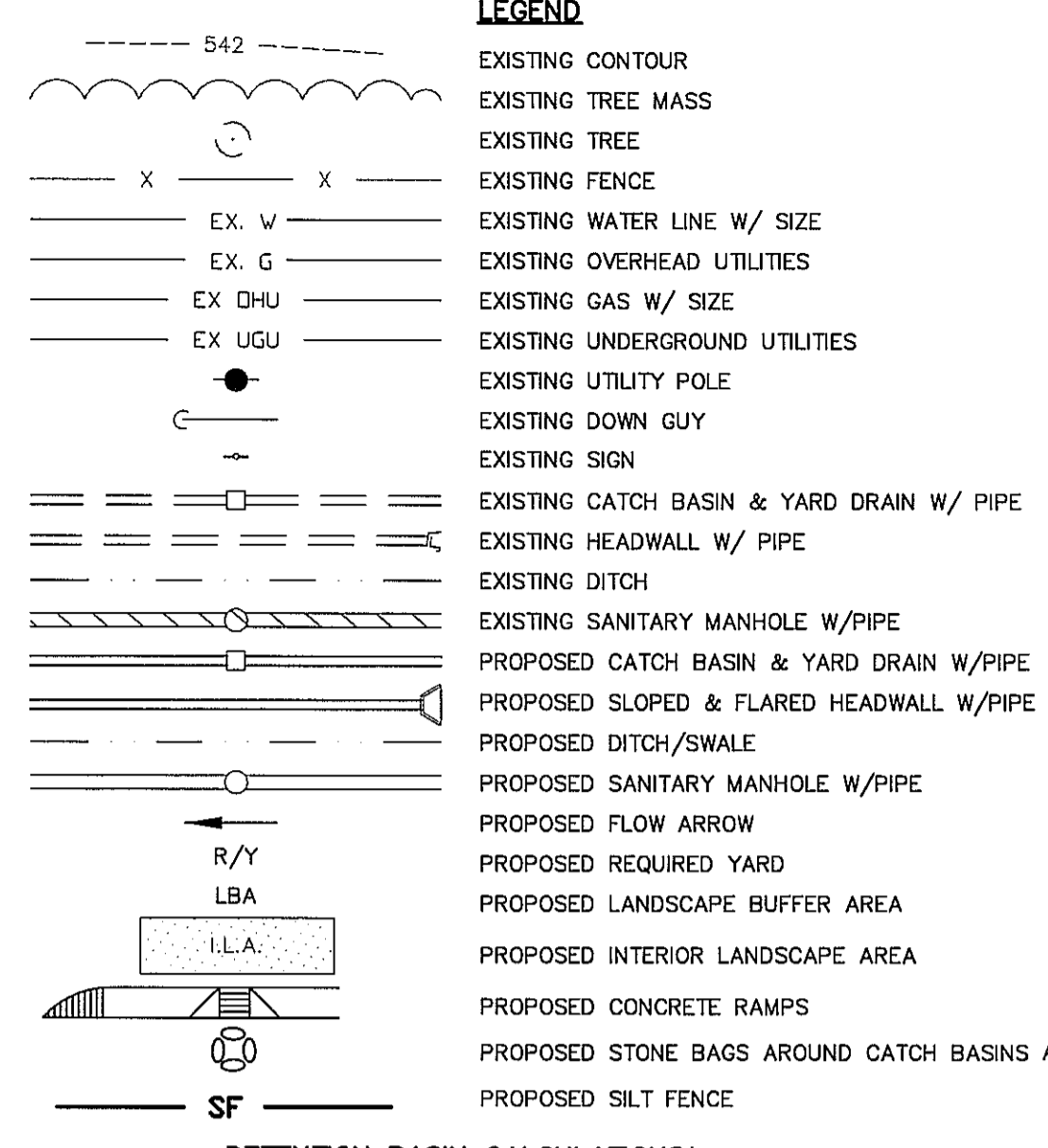
WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES-PREVENTING COMPACTON OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- THE DEVELOPMENT LIES IN THE BUECHEL FIRE DISTRICT.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARIES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS; OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- ALL RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ALL EXISTING STRUCTURES AND DRIVEWAYS NOT OTHERWISE PROPOSED TO BE IMPROVED ON SITE TO BE REMOVED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- A KARST SURVEY WAS CONDUCTED BY MARK SITES, PE ON MARCH 24TH, 2014 VIA SITE INSPECTION, GEOLOGICAL MAPS, SOIL MAPS, ETC. PER LDC 4.9.3. NO KARST FEATURES WERE DETERMINED TO EXIST ON THE SUBJECT SITE.
- ALL FREESTANDING SIGNS SHALL CONFORM TO THE STANDARDS PER LDC 8.8.3

