

LOT 1 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	C1
EXISTING LAND USE	SINGLE FAMILY RES
PROPOSED LAND USE	GAS STATION
GROSS LAND AREA	1.17± AC.
BUILDING AREA	0.00 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.07
PARKING REQUIRED	18 SPACES
MINIMUM (1 SPACE/200 S.F.)	36 SPACES
MAXIMUM (1 SPACE/100 S.F.)	23 SPACES
PARKING PROVIDED	4 SPACES
(INCLUDES 2 ACCESSIBLE SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	
(2 SHORT/2 LONG TERM IN BUILDING)	

LOT 2 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	C1
EXISTING LAND USE	SINGLE FAMILY RES
PROPOSED LAND USE	BANK
GROSS LAND AREA	0.71± AC.
BUILDING AREA	2,840 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.092
PARKING REQUIRED	14 SPACES
MINIMUM (1 SPACE/300 S.F.)	9 SPACES
MAXIMUM (1 SPACE/200 S.F.)	14 SPACES
PARKING PROVIDED	6 SPACES
(INCLUDES 2 ACCESSIBLE SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	
(2 SHORT/2 LONG TERM IN BUILDING)	

LOT 3 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	C1
EXISTING LAND USE	SINGLE FAMILY RES
PROPOSED LAND USE	RESTAURANT
GROSS LAND AREA	1.21± AC.
BUILDING AREA	4,926 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	1.21± S.F.
PARKING REQUIRED	1,000 ± S.F.
MINIMUM (1 SPACE/50 S.F.)	6,876 ± S.F.
PARKING PROVIDED	47 SPACES
(INCLUDES 2 ACCESSIBLE SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	
(4 SHORT/2 LONG TERM IN BUILDING)	

LOT 4 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	C1
EXISTING LAND USE	SINGLE FAMILY RES
PROPOSED LAND USE	RESTAURANT
GROSS LAND AREA	0.95± AC.
BUILDING AREA	16,500 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.24
PARKING REQUIRED	55 SPACES
MINIMUM (1 SPACE/125 S.F.)	83 SPACES
MAXIMUM (1 SPACE/50 S.F.)	25 SPACES
PARKING PROVIDED	25 SPACES
(INCLUDES 2 ACCESSIBLE SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	
(2 SHORT/2 LONG TERM IN BUILDING)	

LANDSCAPE DATA:

V.U.A.	25,491± S.F.	16,863± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	1,912 S.F.	1,265 S.F.
I.L.A. PROVIDED	4,144± S.F.	1,683± S.F.

LANDSCAPE DATA:

V.U.A.	21,297± S.F.	10,897± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	1,597 S.F.	817± S.F.
I.L.A. PROVIDED	1,653± S.F.	1,003± S.F.

LANDSCAPE DATA:

V.U.A.	14,029± S.F.	22,597± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	1,052 S.F.	1,695 S.F.
I.L.A. PROVIDED	1,390± S.F.	3,938± S.F.

LANDSCAPE DATA:

V.U.A.	10,897± S.F.	8,601± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	817± S.F.	645± S.F.
I.L.A. PROVIDED	1,003± S.F.	1,003± S.F.

LANDSCAPE DATA:

V.U.A.	1,584± S.F.	3,833± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	18,710± S.F.	42,597± S.F.
I.L.A. PROVIDED	18,710± S.F.	42,597± S.F.

LANDSCAPE DATA:

V.U.A.	10,897± S.F.	8,601± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	817± S.F.	645± S.F.
I.L.A. PROVIDED	1,003± S.F.	1,003± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	8,613± S.F.	10,687± S.F.
PROPOSED IMPERVIOUS AREA	30,869± S.F.	28,615± S.F.
TOTAL	30,869± S.F.	28,615± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	10,687± S.F.	8,613± S.F.
PROPOSED IMPERVIOUS AREA	28,615± S.F.	30,869± S.F.
TOTAL	28,615± S.F.	30,869± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	1,584± S.F.	3,833± S.F.
PROPOSED IMPERVIOUS AREA	18,710± S.F.	42,597± S.F.
TOTAL	18,710± S.F.	42,597± S.F.

