

**TREE CANOPY CALCULATIONS (TCCA)**

CLASS: C  
 EXISTING TREE CANOPY: 35% COVERAGE  
 SITE AREA: 3.69 AC (160,736 SF)  
 EXISTING TREES PRESERVED: 9,644 SF (6%)  
 REQUIRED NEW TREE CANOPY: 19,288 SF (12%)  
 REQUIRED TOTAL TREE CANOPY: 28,932 SF (18%)

**WAIVERS REQUESTED**

- W1 A WAIVER IS REQUESTED FROM CHAPTER 10.2.4 OF THE LDC TO ALLOW PARKING AND MANUEVERING IN THE REQUIRED 15' LBA.
- W2 A WAIVER IS REQUESTED FROM CHAPTER 10.3.7.A OF THE LDC TO ALLOW THE PROPOSED BUILDINGS TO ENCRACH INTO THE REQUIRED 50' GENE SNYDER FREEWAY BUFFER.
- W3 A WAIVER IS REQUESTED FROM CHAPTER 10.2.12 OF THE LDC TO REDUCE THE REQUIRED 10' VUA/LBA TO 5'.

**BICYCLE PARKING**

REQUIRED SPACES	PROVIDED SPACES
LONG TERM (2, OR 1 PER 50,000 S.F.)	2 SPACES
SHORT TERM (2, OR 1 PER 25,000 S.F.)	2 SPACES
<b>PARCEL A</b>	
LONG TERM	2 SPACES
SHORT TERM	2 SPACES
<b>PARCEL B</b>	
LONG TERM	2 SPACES
SHORT TERM	2 SPACES
<b>TOTAL PARCEL A&amp;B</b>	
LONG TERM	4 SPACES
SHORT TERM	4 SPACES

**PARKING SUMMARY**

REQUIRED PARKING WITH 10% TARC CREDIT	EXISTING ZONING
MIN TOTAL	167 SPACES
MAX TOTAL	357 SPACES
(PARKING REQUIREMENTS BY USE SHOWN BELOW)	
<b>PARKING PROVIDED</b>	
STANDARD SPACES	146 SPACES
COMPACT SPACES	9 SPACES(5%)
HANDICAP SPACES	12 SPACES
TOTAL PROVIDED	167 SPACES

**PROJECT SUMMARY**

PARCEL A (INCLUDES RD. CLOSURE)	PARCEL B
C1	R4
SW	SW
RETAIL CENTER	VACANT/ RESIDENTIAL
RETAIL CENTER	RETAIL CENTER
C1	C1
2.4 ACRES	1.29 ACRES
5,949 S.F.	10,218 S.F.
4,850 S.F.	8,782 S.F.
27,635 S.F.	19,000 S.F.
50'	50'
46,448 S.F.	18,330 S.F.
3,484 S.F.	1,375 S.F.
4,465 S.F.	1,400 S.F.
0.26	0.34

**GENERAL NOTES:**

1. (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
3. IF SITE HAS THROUGH DRAINAGE AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
4. NO INCREASE IN PEAK FLOW OR VOLUME ONTO 11300 FACTORY LANE AS A RESULT OF THIS PROJECT.
5. ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
6. ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
7. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
8. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
9. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
10. ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
11. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
12. ALL LOTS SHALL BE CONSOLIDATED PRIOR TO SITE CONSTRUCTION PLAN.
13. THE DUMPSTER LOCATED ON THE ADJACENT RETAIL CENTER PROPERTY WILL BE SHARED WITH THIS PROPOSED DEVELOPMENT.
14. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
15. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
16. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
17. 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 MGMT. PRACTICES.
18. A KARST REPORT WAS PREPARED BY ECS SOUTHEAST, LLP DATED 6/1/18. NO KARST CONDITIONS WERE OBSERVED.
19. CROSS ACCESS AND SHARED PARKING TO BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.

