

SITE DATA	
1309 & 1311 BLUEGRASS AVE AND 4170 TAYLOR BLVD LOUISVILLE, JEFFERSON COUNTY, KENTUCKY 40215	
TAX BLOCK:	0000
LOT NUMBER:	0007, 0008 & 0009
ZONING:	C-1 (COMMERCIAL DISTRICT (TRADITIONAL NEIGHBORHOOD FORM DISTRICT))
PARCEL IDENTIFICATION NUMBER:	09600070000, 09600080000 & 09600090000
TOTAL SITE AREA:	2.72 AC
(11 LOTS TO BE CONSOLIDATED INTO 3)	110,383 S.F.
BURGER KING SITE AREA:	0.76 AC
(TRACT 1 ON MINOR PLAT)	33,198 S.F.
EXISTING USE:	VACANT
EXISTING IMPERVIOUS SURFACE AREA:	12,430 S.F.
PROPOSED USE:	BURGER KING RESTAURANT
PROPOSED IMPERVIOUS SURFACE AREA:	22,826 S.F.
PROPOSED PERVIOUS SURFACE AREA:	10,372 S.F.
LANDSCAPE BUFFER - FRONT (TAYLOR BLVD.):	5 FT
FRONT (BLUEGRASS AVE.):	5 FT
SIDE (NORTH):	0 FT
REAR (WEST):	15 FT
BUILDING SETBACK - FRONT:	25 FT (MAX.)
SIDE:	0 FT
REAR:	5 FT
BUILDING AREA:	2,866 S.F.
BUILDING HEIGHT:	21 FT - 0 IN
FLOOR AREA RATIO MAXIMUM:	5.0
FLOOR AREA RATIO PROPOSED:	0.1
PARKING RATIO REQUIRED - RESTAURANT:	1 SPACE / 750 S.F. (MIN.) 1 SPACE / 125 S.F. (MAX.)
PARKING REQUIRED:	12 SPACES MIN. - 23 SPACES MAX.
PARKING PROVIDED:	22 SPACES
BICYCLE PARKING:	4 SHORT TERM & 2 LONG TERM SPACES (LONG TERM BIKE PARKING WILL BE PROVIDED INSIDE THE BUILDING)
PROPOSED VEHICULAR USE AREA:	17,686 S.F.
INTERIOR LANDSCAPE AREA REQUIRED:	1,326 S.F. (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED:	2,832 S.F. (16.0%)
TREE CANOPY CALCULATIONS (COMMERCIAL AREA CLASS "A"):	
EXISTING TREE CANOPY COVERAGE:	0 S.F.
EXISTING CANOPY TO REMAIN:	0%
REQUIRED NEW TREE CANOPY:	10%
REQUIRED TREE CANOPY COVERAGE:	3,320 S.F.
PROPOSED TREE CANOPY COVERAGE:	12,528 S.F. (15 TYPE "A" 1-3/4" CALIPER TREES (720 S.F. EACH) & 4 TYPE "B" 1-3/4" CALIPER TREES (452 S.F. EACH))

OWNER:
ERMA M. SCHRADER (LOTS 007 & 009)
PAUL D. SCHRADER (LOT 008)
 7001 BRISCOE LANE
 LOUISVILLE, KY 40228
 TEL: (502) 239-2043

PROJECT NARRATIVE:

THE PREVIOUSLY APPROVED DISTRICT DEVELOPMENT PLAN FOR THIS SITE IS PDS CASE # 14ZONE1037 CALLED TAYLOR BOULEVARD COMMERCIAL SUBDIVISION BY MILLER WHIRY MFG. LLC DATED 01/09/2015. THE OVERALL SITE CURRENTLY CONSISTS OF 11 LOTS WHICH WILL BE CONSOLIDATED INTO 3 LOTS PER A MINOR PLAT. THE BURGER KING PARCEL WILL BE TRACT 1. ALL EXISTING STRUCTURES AND PAVEMENTS ON THE OVERALL SITE WILL BE REMOVED. THE BURGER KING DEVELOPMENT WILL HAVE DIRECT ACCESS ONTO BLUEGRASS AVENUE. IT IS UNDERSTOOD THAT SHARED ACCESS ONTO TAYLOR BOULEVARD WILL BE PROVIDED BY OTHERS WHEN THE REMAINING TRACTS ARE REDEVELOPED. A GENERAL CROSS-OVER AND SHARED PARKING AGREEMENT WILL BE RECORDED BETWEEN THE THREE LOTS PRIOR TO CONSTRUCTION APPROVAL. ANY EXISTING CURB CUTS OTHER THAN WHAT IS PROPOSED ON THIS PLAN WILL BE REMOVED, CURB LINE RESTORED, AND SIDEWALK EXTENDED.