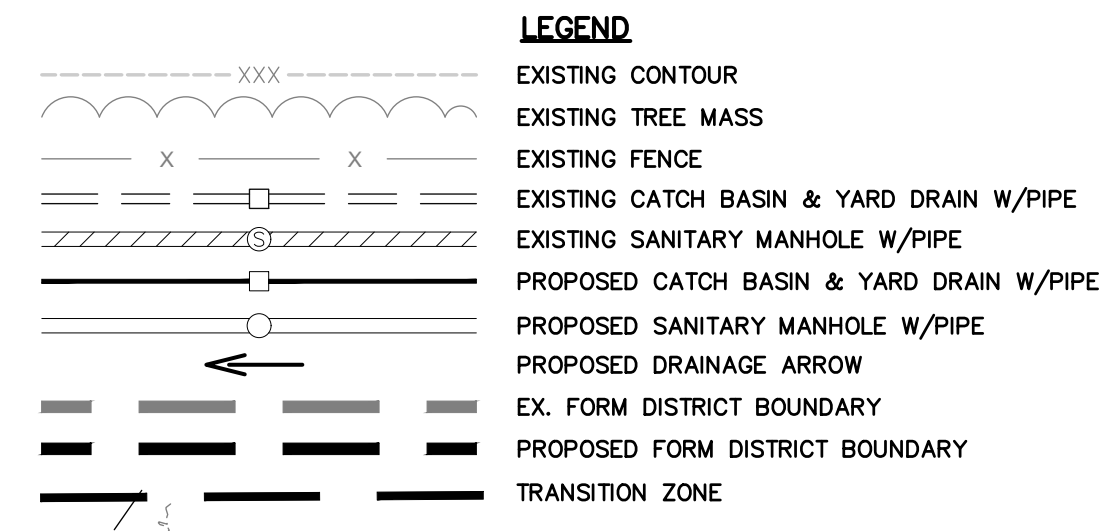
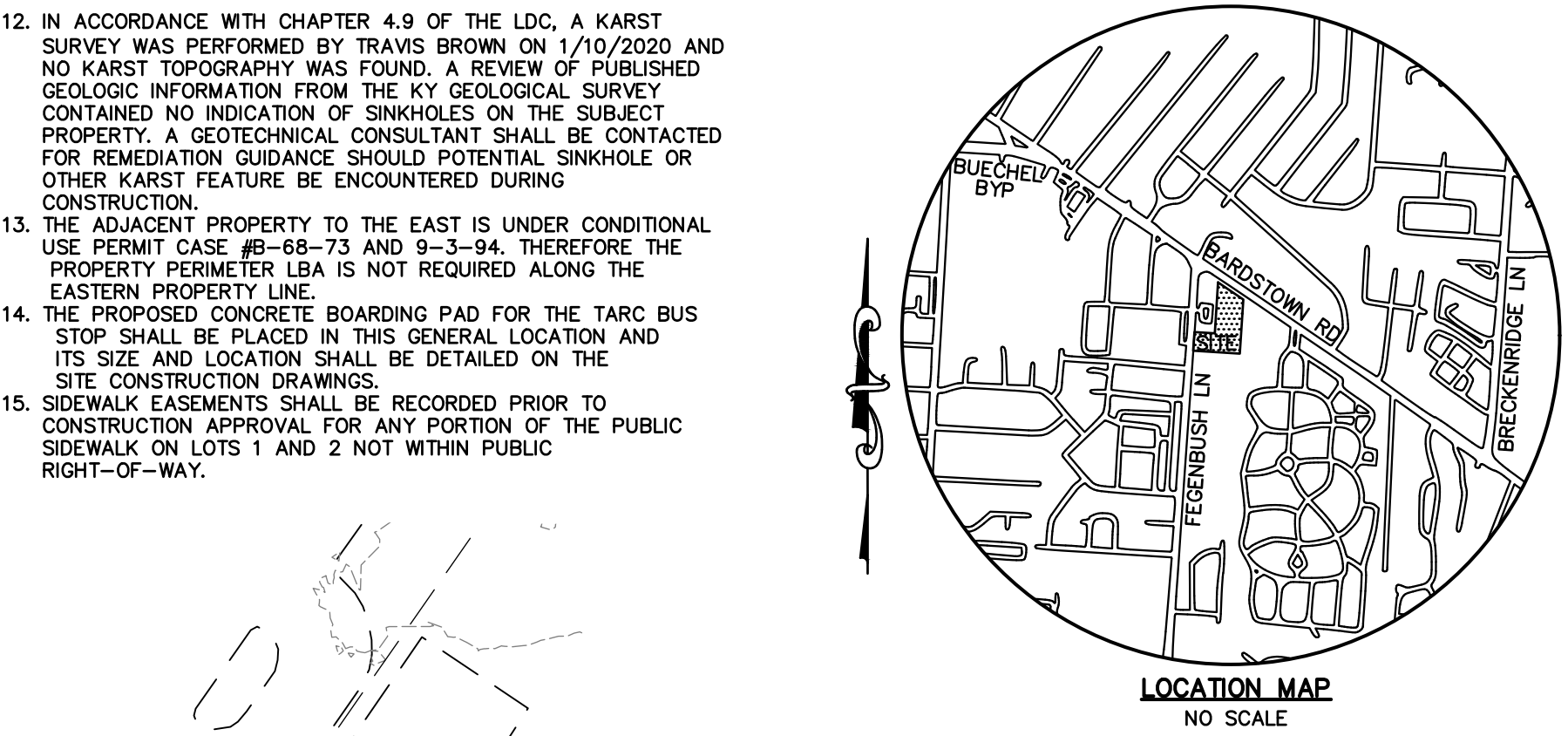
IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	10,687± S.F.	8,613± S.F.
PROPOSED IMPERVIOUS AREA	28,615± S.F.	30,869± S.F.
TOTAL	28,615± S.F.	30,869± S.F.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FORMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DETENTION STORAGE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. 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.
 - EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100 78E).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS AND GREASE (FOG) POLICY AND DESIGN REQUIREMENTS.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - IF SITE HAS THROUGH DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
 - FINAL PROPERTY DESIGN SHALL ENSURE ALL BUILDING FOUNDATIONS AND/OR ALL STRUCTURES DO NOT ENCRUCH INTO MSD EASEMENTS.

