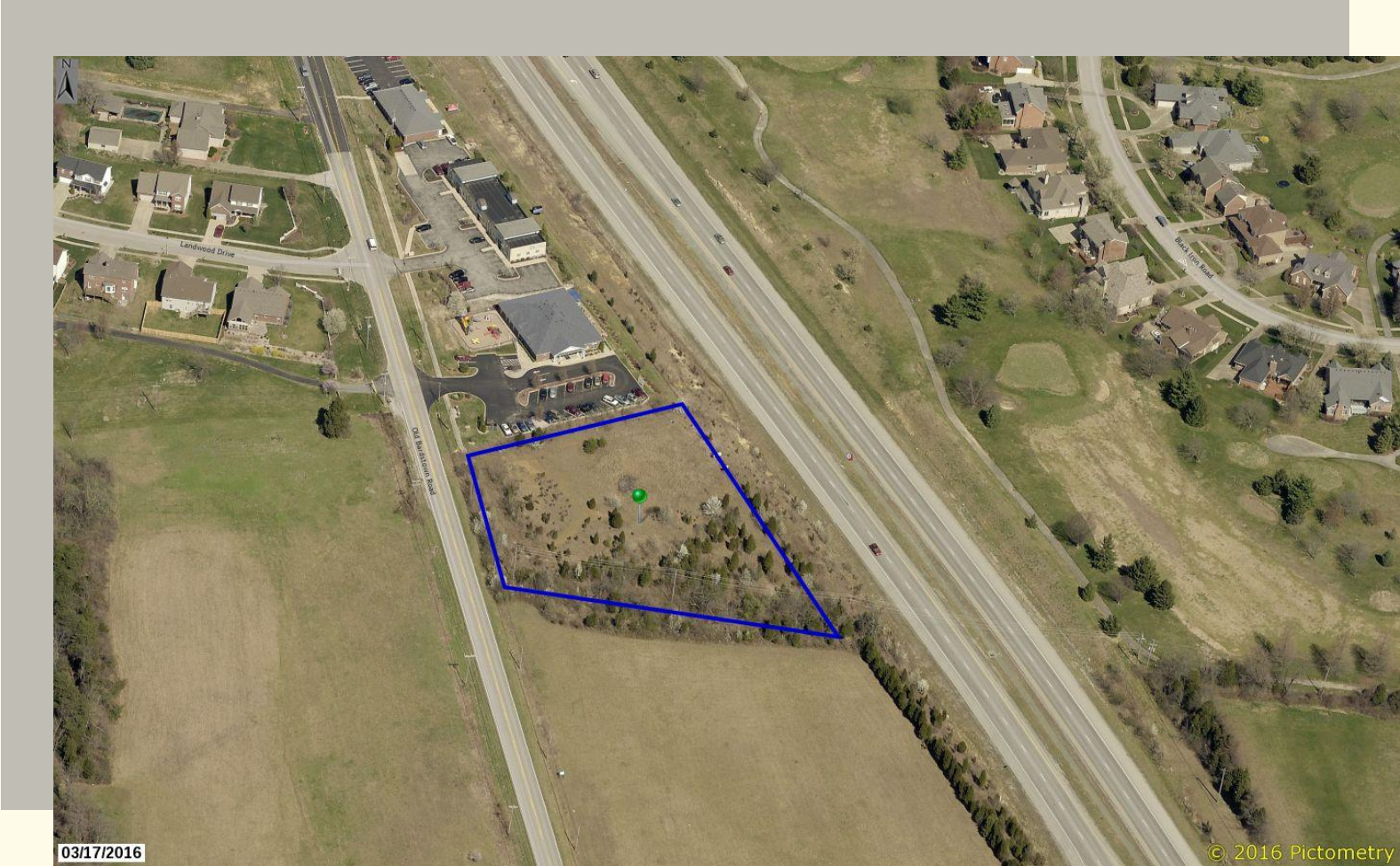


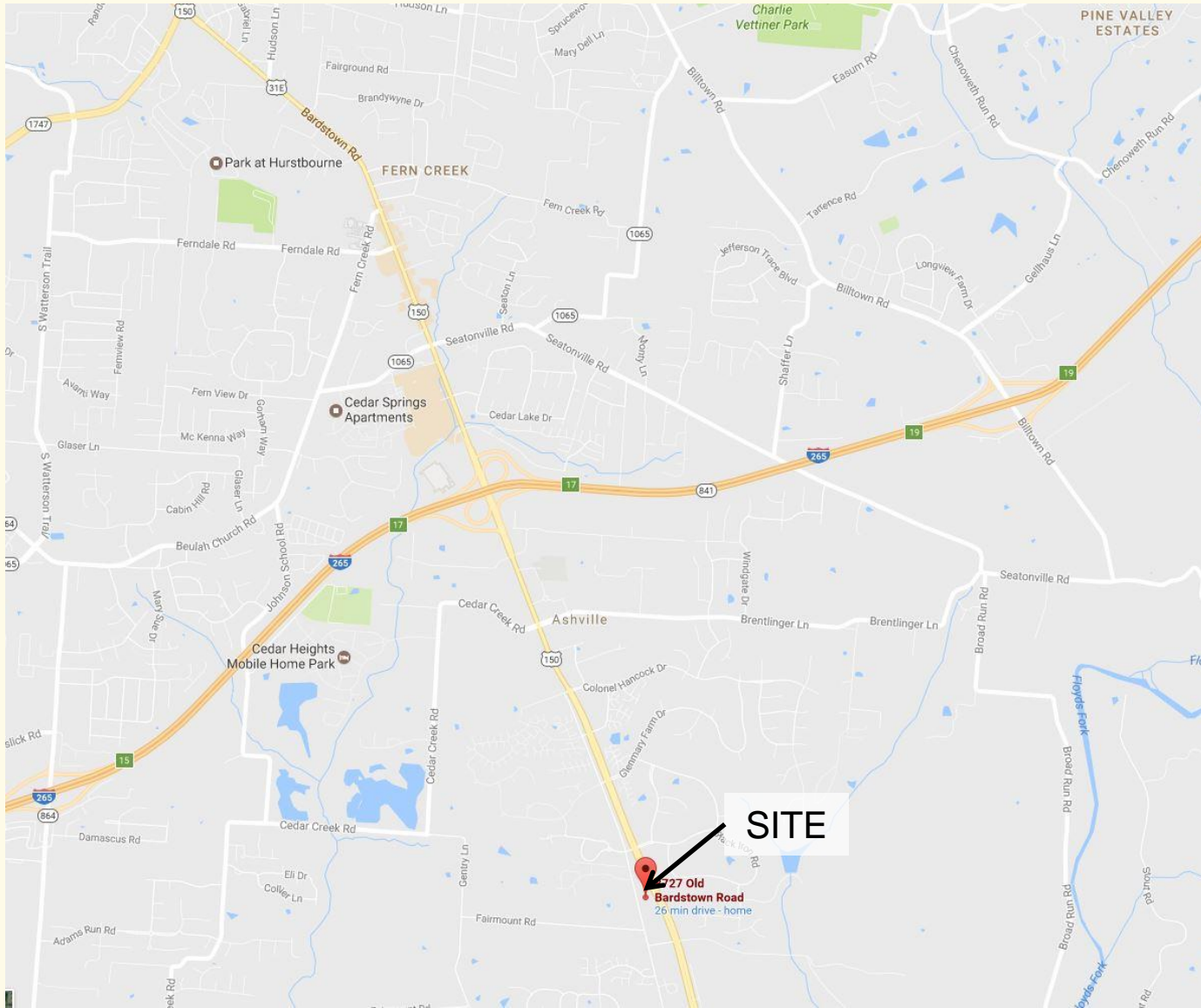
HOS Properties



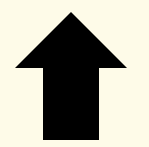
**Land Development and Transportation
August 10, 2017**