MSD NOTES:

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FORMAN WASTEWATER TREATMENT PLANT BY PROPERTY SERVICE CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DETENTION / STORM WATER DETENTION: DETENTION WILL BE PROVIDED WITHIN THE ADJACENT PROPERTY OF THE FAMILY DOLLAR STORE APPROVED BY CASE #13757. 11M 100% DRAINAGE PATTERN (INDICATED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. AN MSD DRAINAGE BOND SHALL BE REQUIRED.
 - EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DETAILED EROSION & SILT CONTROL APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111C0078).
 - AN EASEMENT OVER THE THROUGH DRAINAGE SYSTEMS WILL BE DEDICATED PRIOR TO CONSTRUCTION APPROVAL.
- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMP" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
 - NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
 - CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
 - ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
 - A SHARED PARKING/CROSS-OVER AGREEMENTS BETWEEN PROPOSED LOTS SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
 - UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.



DETENTION BASIN CALCULATIONS:

X = 4CRA/12
C = 23
C_{max} = 73
AC = 0.73 - 0.23 = 5.0
A = 3.78 AC.
R = 2.8'
X = (0.50)(2.8)(3.78)/12 = 0.44 AC. FT.
REQUIRED X = 19,186 CU. FT.
* AN OFF-SITE BASIN WILL SERVE THIS PROPERTY AND PROPERTY TO THE NORTHWEST (FAMILY DOLLAR) AS SHOWN ON THE PLAN APPROVED WITH CASE #13757.

PROJECT DATA:

EXISTING FORM DISTRICT	SMC
EXISTING ZONING	C-2/M-2
EXISTING USE	VACANT
PROPOSED ZONING	C-2
PROPOSED USES	SERVICE/RETAIL/RESTAURANT
TOTAL LAND AREA	3,78± AC.

LANDSCAPE DATA:

VEHICLE USE AREA	81,708± S.F.
I.L.A. REQUIRED (7.5% X VUA)	6,128± S.F.
I.L.A. PROVIDED	7,071± S.F.

TREE CANOPY DATA:

TREE CANOPY CATEGORY	CLASS C (0%-40%)
GROSS SITE AREA	178,596± S.F.
EXISTING TREE CANOPY	768± S.F. (0%)
PRESERVED TREE CANOPY	0± S.F. (0%)
NEW TREE CANOPY COVERAGE AREA	35,719 ± S.F. (20%)
TOTAL TREE CANOPY COVERAGE REQUIRED	35,719 ± S.F. (20%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION OBTAINED BY MSD DIGITAL LOGIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOGIC CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

PROJECT DATA-LOT #2A:

EXISTING FORM DISTRICT	SMC
EXISTING ZONING	C-2/M-2
EXISTING USE	VACANT
PROPOSED ZONING	C-2
PROPOSED USE	RETAIL/SERVICE
SITE AREA	1,27± AC.
BUILDING AREA:	11,250± S.F.
FLOOR AREA RATIO	0.20
BUILDING HEIGHT	MAX. 45' HT.
PARKING SPACES REQUIRED (MIN. 1/250 SF; MAX. 1/150 SF)	45-75 SPACES
PARKING PROVIDED (INCLUDING 2 HDOP SPACES)	63 SPACES
BICYCLE PARKING PROVIDED (1 PER 25,000 SF; SHORT-TERM)*	1 RACK

LANDSCAPE DATA-LOT #2A:

VEHICLE USE AREA	22,280± S.F.
I.L.A. REQUIRED (7.5% X VUA)	1,671± S.F.
I.L.A. PROVIDED	1,812± S.F.

