

PROJECT DATA

TOTAL SITE AREA	= 31.0± ACRES (R-4 TO C-2)
TRACT 1 AREA	= 22.0± ACRES (R-4 TO C-2)
TRACT 2 AREA	= 1.4± ACRES (R-4 TO C-2)
TRACT 3 AREA	= 1.0± ACRES (R-4 TO C-2)
TRACT 4 AREA	= 1.0± ACRES (R-4 TO C-2)
TRACT 5 AREA	= 1.6± ACRES (R-4 TO C-2)
TRACT 6 AREA	= 0.6± ACRES (R-4 TO C-2)
TRACT 7 AREA	= 0.8± ACRES (R-4 TO C-2)
OPEN SPACE LOT 1000 AREA	= 2.6± ACRES (R-4 TO REMAIN)

EXISTING ZONING = R-4
PROPOSED ZONING = C-2 (EXCLUDES OPEN SPACE 1000)
EXISTING FORM DISTRICT = NEIGHBORHOOD
PROPOSED FORM DISTRICT = REGIONAL CENTER
EXISTING USE = SINGLE FAMILY / UNDEVELOPED
PROPOSED USE = RETAIL, RESTAURANT
TOTAL BUILDING AREA = 217,502 S.F.
RESTAURANT = 3,520 S.F.
TOTAL BUILDING AREA = 221,022 S.F.
BUILDING HEIGHT = 1 STORY (45' MAX. ALLOWED)
F.A.R. = 0.16 (5.0 MAX. ALLOWED)
OUTDOOR AMENITY SPACE REQUIRED = 10% TOTAL PROP. BLDG. AREA (22,102 S.F.)
OUTDOOR AMENITY SPACE PROVIDED = 23,067 S.F. (10.4%)

PARKING REQUIRED

MIN.	MAX.
4.5 SP/1,000 S.F. MIN. (217,502 S.F.)	= 979 SPACES
5.5 SP/1,000 S.F. MAX. (217,502 S.F.)	= 1,196 SPACES

RESTAURANT

1 SP/125 S.F. MIN. (3,520 S.F.)	= 28 SPACES
1 SP/50 S.F. MAX. (3,520 S.F.)	= 70 SPACES

SUB-TOTAL PARKING REQUIRED = 1,007 SPACES, 1,266 SPACES
- 10% TARP REDUCTION = 101 SPACES, 127 SPACES
TOTAL PARKING SPACES = 906 SPACES, 1,139 SPACES
MOTORCYCLE PARKING SPACES = 2 SPACES-50 AUTOMOBILE SPACES PER LDC 9.1.12(K)
 (UP TO 5% OF REQ. PARKING SUBSTITUTION ALLOWED)
TOTAL PARKING PROVIDED = 919 SPACES (30 ACCESSIBLE SPACES)

BICYCLE PARKING

RETAIL (213,502/50,000 S.F.)	= 4 SPACES
RESTAURANT (2 PER RESTAURANT)	= 4 SPACES

TOTAL VEHICULAR USE AREA = 467,082 S.F.
INTERIOR LANDSCAPE AREA REQUIRED = 35,031 S.F. (7.5% OF VUA)
INTERIOR LANDSCAPE AREA PROVIDED = 36,444 S.F.

- GENERAL NOTES:**
- Parking areas and drive lanes to be hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - State Highway encroachment permit will be required for the entrance.
 - No increase in drainage run off to state roadways.
 - 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.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
 - Construction fencing shall be erected prior to any construction or grading activities preventing composition of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip-line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - KTC permit will be required prior to construction plan approval.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - There is no evidence of karst features on the subject site per a December 18, 2015 site visit by Kevin Young, RIA of LD&D, Inc.
 - A Cross-access and Shared Parking Agreement will be recorded prior to construction plan approval by Metro Public Works. Access easement must conform to Ordinance 91 Series 2004 as amended.
 - No additional access to Bardstown Road shall be permitted.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - Access easement must conform to Ordinance 91 Series 2004 as amended.