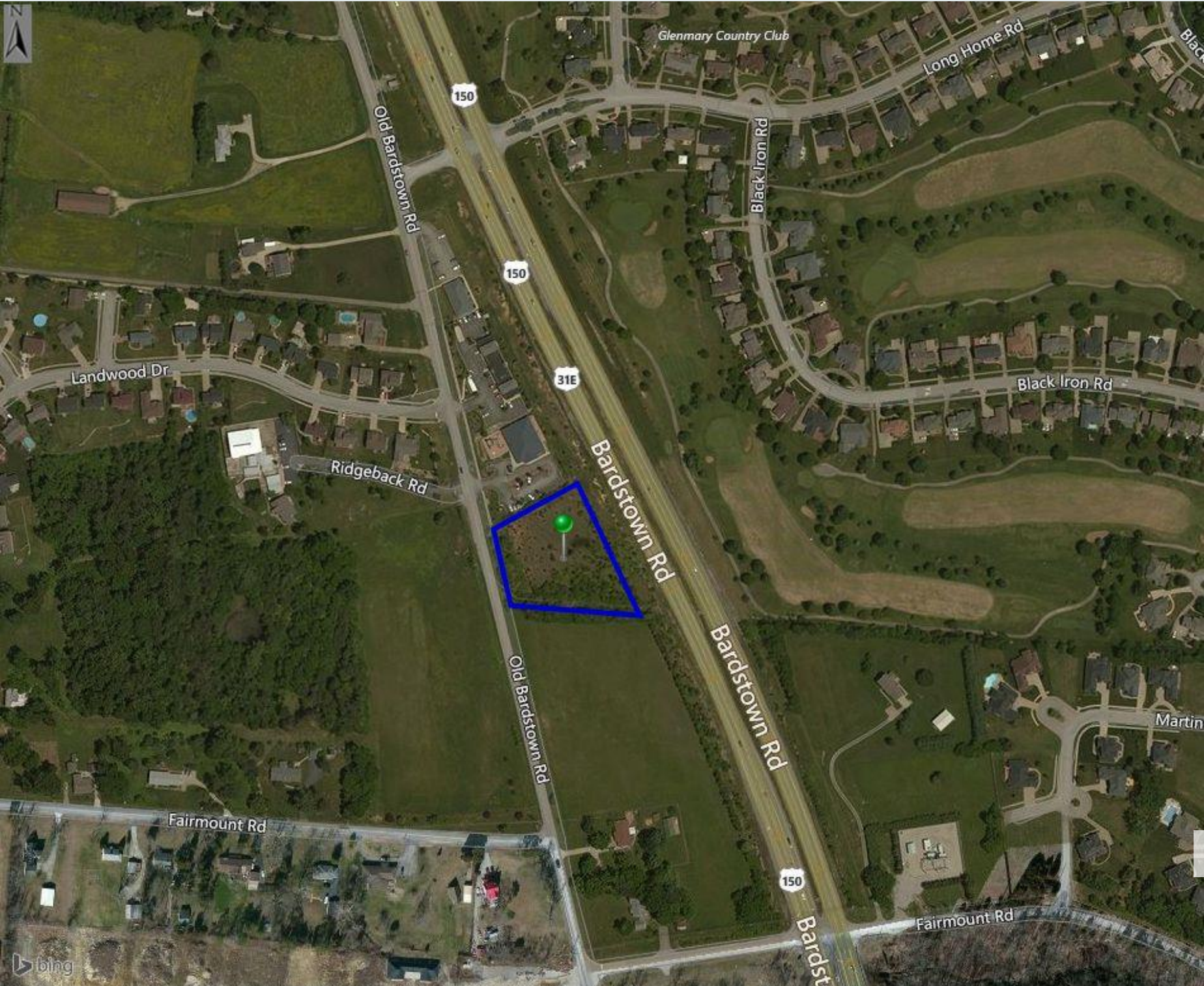
Vicinity Map



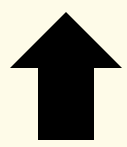
north



Existing Site



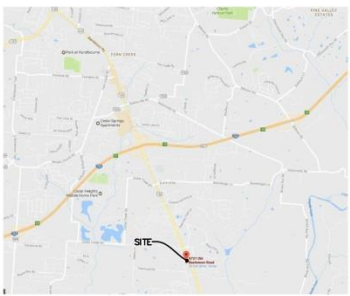
north



Nearby Retail



Development Plan



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
 NEIGHBORHOOD: 1.64-ACRES
 TOTAL SITE AREA: 71,416 S.F.
 PROPOSED GROSS BUILDING FOOTPRINT: 15,000 S.F.
 GROSS SQUARE FOOTAGE: 15,000 S.F.
 FLOOR AREA RATIO: 21%
 BUILDING HEIGHT: 35'
 EXISTING USE: VACANT
 PROPOSED USE: RETAIL/GYM

