

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

DATE: *11/3/21*
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

EZ-1/SWFD
 DALE L. MATTINGLY
 4015 DEER CREEK DRIVE
 LOUISVILLE, KY 40241-1518
 D.B. 9167 PG. 951

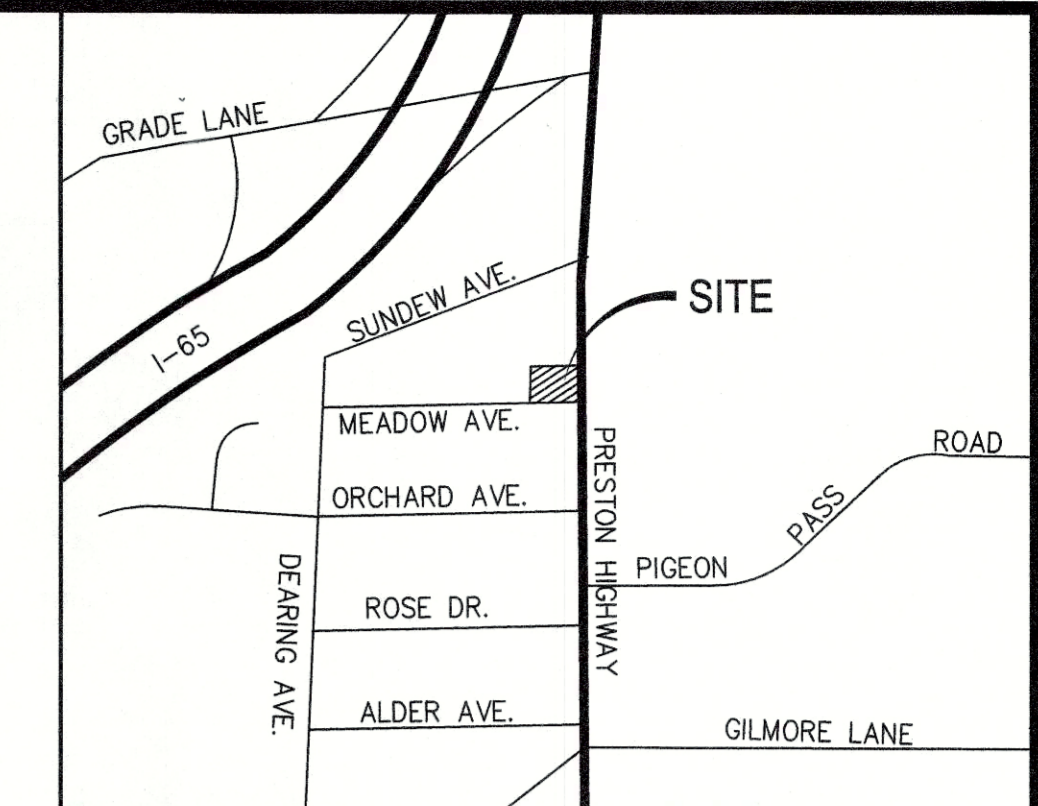
C-1/SMCFD
 1CB AMERICA, LLC
 120 W. BELL AVENUE
 CLARKSVILLE, IN 47129-1859
 D.B. 11359 PG. 234

EX. ACCESSORY BUILDING
 15' HIGH
 360 SQ.FT.

EX. OFFICE BUILDING
 20' HIGH
 520 SQ.FT.

C-1/SMCFD
 FAOR PROPERTIES, LLC
 4339 ACCOMACK DRIVE
 LOUISVILLE, KENTUCKY 40241-2016
 D.B. 11621 PG. 133

EZ-1/SMCFD
 BT PROPERTY, LLC
 55 NE GLENLAKE PARKWAY
 ATLANTA, GA 30328-3474
 D.B. 11822 PG. 580



LOCATION MAP
 NOT TO SCALE

SITE DATA

TOTAL SITE AREA	0.34 ACRES (14,998.98 SQ.FT.)
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	SMCFD
EXISTING USE	AUTO SALES/RENTAL
EXISTING BUILDING AREA	980 SQ.FT.
PROPOSED USE	TRANSIT STOP
FLOOR AREA RATIO	0.07
PARKING REQUIREMENT	TO BE DETERMINED
MINIMUM PARKING REQUIRED (TRAVEL & MOVEMENT - TBD BY DIRECTOR)	TO BE DETERMINED
MAXIMUM PARKING ALLOWED (25% MORE THAN MINIMUM)	TO BE DETERMINED
PROP. PARKING PROVIDED (INC. 1 ACCESSIBLE SPACE)	7 SPACES
SETBACKS	
FRONT YARD	65' FROM C/L (M.J.R. ART.)
STREET SIDE YARD	25' FROM C/L (LOCAL)
SIDE YARD	0'
REAR YARD	0'
MAXIMUM ALLOWED BUILDING HT.	60'
LANDSCAPE REQUIREMENTS	
EX. VEHICLE USE AREA	9,152 SQ.FT.
7.5% I.L.A. REQUIREMENT	0 SQ.FT.
NO I.L.A. REQUIRED PER CHAPTER 10.2.2.A.3	

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION 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 SEED, 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 THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SANITARY SEWERS TO BE PROVIDED BY EXISTING PSC AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS AND GREASE POLICY.

