

PRELIMINARY DETENTION CALCULATION

VOLUME REQUIRED:
 $2.8/12 \times (0.85 - 0.26) \times 10.6 \text{ AC.} \times 1.5 \text{ (POND CREEK)} = 2.189 \text{ AC-FT OR } 95,349 \text{ C.F.}$

APPROXIMATE VOLUME PROVIDED:
 $25,643 \text{ SQ.FT.} \times 4' \text{ DEPTH} = 102,572 \text{ C.F.}$

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C	AREA	PERCENTAGE
SITE AREA	464,409 S.F.	
EX. TREE CANOPY ON SITE	129,891 S.F. (28%)	
EX. TREE CANOPY TO BE PRESERVED	39,707 S.F. (8.6%)	
TREE CANOPY REQUIRED	92,882 S.F. (20%)	
(TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)		
ADDITIONAL TREE CANOPY REQUIRED	53,175 S.F. (11.5%)	
ADD'L TREE CANOPY TO BE PROVIDED	63,280 S.F.	
74 "TREE" * TREES @ 720 SQ.FT.		
TOTAL TREE CANOPY TO BE PROVIDED	92,987 S.F. (20%)	

LOUISVILLE METRO APPROVED PRELIMINARY DEVELOPMENT PLAN

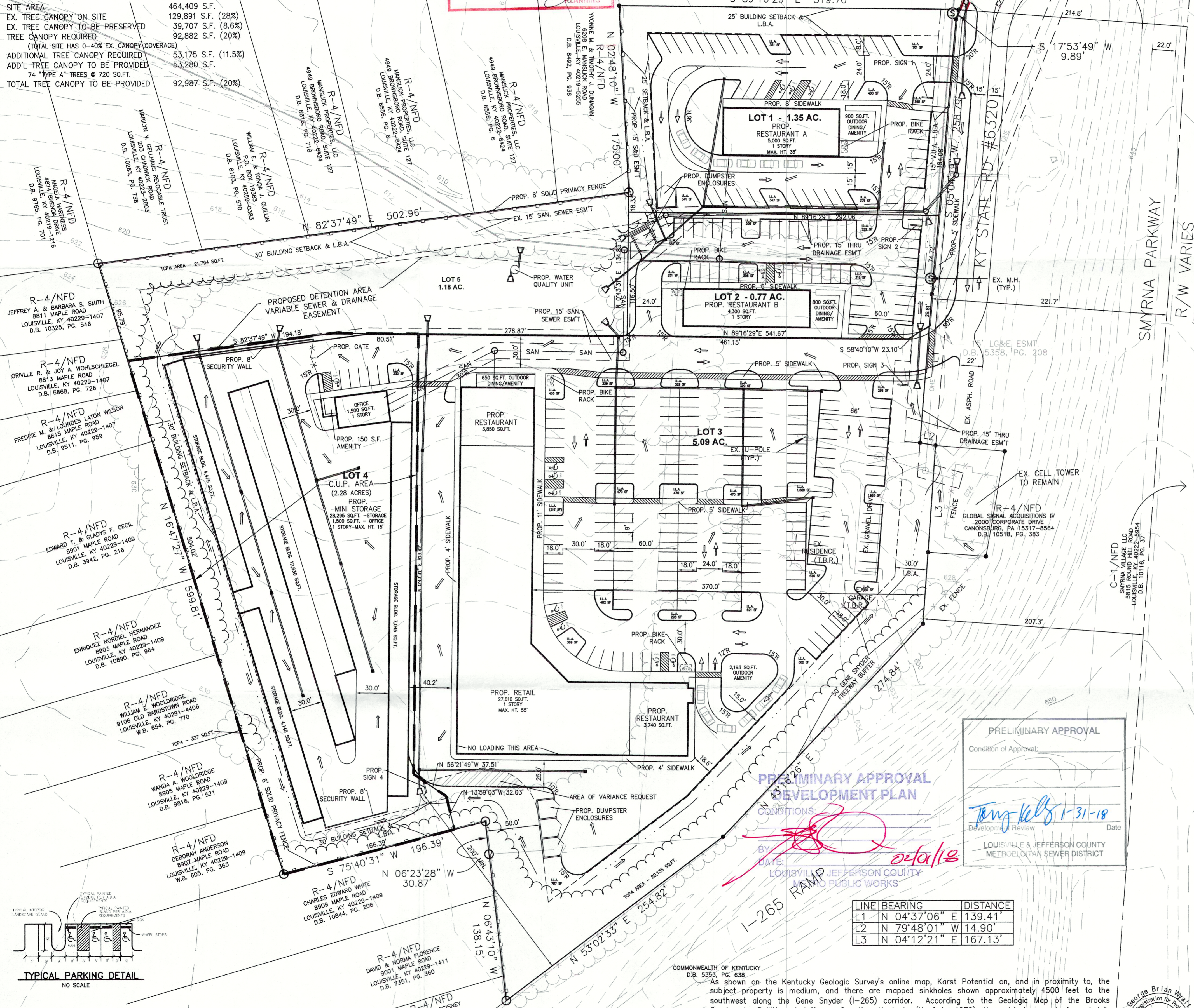
DOCKET NO. 1720-18015

APPROVAL DATE: 1/31/18

EXPIRATION DATE: 1/31/19

SIGNATURE: [Signature]

PLANNING COMMISSION



GENERAL NOTES

- 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 INSTALLED 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.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO 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 THROUGHOUT 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.
- ALL BUILDING DESIGN SHALL BE IN ACCORDANCE WITH CHAPTER 5.5 & 5.6 OF THE LAND DEVELOPMENT CODE.
- 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 SHALL 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.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- 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.
- BOUNDARY INFORMATION TAKEN FROM SURVEY BY ALAN HARTLEY LAND SURVEYING DATED 2-3-2017.
- SANITARY SEWERS TO BE PROVIDED BOTH LATERAL EXTENSION AND PSC AND IS 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.