PARKING CALCULATIONS
 MINIMUM REQUIRED: 48 SP
 RETAIL (1/250 SF): 10 SP
 GYM (1/200 SF): 10 SP
 TOTAL MINIMUM REQUIRED: 58 SP
 MAXIMUM PERMITTED: 80 SP
 RETAIL (1/150 SF): 30 SP
 TOTAL MAXIMUM PERMITTED: 110 SP
 GYM (1/100 SF): 65 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

STORMWATER CALCULATIONS
 EXISTING WJA: 0 S.F.
 PROPOSED TOTAL WJA: 25,454 S.F. (100% INCREASE)
 REQUIRED ILA (7.5%): 1,659 S.F.
 PROPOSED ILA: 2,600 S.F. +/-
 REQUIRED ILA TREES: (1/4000 SF + 25%) MIN. 8
 PROPOSED ILA TREES: 8

TREE CANOPY CALCULATIONS
 SITE AREA: 71,416 S.F.
 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

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

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

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

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

- AGENCY NOTES**
- SANITARY SEWER WILL BE BY NEW PROPERTY SERVICE CONNECTIONS SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE CEDAR CREEK WWTG.
 - 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.
 - ON-SITE 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.

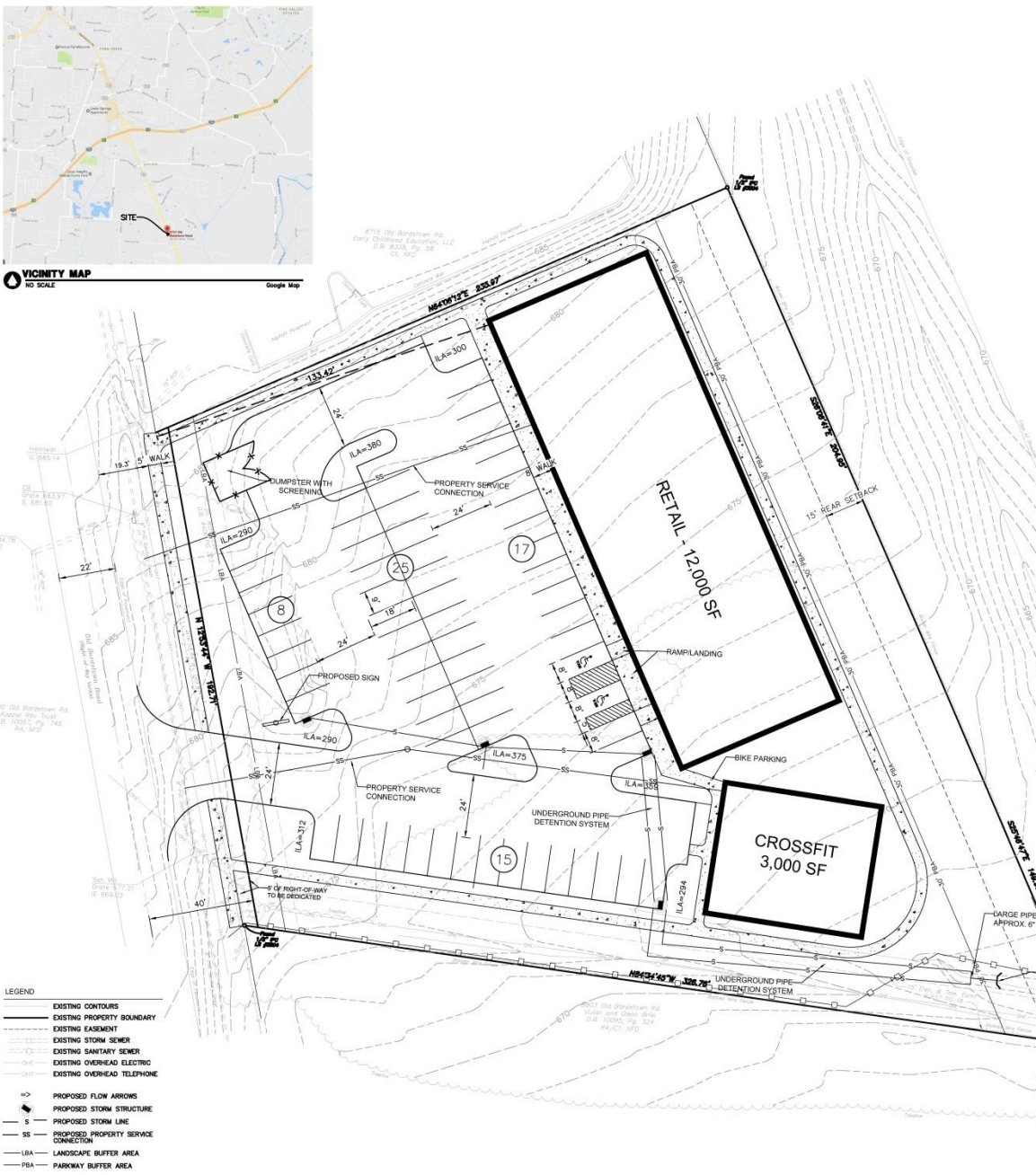
- STANDARD MSD SWPPP NOTES**
- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC 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 SEDED, 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 TO PREVENT 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.