- MSD NOTES:**
- Sanitary sewer service will be by lateral extension and subject to applicable fees.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0097 E dated December 5, 2006.
 - Drainage pattern depicted by arrows (==>) is for conceptual purposes.
 - Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process.
 - Drainage facilities shall conform to MSD requirements.
 - If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
 - On-site detention shall be provided. Post-developed peak flows will be limited to pre-developed peaks flows for the 2, 10, 25, & 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
 - A Downstream Facilities Capacity Request will be submitted to MSD.
 - 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.
 - Erosion & Silt Control shall be conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
 - All retail shops must have individual connections per MSD's fats, oil, and grease policy.
 - Site Geotechnical Report shall be submitted to MSD prior to construction plan approval.
 - KIDW and CDE approval required prior to MSD construction plan approval.
 - MSD sanitary department approval required prior to MSD construction plan approval.
 - MSD drainage bond shall be posted prior to construction plan approval.

DETENTION BASIN CALCULATIONS

$X = A \cdot CRA / 12$
 $AC = 0.85 - 0.23 = 0.62$
 $A = 28 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.62)(28)(2.8) / 12 = 4.05 \text{ AC-FT.}$
REQUIRED X = 176,500 CU.FT.
PROVIDED BASIN #1 = 75,500 CU. FT.
PROVIDED BASIN #2 = 110,600 CU. FT.
TOTAL = 186,100 CU.FT. > 176,500 CU.FT.

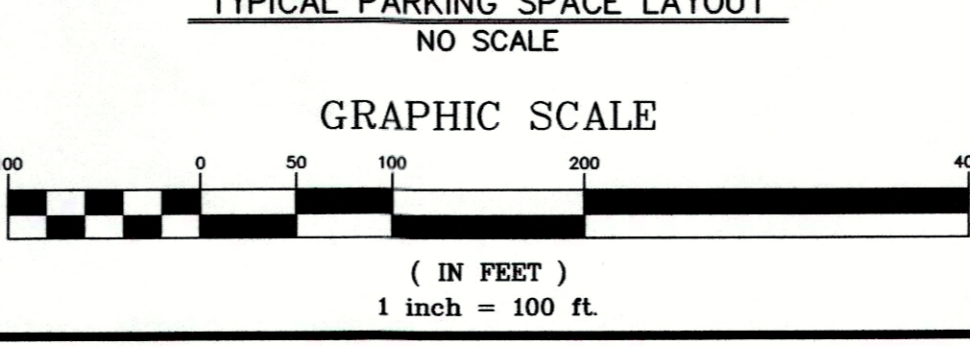
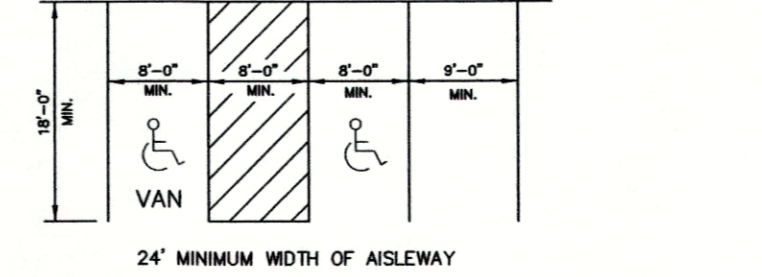
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 1,350,360 S.F. (31 ACRES)
EXISTING TREE CANOPY AREA	= 1,350,360 (100%)
CANOPY REQUIREMENT CLASS	= CLASS C / 76% - 100%
EXISTING TREE CANOPY TO BE PRESERVED	= 0 S.F. (0%)
TOTAL TREE CANOPY AREA REQUIRED	= 30% (405,108 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 405,360 S.F. (30%)
TOTAL TREE CANOPY TO BE PROVIDED	= 405,360 S.F. (30%)

MSD STANDARD EROSION CONTROLS

	STONE BAG CHECK DAM
	WINGED HEADWALL INLET PROTECTION
	STONE BAG INLET PROTECTION
	SILT FENCE

- EROSION PREVENTION AND SEDIMENT CONTROL 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.
 - Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
 - 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 seeded, mulched, and adequately contained through the use of silt fence.
 - All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
 - 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 discharge into a stream, pond, swale or catch basin.
 - All storm drainage shall conform to MSD standard specifications.
 - Construction fencing shall be erected prior to any construction or grading activities preventing composition of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

