

FERN CREEK
CHRISTIAN CHURCH
9419 SEATONVILLE ROAD

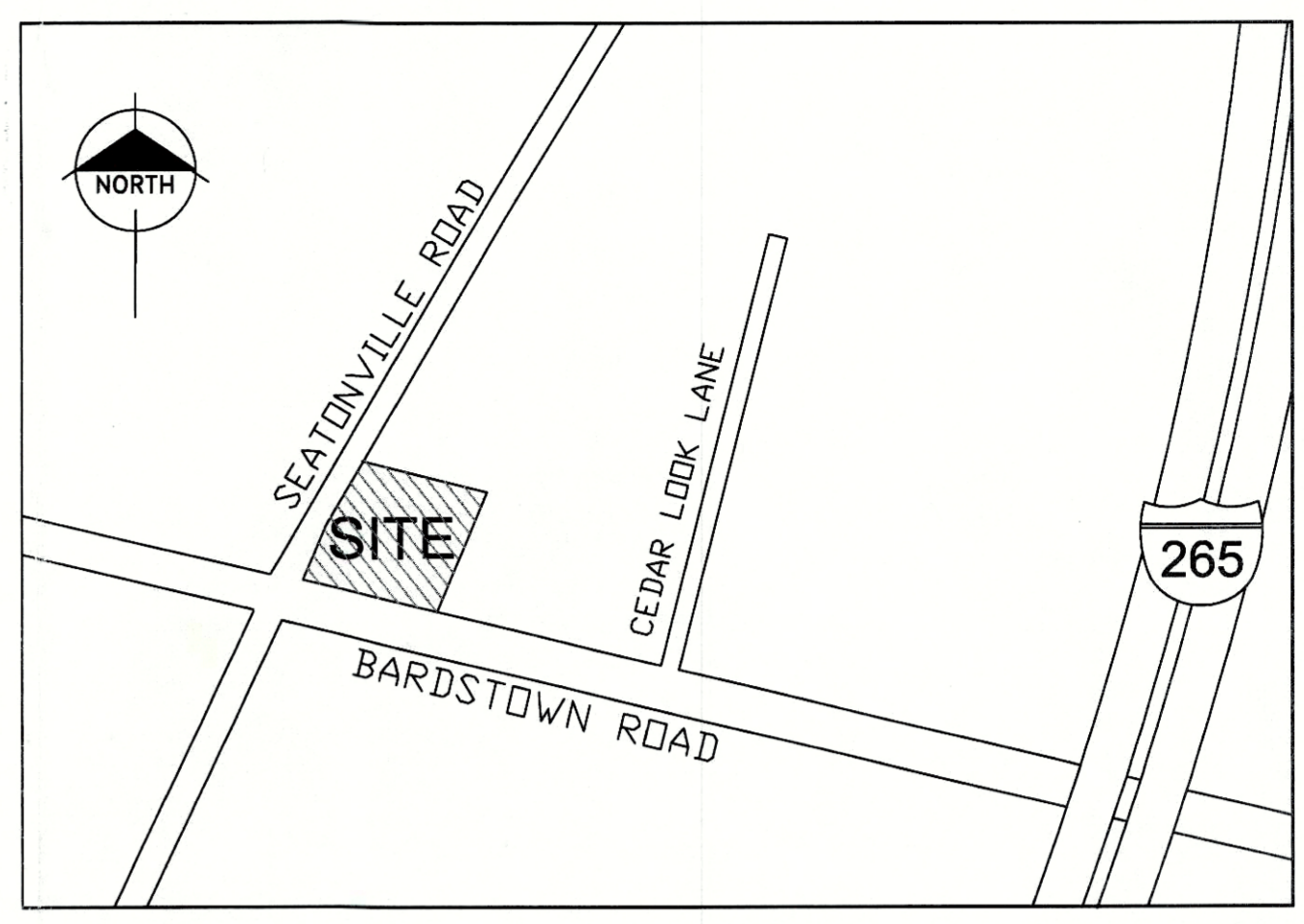
N / R-4

APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. 15VAR1013
APPROVAL DATE: May 21 2015
EXPIRATION DATE: May 21 2017
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

PRELIMINARY APPROVAL
Condition of Approval:
Development Review Date:
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

NOTICE
PERMITS SHALL BE ISSUED
ONLY IN CONFORMANCE
WITH THE BINDING ELEMENTS
OF THIS DISTRICT
DEVELOPMENT PLAN

APPROVED:
LOUISVILLE METRO BOARD
OF ZONING ADJUSTMENT
DATE: June 1 2015
BY: [Signature]



LOCATION MAP

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 : 54
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.T.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.1 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 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 TC.
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.

15VAR1013
PDS DEVPLAN #13-1003
RELATED DOCKETS #9-75-97 & B-99-06
Revised Development Plan

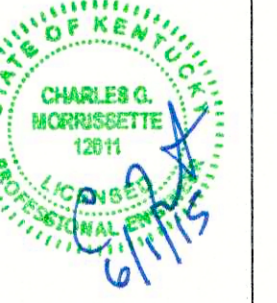
DB 8977 P 953 TB 51 LOT 77 PARCEL #0051-0077-0000
9420 Seatonville Road, Louisville, KY 40291

OWNER: YOUR COMMUNITY BANK, INC.
2323 RING ROAD, ELIZABETHTOWN KY 42701

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

RECEIVED

JUN 08 2015
PLANNING &
DESIGN SERVICES



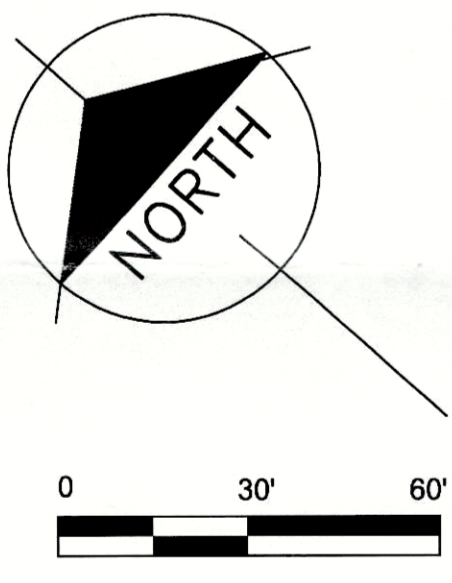
FILE 24911
NO.

DP

WM# 481

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

BEULAH
PRESBYTERIAN
CHURCH
6704 BARDSTOWN ROAD
TC / R-4



Legend

- Existing
- Proposed
- Sanitary Manhole
- Electric Manhole
- Telephone Manhole
- Fire Hydrant
- Utility Pole
- Utility Guy
- Overhead Electric
- Existing Tree (TBR)
- Existing Tree (To Remain)
- Silt Fence
- Inlet Protection

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 ABUTTING 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.
 - A GENERAL CROSS-COVER 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: .95-.30) * 7.2 * 202' * 1/60 * 1/12 = 3,148 cf
Green Management: WQv = 48,438 SF Impervious area * (runoff coefficient: .95-.30) * 0.6' * 1/12 = 1,574 cf

MSD NOTES

- DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR INFORMATIONAL PURPOSES ALL AREAS OF THE SITE ARE TO BE GRADED 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 ENCLOSE 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 MSA 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 WQTP.

MILLER WILHRY
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