- FDS**
- 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.
 - PRESTANDING 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 ADJUTING 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.

- MEV**
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAN REQUIRED PRIOR TO CONSTRUCTION APPROVAL FROM TRANSPORTATION DEPARTMENT.



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
- LANDSCAPE BUFFER AREA
- PARKWAY BUFFER AREA



Boas

Engineering
Planning

HOS Properties
Detailed District Development Plan

17DEVP1AN1093 WMM 11654

REVISIONS

REV#	DATE	DESCRIPTION
1		ISSUED FOR PERMITS
2		ISSUED FOR PERMITS
3		ISSUED FOR PERMITS

JOB INFORMATION

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

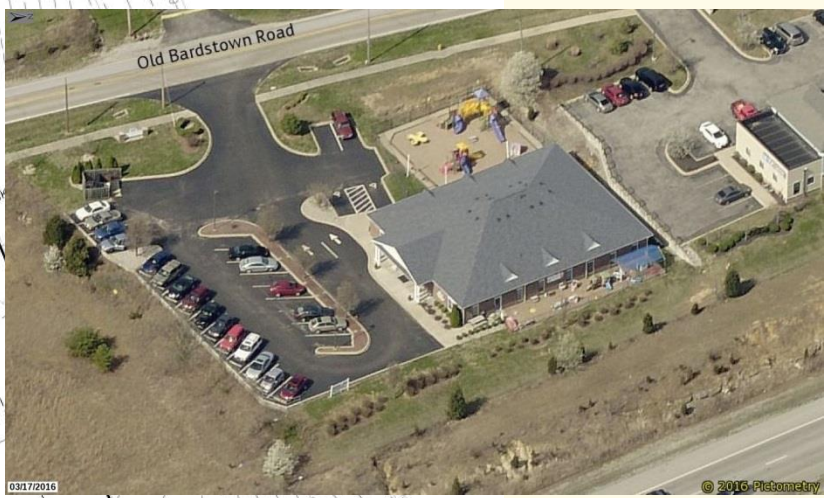
Building Elevations



Waiver Request – 5.9.2.A.1.b



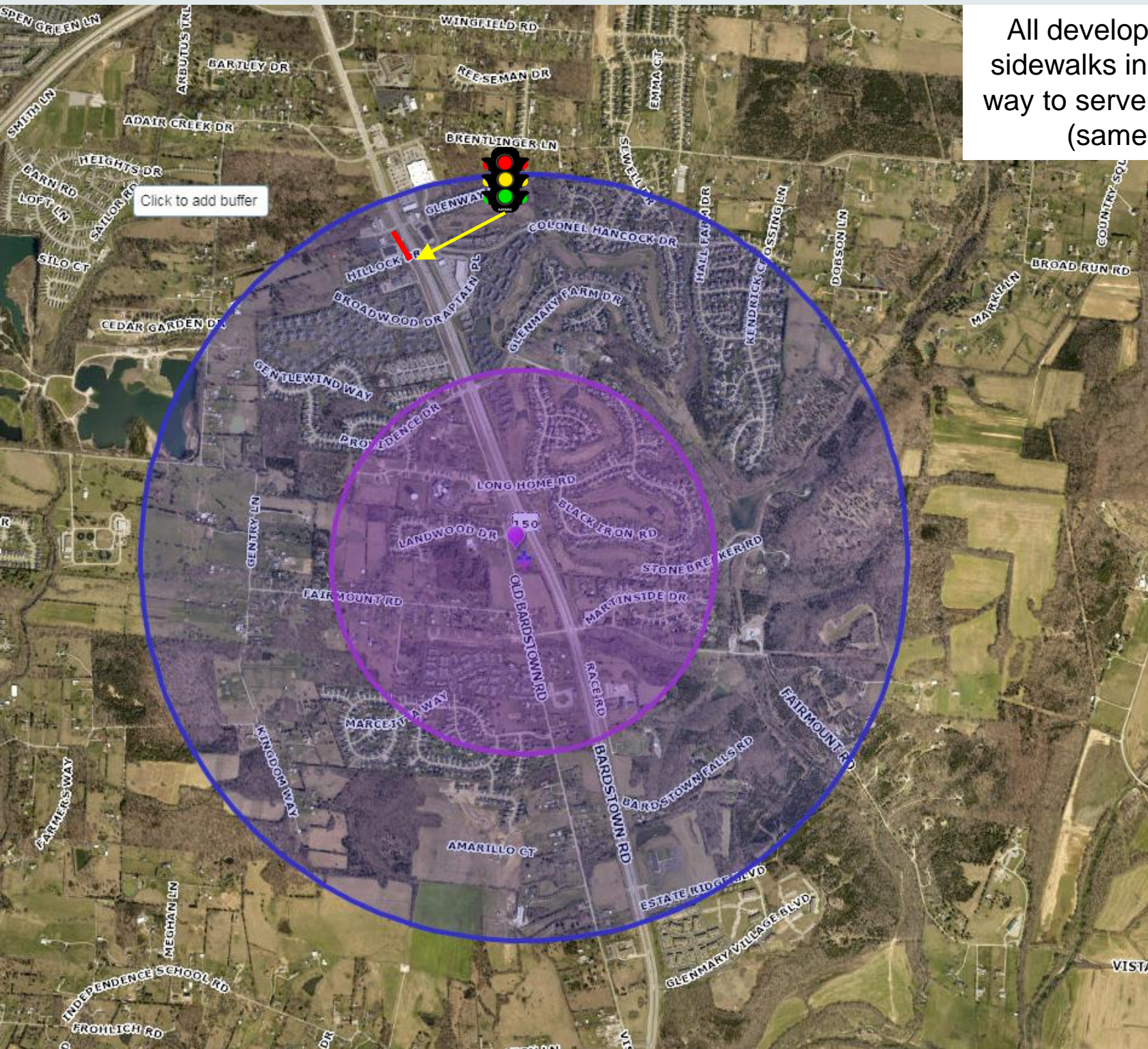
Abutting non-residential uses shall provide for **vehicular** and pedestrian circulation between their sites, through parking lot or alley connections, hard surface walkways, and similar measures.