VARIANCE OF SECTION 5.5.1.2 OF THE LAND DEVELOPMENT CODE TO ALLOW THE BUILDING TO EXCEED THE MAXIMUM 25' SETBACK.

WAIVER OF SECTION 5.5.1.3.a TO ALLOW VEHICLE CIRCULATION BETWEEN THE BUILDING AND THE ROADWAYS.

N/F
**JEFFERSON COUNTY SCHOOL DISTRICT
 FINANCING CORPORATION
 D.B.-7883 PG-197**

EXISTING
 ELEMENTARY SCHOOL
 ZONING: R-6

MSD NOTES:

NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM MAP NUMBER 21111C0073E DATED 12/05/2006.

WASTEWATER TREATMENT PLANT SERVICE AREA: MORRIS FORMAN

SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

NEW IMPERVIOUS AREA = 10,396 S.F. = 0.24 AC
 DETENTION AND WATER QUALITY TO BE PROVIDED BY OFF SITE RAIN GARDEN BY MASTER DEVELOPER. SEE WM#11020 FOR DETAILS AND CALCULATIONS.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

1. 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.
2. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEEDED AND STABILIZED.
3. 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.
4. 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.
5. ALL STREAM CROSSINGS MUST UTILIZE LOW - WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
6. 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.
7. 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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

PLANNING & DESIGN SERVICES NOTES:

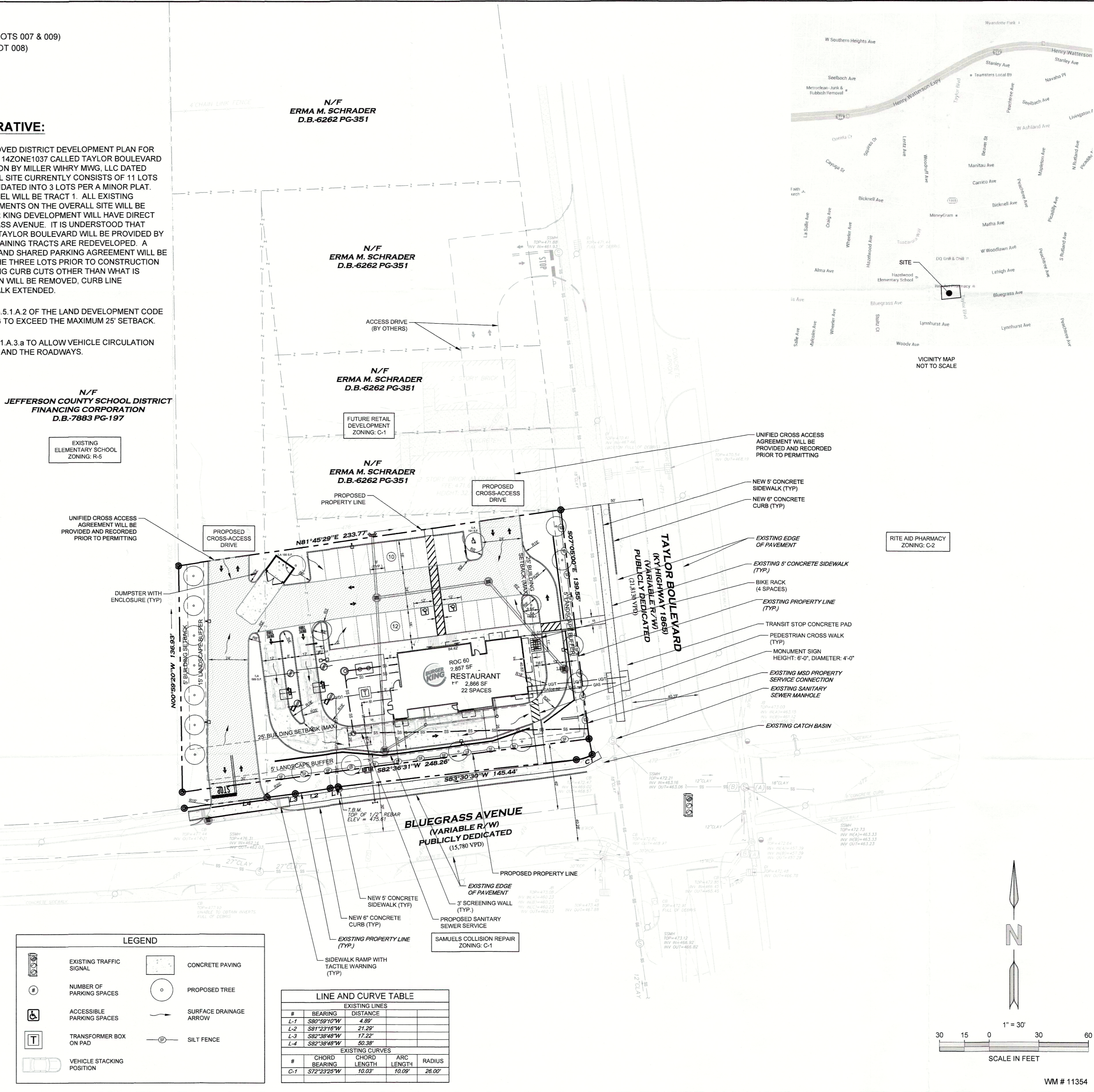
1. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