PROJECT DATA-LOT #2B:

EXISTING FORM DISTRICT	SMC
EXISTING ZONING	C-2/M-2
EXISTING USE	VACANT
PROPOSED ZONING	C-2
PROPOSED USE	RETAIL/SERVICE
SITE AREA	1.43± AC.
BUILDING AREA:	9,150± S.F.
FLOOR AREA RATIO	0.15
BUILDING HEIGHT	MAX. 45' HT.
PARKING SPACES REQUIRED (MIN. 1/250 SF; MAX. 1/150 SF)	37-61 SPACES
PARKING SPACES PROVIDED (INCLUDES 2 HDOP. SPACES)	60 SPACES
BICYCLE PARKING PROVIDED (1 PER 25,000 SF; SHORT-TERM)*	1 RACK

LANDSCAPE DATA-LOT #2B:

VEHICLE USE AREA	31,265± S.F.
I.L.A. REQUIRED (7.5% X VUA)	2,345± S.F.
I.L.A. PROVIDED	3,029± S.F.

PROJECT DATA-LOT #2C:

EXISTING FORM DISTRICT	SMC
EXISTING ZONING	C-2
EXISTING USE	VACANT
PROPOSED ZONING	C-2
PROPOSED USE	RESTAURANT
SITE AREA	1.07± AC.
BUILDING AREA:	4,288± S.F.
FLOOR AREA RATIO	0.09
BUILDING HEIGHT	MAX. 45' HT.
PARKING SPACES REQUIRED (MIN. 1/250 SF; MAX. 1/150 SF)	31-79 SPACES
PARKING SPACES PROVIDED (INCLUDES 2 HDOP. SPACES)	48 SPACES
BICYCLE PARKING PROVIDED (1 PER 25,000 SF; SHORT-TERM)*	1 RACK

LANDSCAPE DATA-LOT #2C:

VEHICLE USE AREA	26,163± S.F.
I.L.A. REQUIRED (7.5% X VUA)	1,962± S.F.
I.L.A. PROVIDED	2,230± S.F.

* ONE LONG-TERM BICYCLE SPACE WILL BE PROVIDED FOR EMPLOYEES/WORKERS WITHIN THE PLACE OF EMPLOYMENT.

VARIANCE REQUEST

A VARIANCE IS REQUESTED FOR THE RETAIL BUILDING (LOT 2B) TO EXCEED THE MAXIMUM FRONT YARD SETBACK OF EIGHTY (80) FEET PER LDC 5.3.1.C.5

CASE # 1370NE1016 DOCKET # 9-005-06 WM # 10822

PRELIMINARY APPROVAL

Condition of Approval: _____

J. Bar 4/2/14 Date

Development Review

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

RECEIVED

MAR 27 2014

PLANNING & DESIGN SERVICES

RECEIVED

MAR 27 2014

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Utility Consulting • Property Management
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Phone: (502) 485-1508 • Fax: (502) 485-1505 • Email: ms@aia.com

OWNER/DEVELOPER
SALT RIVER INVESTMENT, LLC
10801 ELECTRON DRIVE, SUITE 102
LOUISVILLE, KY. 40299

DETAILED DISTRICT DEVELOPMENT AND ZONING CHANGE PLAN
FLYNN HOOK PROPERTY
4403 & 4337 BARDSTOWN ROAD
LOUISVILLE, KY 40218
TAX BLOCK: 44, LOTS: 397 & 508
D.B. 8997 PG. 35

Vertical Scale: N/A
Horizontal Scale: 1"=30'
Date: 7/31/13
Job Number: 2928-PRE
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of 1