- EXISTING CONTOURS
- EXISTING PROPERTY BOUNDARY
- - - EXISTING EASEMENT
- - - EXISTING STORM SEWER
- - - EXISTING SANITARY SEWER
- - - EXISTING OVERHEAD ELECTRIC
- - - EXISTING OVERHEAD TELEPHONE

Waiver Request – 5.8.1.B

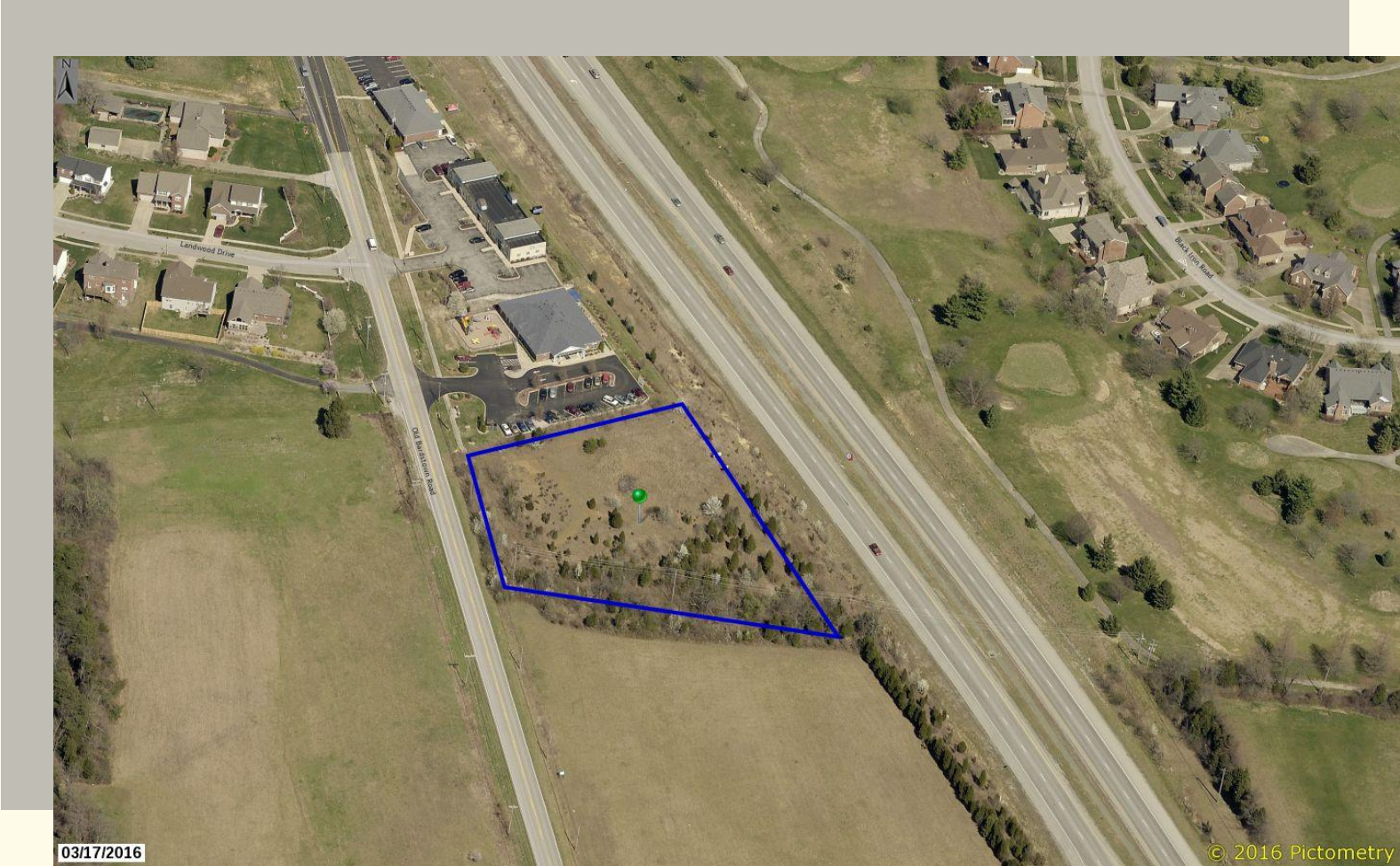
All developments shall provide sidewalks in the abutting right-of-way to serve the development site (same side of street).



Click to add buffer



HOS Properties



**Land Development and Transportation
August 10, 2017**