**PARKING REQUIREMENTS BY USE**

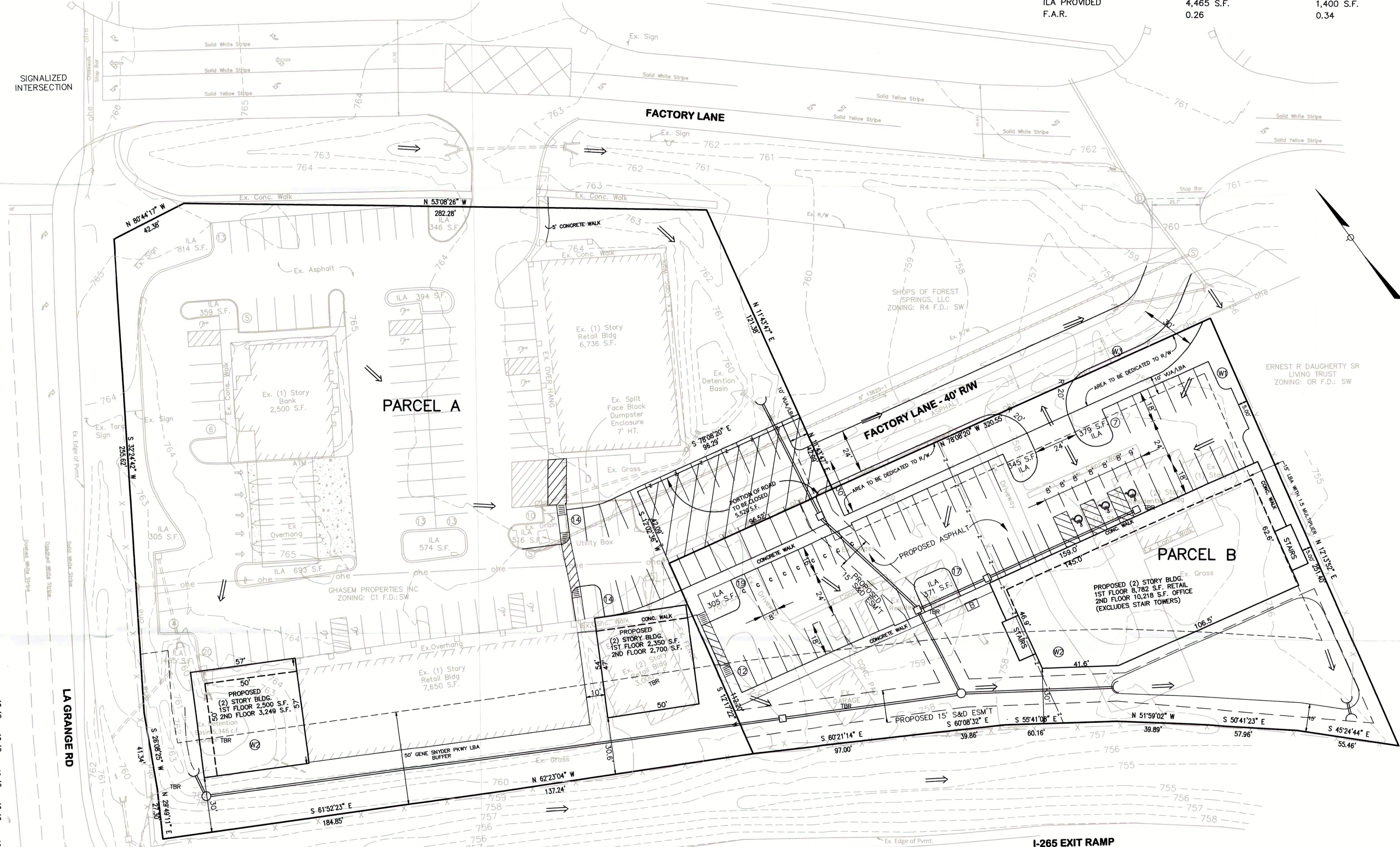
<b>PARKING REQUIRED PROPOSED (16,310 S.F. OFFICE)</b>	47 SPACES
MIN. OFFICE (1 SPACE/ 350 S.F.)	82 SPACES
MAX. OFFICE (1 SPACE/200 S.F.)	
<b>PARKING REQUIRED PROPOSED (13,764 S.F. RETAIL)</b>	55 SPACES
MIN. RETAIL (1 SPACE/ 250 S.F.)	92 SPACES
MAX. RETAIL (1 SPACE/150 S.F.)	
<b>PARKING REQUIRED EXISTING (2,000 S.F. DENTAL OFFICE)</b>	8 SPACES
MIN. (1 SPACE/ 250 S.F.)	13 SPACES
MAX. (1 SPACE/150 S.F.)	
<b>PARKING REQUIRED EXISTING (2,700 S.F. BEAUTY SHOP)</b>	11 SPACES
MIN. (1 SPACE/ 250 S.F.)	27 SPACES
MAX. (1 SPACE/100 S.F.)	
<b>PARKING REQUIRED EXISTING (1,700 S.F. MASSAGE SPA)</b>	6 SPACES
MIN. (1 SPACE/ 300 S.F.)	17 SPACES
MAX. (1 SPACE/100 S.F.)	
<b>PARKING REQUIRED EXISTING (900 S.F. SMOKE SHOPPE)</b>	4 SPACES
MIN. (1 SPACE/ 250 S.F.)	6 SPACES
MAX. (1 SPACE/150 S.F.)	
<b>PARKING REQUIRED EXISTING (3,000 S.F. OFFICE)</b>	9 SPACES
MIN. (1 SPACE/ 350 S.F.)	15 SPACES
MAX. (1 SPACE/200 S.F.)	
<b>PARKING REQUIRED EXISTING (4,600 S.F. RESTAURANT)</b>	37 SPACES
MIN. (1 SPACE/ 125 S.F.)	92 SPACES
MAX. (1 SPACE/50 S.F.)	
<b>PARKING REQUIRED EXISTING (2,500 S.F. BANK)</b>	8 SPACES
MIN. (1 SPACE/ 300 S.F.)	13 SPACES
MAX. (1 SPACE/200 S.F.)	
MIN TOTAL	185 SPACES
MAX TOTAL	357 SPACES

