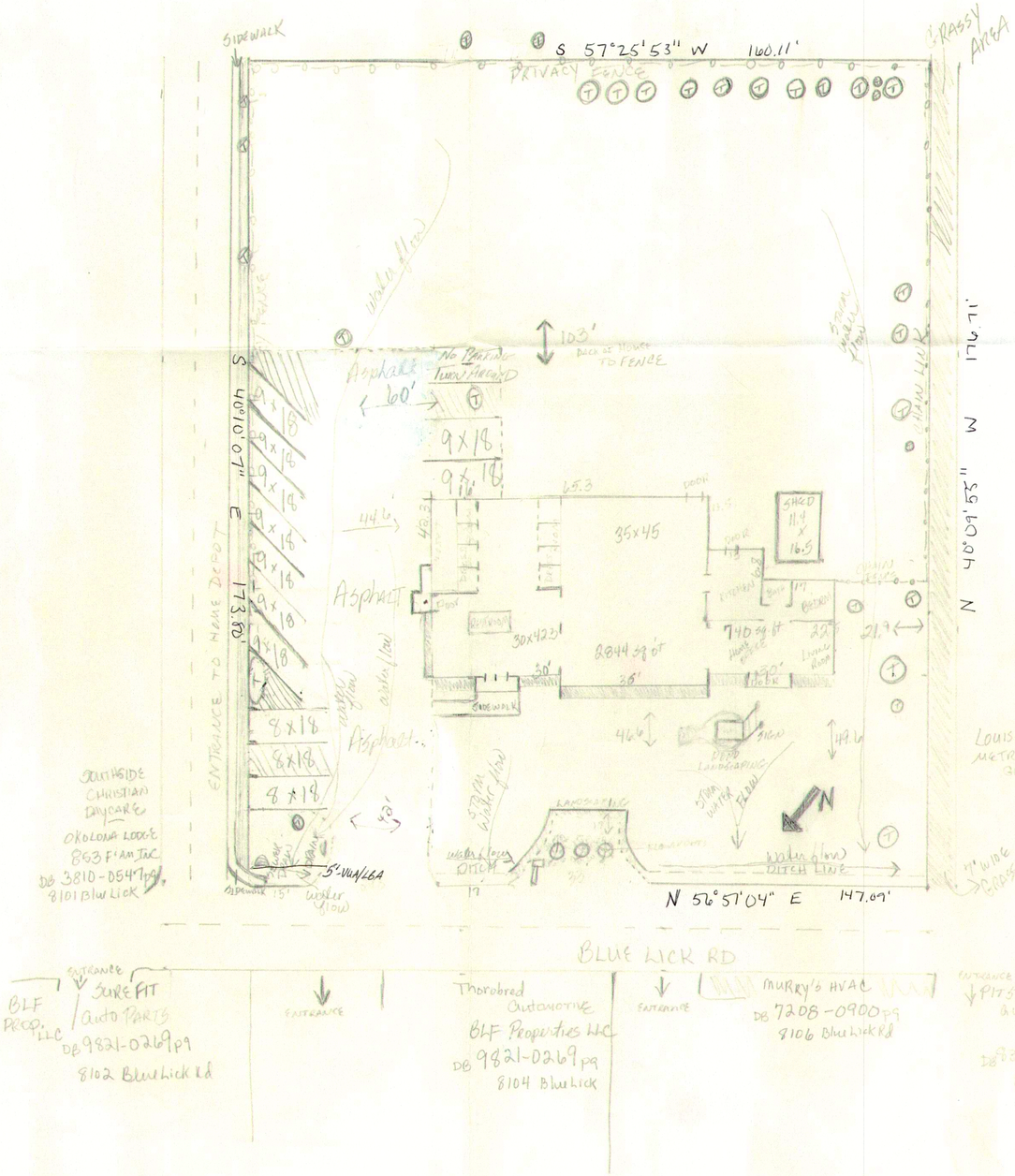


SCALE
1" = 20'