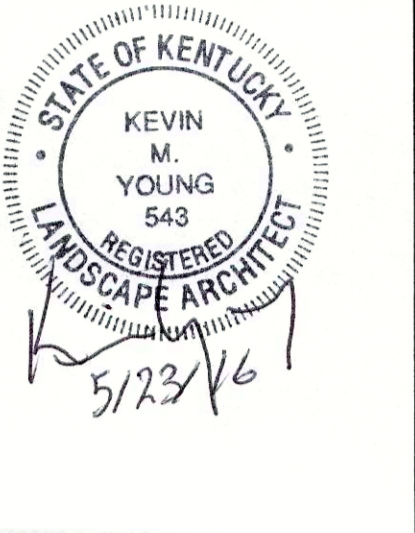


PROPERTY OWNER	PROPERTY OWNER	PROPERTY OWNER	PROPERTY OWNER	PROPERTY OWNER
GARY W & SUSANNE W JENKINS REVOCABLE TRUST 1700B SHELBYVILLE ROAD FISHERVILLE, KY 40093	STEPHEN B & BETSY CLARK 9509 BARTLEY DRIVE LOUISVILLE, KY 40291	WM. E. & MARIETTA HARKNESS 9615 BARTLEY DRIVE LOUISVILLE, KY 40291	DWIGHT C. & JANE STEWART 9515 BARTLEY DRIVE LOUISVILLE, KY 40291	SUSANNE W JENKINS REVOCABLE TRUST 1700B SHELBYVILLE ROAD FISHERVILLE, KY 40093
9606 BARTLEY DRIVE TAX BLOCK 0647, LOT 0080 D.B. 9248, PG. 0142	9507 BARTLEY DRIVE TAX BLOCK 0647, LOT 0190 D.B. 5586, PG. 0232	9517 BARTLEY DRIVE TAX BLOCK 0647, LOT 0201 D.B. 5367, PG. 0253	9515 BARTLEY DRIVE TAX BLOCK 0647, LOT 0200 D.B. 5805, PG. 0674	9700 BARTLEY DRIVE TAX BLOCK 0647, LOT 0216 D.B. 8530, PG. 0336
9610 BARTLEY DRIVE TAX BLOCK 0647, LOT 0079 D.B. 7676, PG. 0315	9509 BARTLEY DRIVE TAX BLOCK 0647, LOT 0198 D.B. 5367, PG. 0253	9601 BARTLEY DRIVE TAX BLOCK 0647, LOT 0202 D.B. 5367, PG. 0253		9513 BARTLEY DRIVE TAX BLOCK 0647, LOT 0205 D.B. 10456, PG. 0815
9700 BARTLEY DRIVE TAX BLOCK 0647, LOT 0216 D.B. 8530, PG. 0336	9511 BARTLEY DRIVE TAX BLOCK 0647, LOT 0206 D.B. 5586, PG. 0232		CHESTER DWIGHT & SHELL LOGSDON P.O. BOX 753 BARDSTOWN, KY 40004	PROPERTY OWNER MADGE H TR CHALMERS & ETAL 9630 RAVENSCROFT LN NW CONCORD, NC 28027
9703 BARTLEY DRIVE TAX BLOCK 0647, LOT 0217 D.B. 8530, PG. 0330			9505 BARTLEY DRIVE TAX BLOCK 0647, LOT 0008 D.B. 6512, PG. 0964	7600 BARDSTOWN ROAD TAX BLOCK 0647, LOT 0007 D.B. 6034, PG. 0213

COUNCIL DISTRICT - 22
 FIRE PROTECTION DISTRICT - FERN CREEK
 CASE: 1520M1036
 MSD WM#: 11222

REVISIONS

NO.	DATE	DESCRIPTION	BY	APP.
1	5-23-16	AGENCIES COMMENTS	AYR	



PROFESSIONAL SEAL

PROJECT DATA

FILE NAME: 14072-DDDP-IMP	SCALE: AS SHOWN
DATE: 2-1-16	CHECKED BY: KY/AR
	DRAWN BY: JH/BS

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
 507 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
 TEL: 502.249.9976 FAX: 502.249.9714
 WEB SITE: WWW.LDAND.COM

DETAILED DISTRICT DEVELOPMENT PLAN
9703 BARTLEY DRIVE
 DEVELOPER
MADDEN DEVELOPMENT
 2517 SIR BARTON WAY
 LEXINGTON, KY 40509

RECEIVED
 MAY 23 2016
 DESIGN SERVICES
 SHEET **1** OF **1**
 JOB NO. **14072**
 15 ZONE 1036