- ON-SITE DETENTION IS PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- ALL SIGNAGE WILL COMPLY WITH LAND DEVELOPMENT CODE, CHAPTER 8.
- A GENERAL CROSSOVER AND SHARED PARKING AGREEMENT IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- THIS IS SUBJECT TO REGIONAL FACILITY FEE x 1.5 FOR INCREASED RUN OFF VOLUME.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THRU DRAINAGE EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.



SITE DATA

DESCRIPTION	AMOUNT
TOTAL SITE AREA	10.66 ACRES (464,409.11 SQ.FT.)
EXISTING ZONING	R-4
EXISTING FORM DISTRICT	NFD
EXISTING USE	VACANT
PROPOSED ZONING w/C.U.P.	C-2
PROPOSED C.U.P. AREA	2.28 ACRES
PROPOSED USES	RETAIL, RESTAURANT, MINI STORAGE

LOT	DESCRIPTION	AMOUNT
LOT 1	SITE AREA	1.35 ACRES
	RESTAURANT BUILDING AREA (INC. OUTDOOR DINING 800 SQ.FT.)	5,900 SQ.FT.
	MINIMUM PARKING REQUIRED (1 SP/125 S.F. - 5900 SF)	47 SPACES
	MAXIMUM PARKING ALLOWED (1 SP/250 S.F. - 5900 SF)	118 SPACES
	PARKING PROVIDED (INC. 3 ACCESSIBLE SPACES)	50 SPACES
LOT 2	VEHICLE USE AREA	28,450 SQ.FT.
	7.5 % REQUIREMENT	2,134 SQ.FT.
	I.L.A. PROVIDED	2,881 SQ.FT.
LOT 3	SITE AREA	5.09 ACRES
	RESTAURANT BUILDING AREA (INC. OUTDOOR DINING 800 SQ.FT.)	5,100 SQ.FT.
	MINIMUM PARKING REQUIRED (1 SP/125 S.F. - 5900 SF)	41 SPACES
	MAXIMUM PARKING ALLOWED (1 SP/250 S.F. - 5900 SF)	102 SPACES
	PARKING PROVIDED (INC. 2 ACCESSIBLE SPACES)	46 SPACES
LOT 4	VEHICLE USE AREA	17,536 SQ.FT.
	7.5 % REQUIREMENT	1,315 SQ.FT.
	I.L.A. PROVIDED	1,719 SQ.FT.
LOT 5	SITE AREA	1.18 ACRES
	RESTAURANT BUILDING AREA (INC. OUTDOOR DINING 800 SQ.FT.)	35,200 SQ.FT.
	MINIMUM PARKING REQUIRED (1 SP/125 S.F. - 9100 SF)	183 SPACES
	MAXIMUM PARKING ALLOWED (1 SP/250 S.F. - 9100 SF)	321 SPACES
	PARKING PROVIDED (INC. 7 ACCESSIBLE SPACES)	201 SPACES
LOT 6	VEHICLE USE AREA	118,418 SQ.FT.
	7.5 % REQUIREMENT	8,881 SQ.FT.
	I.L.A. PROVIDED	9,030 SQ.FT.