**INCREASED IMPERVIOUS SURFACE**

PRE-DEVELOPED IMPERVIOUS SURFACE = 78,042 S.F.  
 POST-DEVELOPED IMPERVIOUS SURFACE = 111,226 S.F.  
 NET INCREASE IN IMPERVIOUS SURFACE = 33,184 S.F.  
 TOTAL SITE DISTURBANCE = 61,192 S.F.

**PRELIMINARY DRAINAGE CALCULATIONS**

CHANGE IN RUNOFF COEFFICIENT, C=(0.73-0.58)=0.15  
 SITE AREA = 3.69 ACRES  
 INCREASED RUNOFF = [(0.15x2.8/12)x3.69] = 0.129 AC-FT  
 EXISTING DETENTION BASIN VOLUME TO BE RELOCATED = 0.123 AC-FT (5,346 C.F.)  
 TOTAL DETENTION VOLUME REQUIRED = (0.129 + 0.123) = 0.252 AC-FT



**FLOOD NOTE**

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0020E



**LEGEND**

- EX. UTILITY POLE
- EX. CONTOUR
- EX. FIRE HYDRANT
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. SIGN
- PARKING COUNT
- INTERIOR LANDSCAPE AREA
- TO BE REMOVED
- DUMPSTER
- PROPOSED BIKE RACK

CASE# 18ZONE1022  
 RELATED CASE # B-11-87,B-10-87  
**REVISED AND DETAILED DISTRICT DEVELOPMENT PLAN**  
 GHASEM/FACTORY LANE PROJECT  
 12903, 12910, 12920 FACTORY LN  
 LOUISVILLE, KY 40245  
 T.B. 0015 LOT(S) 0079, 0157, 0151  
 D.B. 7615 PG. 986  
 D.B. 7621 PG. 933  
 D.B. 10037 PG. 886  
 OWNER/DEVELOPER:  
 GHASEM PROPERTIES INC  
 PO BOX 43299, LOUISVILLE, KY 40253  
 WM # 11760

**Milestone design group**  
 108 Davenport Lane, Suite 300 Louisville, KY 40223  
 502.327.7073 www.milestonegroup.com

**GHASEM / FACTORY LANE PROJECT**

DATE: 4/27/18  
 DRAWN BY: G.C.Z.  
 CHECKED BY: D.L.E.  
 SCALE: 1"=30' (HORZ)  
 SCALE: N/A (VERT)

**REVISIONS**

6/11/18	AGENCY COMMENTS
7/9/18	AGENCY COMMENTS
7/20/18	AGENCY COMMENTS
8/1/18	AGENCY COMMENTS
8/20/18	AGENCY COMMENTS

RECEIVED  
 AUG 20 2018  
 PLANNING & DESIGN SERVICES

**DEVELOPMENT PLAN**

**JOB NUMBER 18017**

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