PUBLIC WORKS NOTES:

1. CONSTRUCTION BOND AND PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
2. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
3. UPON DEVELOPMENT OR REDEVELOPMENT OF PROPERTY TO THE NORTH, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE EXISTING 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 SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
4. RIGHT OF WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.

APCD NOTES:

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.



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 CONTACT: MR. BRETT MILKE

PROJECT:

 1309 & 1311 BLUEGRASS AVENUE AND 4170 TAYLOR BOULEVARD
 LOUISVILLE, JEFFERSON COUNTY, KY 40215

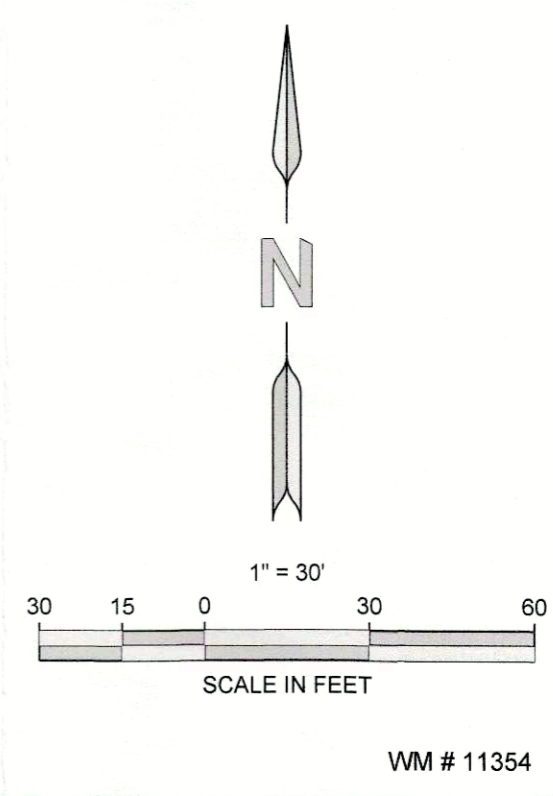
SEAL:

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REVISIONS	DATE
CITY COMMENTS	03-18-2015

PROJECT MANAGER: SBM
 DRAWING BY: LA EVANS
 JURISDICTION: CITY OF LOUISVILLE
 DATE: 08 FEBRUARY 2016
 SCALE: 1" = 30'
 TITLE: DISTRICT DEVELOPMENT PLAN

SHEET NUMBER: DD-1
 COMMENTS: <NOT RELEASED FOR CONSTRUCTION>
 JOB/FILE NUMBER: 163.427



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 DESIGN SERVICES