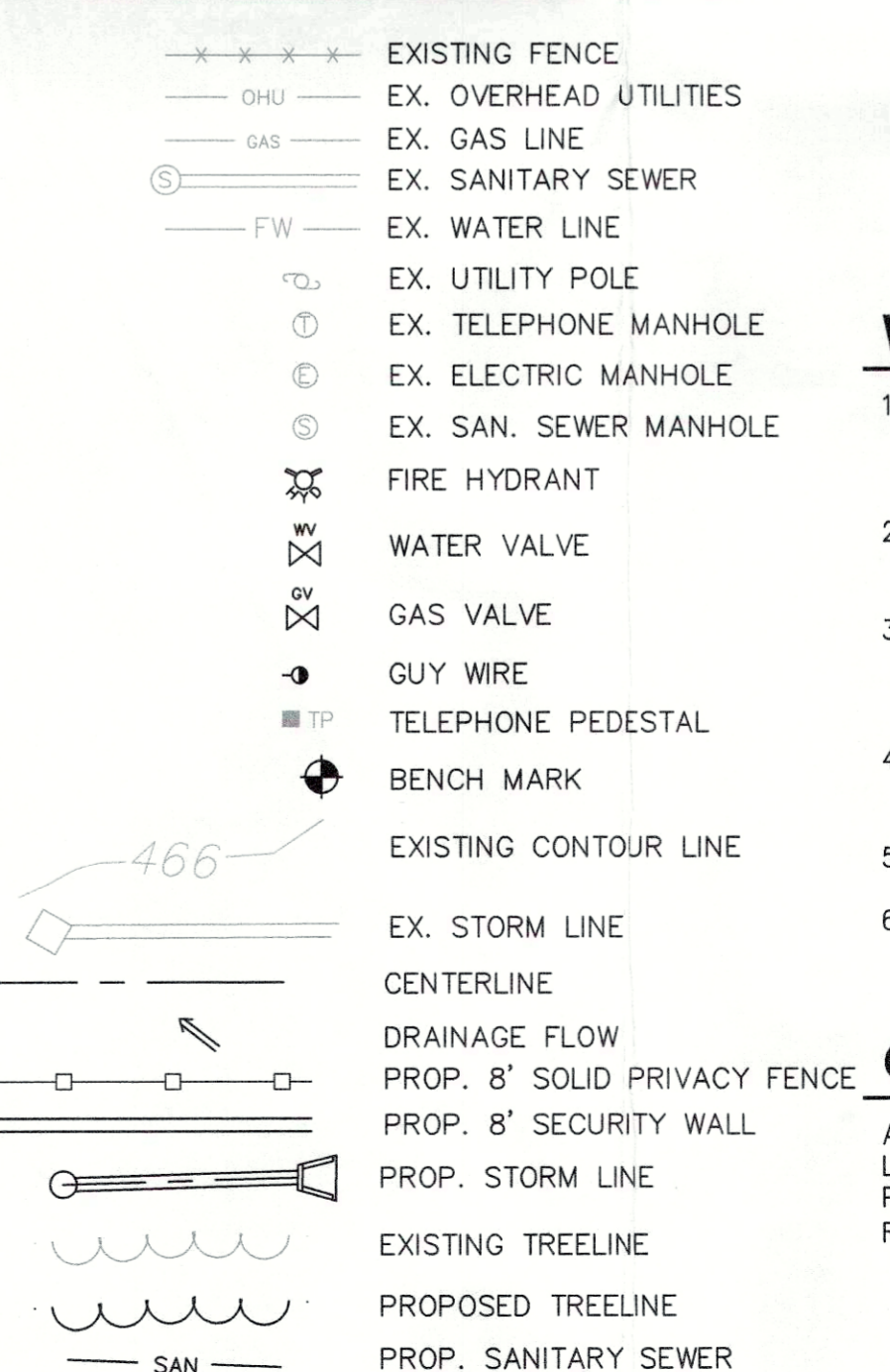
SIGN SCHEDULE

- SIGN 1 - 26' HIGH, 120 SQ.FT.
- SIGN 2 - 26' HIGH, 120 SQ.FT.
- SIGN 3 - 26' HIGH, 120 SQ.FT.
- SIGN 4 - 20' HIGH, 80 SQ.FT.

LANDSCAPE REQUIREMENTS

OUTDOOR AMENITY REQUIREMENT	4,600 SQ.FT.
10% OF TOTAL BLDG. AREA (46,000 SQ.FT.)	
OUTDOOR AMENITY PROVIDED	4,703 SQ.FT.