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

BY:
DATE: 10/11/17
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

**Owners**

**Steve & Terry Barker**

**Project Name:**

**City Lights Prom/Terrys Bridal**

**LAND USE**

| | |
|---|---|
| Site Address: | 8107 Blue Lick Rd. 40219 |
| Tax Block & Lot: | Block 651 Lot 4 |
| Existing Zoning District: | R-4 |
| Proposed Zoning District: | C-1 |
| Existing Form District: | Suburban Marketplace Corridor |
| Proposed Form District: | Suburban Marketplace Corridor |
| Existing Use: | Home Occupation Business |
| Proposed Use: | Retail Clothing Store |
| Existing Parcel Area: | .65 acre |
| Deed Book & Page | D.B. 10240, Pg. 752 |

**BUILDING DATA**

| | |
|---|---|
| Building Height: | One Story: 35' Max. |
| Existing Gross Floor Area: | 2844 sq. ft |
| Proposed Gross Floor Area: | Same |
| Floor to Area Ratio: | 11 % |

**BUILDING SETBACK**

| | |
|---|---|
| Front Minimum: | 46.6' |
| Front Maximum: | 91.6' |

**PARKING CALCULATIONS**

Vehicle Use Area: 5040 sq. ft.

| | Min | Max |
|---|---|---|
| Retail | 1/250 | 1/150 |
| | 11 | 19 |
| Residential | 1 | 3 |
| Spaces | 12 | 22 |
| Reductions Transit | 10% | |
| | 11 | |
| Spaces Provided | 11 | |

**TREE CANOPY CALCULATIONS**

| | |
|---|---|
| Site Area: | 31,234 |
| Tree Canopy Category | Class C |
| Existing Tree Canopy | 46 % (14368 sq. ft) |
| Proposed Tree Canopy | 46 % (14368 sq. ft) |
| Existing Impervious | 3272 sq. ft. |
| Proposed Impervious | 8439 sq. ft. (paved parki |
| Soil Type: | Urban Land |
| Right of Way | 33.3' |

LEGEND

| | | | |
|---|---|---|---|
| _____ | Property Line | O | Tree |
| ---- | Contour | ////// | Grass |
| -o-o-o | Fence Line | | |
| _ _ _ | Existing Ditch | ⟶ | storm water flow arrows |

Notes:

developments redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate (and restore area as required) pre-existing curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by Planning Commission and/or Transportation. A reciprocal access and crossover easement/agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be entered into. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services: transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument. At the time of construction on the Adjacent Properties, the Applicant further agrees to construct the cross access easement/agreement area(s) up to the common property line.

Code Violation Text: "All developments shall provide sidewalks in the abutting right-of-way to serve the development site (same side of street). Sidewalks shall be provided along all road frontages in accordance with Section 5.2.6. The minimum sidewalk width shall be four (4) feet for local level roads, and five (5) feet for collector and arterial level roadways. The Director of Works may require greater width or, for infill sidewalks connecting existing sidewalks of lesser width, may approve a sidewalk of lesser width upon finding that divergence from the five (5) foot standard is consistent with public safety. If sidewalks are present in the public right of way fronting adjacent lots, the location and alignment of the new sidewalk shall connect directly with the existing network. 1. Sidewalks shall be designed in such a manner that a walkway at least 4 feet wide or other dimension as approved by the Director of Works is left unobstructed. 2. Where the sidewalk along a public street is interrupted by a curb cut, the walkway across the driveway shall be delineated to enhance pedestrian safety. The walkway may be delineated by striping or by use of contrasting pavement materials that meet ADA standards."

Code Violation Text: Please

Notes:
Construction plans, bond, and KTC permit are required by Metro Public Works prior to construction approval and issuance of MPW encroachment permit.

PRELIMINARY APPROVAL
Condition of Approval:

Development Review 10-11-17 Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

RECEIVED
OCT 04 2017
DESIGN SERVICES

MSD MAP

Notes: KYTC approval required prior to MSD construction plan approval.
Site is subject to regional facility fee X 1.5
Verification of the downstream storm water system is required prior to MSD construction plan approval.
Erosion Prevention and Sediment Control Note:

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 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.

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.

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.

METRO LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 17ZONE1028
APPROVAL DATE
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
Laura L Moore
PLANNING COMMISSION

17 ZONE 1028