WAIVER GRANTED

- WAIVER GRANTED BY DOCKET NO. 09-030-04 FROM CHAPTER 10.2 TO ALLOW REQUIRED LANDSCAPE BUFFER AREA ADJACENT TO OR-1 ZONE TO BE LESS THAN 35'.

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C

SITE AREA	14,999 S.F.
EX. TREE CANOPY ON SITE	5,160 S.F. (34.4%)
2 - 6"-12" TYPE A TREES @ 1,500 S.F. = 3,000 S.F.	
3 - 1 1/2"-6" TYPE B TREES @ 720 S.F. = 2,160 S.F.	
EX. TREE CANOPY TO BE PRESERVED	5,160 S.F. (34.4%)
TREE CANOPY REQUIRED	5,250 S.F. (35%)

NO ADDITIONAL TREE CANOPY REQUIRED PER CHAPTER 10.1.2.B.3. LESS THAN 20% CHANGE ON SITE. NO NEW CONSTRUCTION.

RECEIVED
 OCT 26 2021
 PLANNING & DESIGN SERVICES

CASE # 21-DDP-0048
 RELATED CASE # 09-030-04
MSD WM #8387

REVISIONS

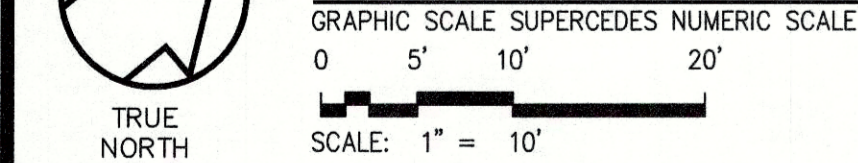
NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY/CLIENT COMMENTS	5/25/2021	CRB
2	DHS	REVISIONS PER AGENCY/CLIENT COMMENTS	6/2/2021	CRB
3	DHS	REVISIONS PER METRO WORKS COMMENTS	9/16/2021	CRB
4	DHS	REVISIONS PER DRC COMMENTS	10/27/2021	CRB

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 3001 Taylor Station Drive
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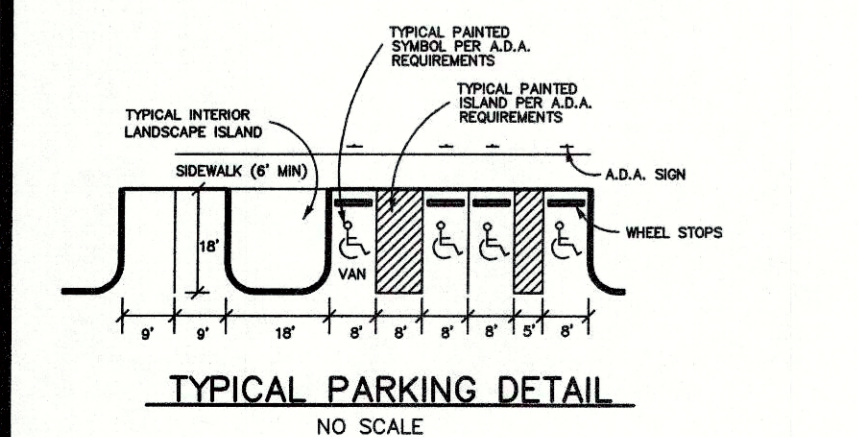
REVISED DETAILED DEVELOPMENT PLAN
 4826 PRESTON HIGHWAY
 LOUISVILLE, KY 40227?
 EBM PROJECT NO. 210141
 SITE INFORMATION:
 DEED BOOK 7871, PAGE 141
 TAX BLOCK 780, LOT 66
 OWNERS:
 A. METRO, BEAPAGLIA
 5500 CORNWELL CIRCLE
 DALLAS, TX 75201
 LOUISVILLE, KY 40222-5525
 DRAWN BY: DHS
 CHECKED BY: CRB
 DATE: APRIL 13, 2021
 DRAWING: 210141 - RDDP
 SCALE: 1" = 10'
 SHEET: **1.00**

REVISED DETAILED DEVELOPMENT PLAN



GENERAL NOTES

- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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 PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- BOUNDARY INFORMATION FROM DEED AND TOPOGRAPHIC INFORMATION TAKEN FROM MSD LOJIC MAPPING.
- ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- BUILDING DESIGN WILL FOLLOW CHAPTER 5.5 AND 5.6 OF THE L.D.C.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL NEW OR EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- PLANS MUST BE SUBMITTED TO HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPMENT TO UTILIZE EXISTING BUILDING. NO NEW CONSTRUCTION.
- ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
- THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT WITHIN STATE RIGHT-OF-WAY.
- DESIGN OF ACCESS TO STATE HIGHWAY SHALL COMPLY WITH KYTC STANDARD DRAWINGS: MINIMUM 35' CORNER RADII ON COMMERCIAL ACCESS. ENTRANCE WIDTHS WILL BE LIMITED TO 24' MINIMUM AND 36' MAXIMUM. IF THE EXISTING ENTRANCE DOES NOT MEET CURRENT MINIMUMS, IT SHALL BE RECONSTRUCTED.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25 AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUEST TO ALTER DRAINAGE ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN EXISTING FACILITIES.



TYPICAL PARKING DETAIL
 NO SCALE