



**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

CONDITIONS:
BY: *Tommy Mackey*
DATE: *7-13-17*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

VICINITY MAP
NO SCALE
Google Map

SITE DATA

LAND USE DATA
SITE ADDRESS: 8727 Old Bardstown Road 40291
TAX LOT, TAX BLOCK: TB 56, TL 119
DEED BOOK, PAGE NUMBER: 10185x382
EXISTING ZONING DISTRICT: C1
EXISTING FORM DISTRICT: NEIGHBORHOOD
TOTAL SITE AREA: 1.64-ACRES: 71,416 S.F.
PROPOSED GROSS BUILDING FOOTPRINT: 15,000 S.F.
GROSS SQUARE FOOTAGE: 15,000 S.F.
FLOOR AREA RATIO: 0.21
BUILDING HEIGHT: 35'
EXISTING USE: VACANT
PROPOSED USE: RETAIL/GYM

PARKING CALCULATIONS
MINIMUM REQUIRED
RETAIL (1/250 SF) 48 SP.
GYM (1/300 SF) 10 SP.
TOTAL MINIMUM REQUIRED 58 SP.
MAXIMUM PERMITTED
RETAIL (1/150 SF) 80 SP.
GYM (1/100 SF) 30 SP.
TOTAL MAXIMUM PERMITTED 110 SP.
TOTAL PARKING PROPOSED 65 SP.
OF WHICH 3 ARE HANDICAP, 2 VAN ACCESSIBLE
BIKE PARKING 2 SHORT-TERM SP.
2 LONG-TERM SP. TO BE PROVIDED INDOORS

ILA/VUA CALCULATIONS
EXISTING VUA: 0 S.F.
PROPOSED TOTAL VUA: 25,454 S.F. (100% INCREASE)
REQUIRED ILA (7.5%): 1,859 S.F.
PROPOSED ILA: 2,600 S.F. +/- 8
REQUIRED ILA TREES: (1/4000 SF + 25%) MIN. 8
PROPOSED ILA TREES: 20" (14,283 S.F.)
20: 2" CALIPER TREES OR 15: 3"+ CALIPER TREES

EPSC DATA
SOIL TYPE: NnC - NICHOLSON SILT LOAM
UoHf, UoC - URBAN LAND, UDORTMENTS SMOOTHED & COMPLEX
HYDROLOGIC SOIL GROUP: C
PROPOSED IMPERVIOUS: 45,180 S.F. (100% INCREASE)

TREE CANOPY CALCULATIONS
SITE AREA: 71,416 S.F.
TREE CANOPY CATEGORY: CLASS C
EXISTING TREE COVERAGE: 0%-40%
PRESERVED TREE CANOPY: 0% (0 S.F.)
TOTAL TREE CANOPY REQUIRED: 20% (14,283 S.F.)
20: 2" CALIPER TREES OR 15: 3"+ CALIPER TREES

DETENTION CALCULATION
CRA/12
0.67 x 2.8 x 1.64 / 12 = 0.256 ACRE/FEET
DETENTION TO BE PROVIDED UNDERGROUND

VARIANCE REQUESTED
VARIANCE OF 5.3.2 TO EXCEED THE FRONT SETBACK BY 54'

WAIVER REQUESTED
WAIVER OF 5.8.1.B TO NOT PROVIDE SIDEWALKS IN THE BARDSTOWN ROAD RIGHT-OF-WAY.

AGENCY NOTES

- MSD**
- SANITARY SEWER WILL BE BY NEW PROPERTY SERVICE CONNECTIONS SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE CEDAR CREEK WQTC.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
 - UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
 - ONSITE DETENTION WILL BE PROVIDED (IN FORM OF UNDERGROUND DETENTION). 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.
 - KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS OIL GREASE POLICY.

- STANDARD MSD SWPPP 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.
 - 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.
 - 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 PRACTICABLE, 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, POOL, SWALE OR CATCH BASIN.

- SITE SPECIFIC SWPPP NOTES**
- SILT FENCE SHALL BE INSTALLED ON SOUTHERN AND PART OF EASTERN BORDER OF PROPERTY BOUNDARY. ANY EXISTING STORM STRUCTURES NEAR THESE AREAS SHALL RECEIVE INLET PROTECTION AS APPLICABLE.

- APCD**
- 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**
- 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.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

- PDS**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
 - ANY LOADING AND/OR REFUSE COLLECTION TO BE SCREENED AND LOCATED NOT TO BE VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL USES.
 - FREESTANDING SIGNS TO COMPLY WITH 8.3.3.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - CONCRETE WHEEL STOPS OR CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.

- MPW**
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT REQUIRED PRIOR TO CONSTRUCTION APPROVAL FROM TRANSPORTATION PLANNING.

- LEGEND**
- EXISTING CONTOURS
 - EXISTING PROPERTY BOUNDARY
 - EXISTING EASEMENT
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING OVERHEAD TELEPHONE
 - PROPOSED FLOW ARROWS
 - PROPOSED STORM STRUCTURE
 - PROPOSED STORM LINE
 - PROPOSED PROPERTY SERVICE CONNECTION
 - LBA LANDSCAPE BUFFER AREA
 - PBA PARKWAY BUFFER AREA

PRELIMINARY APPROVAL
Condition of Approval:
Tommy Mackey
Development Review Date: 7-13-17
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

RECEIVED

JUL 13 2017

PLANNING & DESIGN SERVICES

1"=20'
1 INCH = 20 FT.

17DEVPLAN1093 WM# 11654

Engineering
Planning
1045 E. Cherokee Street, Louisville, Kentucky 40204
Phone: 502.585.2722 Fax: 502.585.4408 Internet: www.pdk.com
Kentucky Indiana Georgia Tennessee

HOS Properties
Detailed District Development Plan
HOS II Properties LLC
8707 Old Bardstown Road
Louisville, KY 40291

REV #	DATE	DESCRIPTION
1	06/28/2017	AGENCY COMMENTS
2	07/10/2017	AGENCY COMMENTS

DDDP
Job No: 17309.000
Date: May 26, 2017
Scale: 1"=20'
Drawn By: AWB
Checked By: AWB
Drawing Title: 8707 Old Bardstown Road Detailed District Development Plan
Drawing No: 1 of 1

17DEVPLAN1093