LEGEND



PRELIMINARY APPROVAL

Condition of Approval:

BY: [Signature]

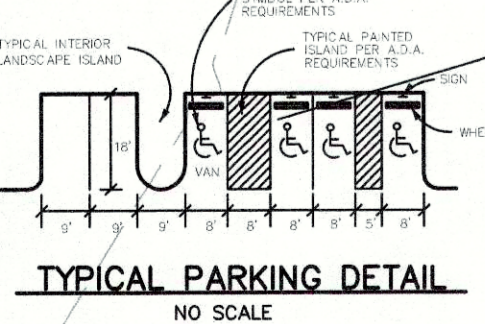
DATE: 1/31/18

DEVELOPER: [Signature]

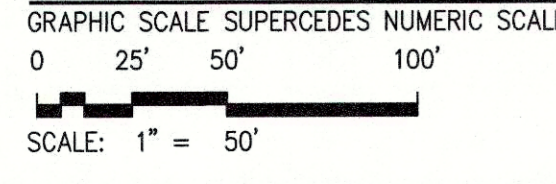
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LINE	BEARING	DISTANCE
L1	N 04°37'06" E	139.41'
L2	N 79°48'01" W	14.90'
L3	N 04°12'21" E	167.13'

AS SHOWN ON THE Kentucky Geologic Survey's online map, Karst Potential on, and in proximity to the subject property is medium, and there are mapped sinkholes shown approximately 4500 feet to the southwest along the Gene Snyder (I-265) corridor. According to the Geologic Map of the Brooks Quadrangle, Bullitt and Jefferson Counties, Kentucky (Kepferle, 1972), the subject property is underlain by middle to upper portions of the Louisville Limestone. On that map, the Louisville Limestone is described as a very fine grained dolomitic limestone, in which outcrop areas are locally marked by narrow, steep-walled solution cavities and small sinks, and water for domestic and farm use is readily obtained from wells. An on-site field inspection of the subject property was conducted on January 3, 2018. There were no sinking streams, springs, or outcrops observed; however, there was one minor surface depression with standing water (frozen at the time) noted in a wooded area along the southerly property line. Further investigation will be required to determine if this feature is indicative of a dissolution sinkhole.



SITE DEVELOPMENT PLAN



WAIVER AND VARIANCE REQUESTS

- WAIVER OF CHAPTER 10.2.4B OF THE LAND DEVELOPMENT CODE TO ALLOW UTILITY EASEMENTS TO ENCR OACH MORE THAN 50% INTO THE REQUIRED LANDSCAPE BUFFER AREAS.
- WAIVER OF CHAPTER 6.2.6.B TO OMIT REQUIRED SIDEWALK ALONG A PORTION OF SMYRNA PARKWAY.
- WAIVER OF CHAPTER 10.3.A.1 TO REDUCE THE REQUIRED 30' PARKWAY BUFFER TO 15' ALONG A PORTION OF SMYRNA PARKWAY.
- VARIANCE OF CHAPTER 5.3.1.C.5 TO ALLOW PRIMARY RETAIL BUILDING TO EXCEED THE MAXIMUM SETBACK OF 150'.
- VARIANCE OF CHAPTER 8 FOR SIGNAGE. SEE SIGN SCHEDULE.
- VARIANCE OF CHAPTER 5.3.1.C.5 TO ALLOW PAVEMENT WITHIN A PORTION OF A 50' SETBACK FROM RESIDENTIAL TO NON-RESIDENTIAL.

C.U.P. & RELIEF REQUEST

A CONDITIONAL USE PERMIT UNDER CHAPTER 4.2.35 OF THE LAND DEVELOPMENT CODE TO ALLOW MINI-WAREHOUSES IN THE PROPOSED C-2 COMMERCIAL DISTRICT WITH RELIEF FROM LISTED REQUIREMENT "H" REGARDING SIGNAGE.

CASE # 17ZONE1045
MSD WM #6274

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	PRE-APPLICATION SUBMITTAL	9-11-17	JMA
2	DHS	FORMAL APPLICATION SUBMITTAL	12-4-17	JMA

BTM Engineering, Inc.
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 "Serving the Bluegrass and Beyond"
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DATE

SIGNATURE

BTM PROJECT NO. 170181

SITE INFORMATION:
 BEED BOOK 10839 PAGE 876
 T.B. 653 LOT 186

DEVELOPER:
 DAVID WILL
 5815 ROUND HILL ROAD
 LOUISVILLE, KY 40222-5954

DRAWING:
 170181-D0P

SCALE:
 1" = 50'

SHEET

1.00

NOT FOR CONSTRUCTION