- PUBLIC WORKS AND KYTC NOTES:**
- CONSTRUCTION PLANS, BOND AND KYTC PERMIT REQUIRED PRIOR TO METRO PUBLIC WORKS CONSTRUCTION PLAN APPROVAL.
 - RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
 - NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.
 - THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
 - 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. TREE SPECIES PLANTED IN RIGHT-OF-WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
 - SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
 - A BLANKET CROSSOVER/SHARED ACCESS IS PROPOSED BETWEEN ALL LOTS IN THE DEVELOPMENT. THE CROSS ACCESS AGREEMENT OR EASEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL BY PUBLIC WORKS.
 - ALL PAVEMENT SHALL BE A HARD AND DURABLE SURFACE AS REQUIRED BY 91.12 OF THE LDC.
 - ALL DRAINAGE STRUCTURE WITHIN THE STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
 - THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON THE STATE RIGHT-OF-WAY.
 - DESIGN OF ACCESS TO STATE HIGHWAYS SHALL COMPLY WITH KYTC STANDARD DRAWINGS.
 - UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND ORIENTATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING 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 AND IN FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
 - ALL DRIVE THROUGH QUEUING SPACES SHALL MEASURE 10' X 20' PER LDC CHAPTER 91.14.

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES-PREVENTING COMPACTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - THE DEVELOPMENT LIES IN THE BUCHEL FIRE DISTRICT. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM. PARKING AREAS SHALL COMPLY WITH 9.1.12.C OF THE LDC.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - ALL EXISTING STRUCTURES SHALL BE REMOVED AND EXISTING ENTRANCES SHALL BE REMOVED AND RESTORED AS REQUIRED.



OVERALL SITE DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
PROPOSED FORM DISTRICT	SMCFD
EXISTING ZONING	R4
PROPOSED ZONING	C1
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	COMMERCIAL/RETAIL
GROSS LAND AREA	6,28± AC.
NET LAND AREA	6.17± AC.
MAXIMUM BUILDING HEIGHT	45'

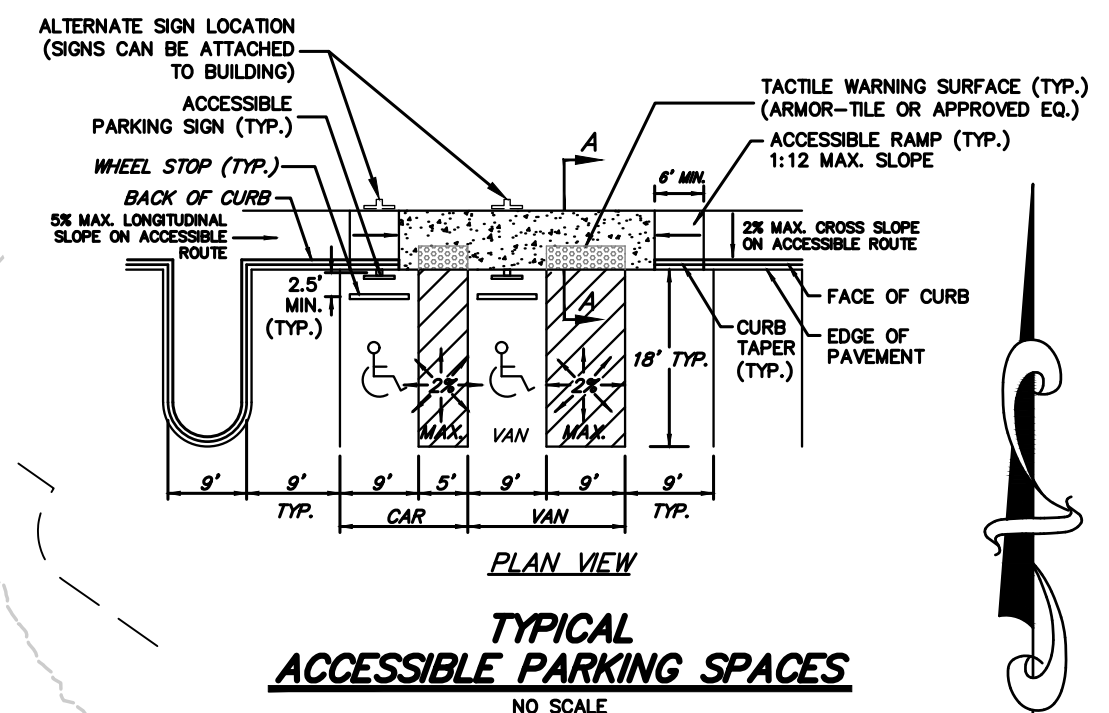
TREE CANOPY DATA:

GROSS SITE AREA	273,728± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	64,650± S.F. (24%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	54,746± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	54,746± S.F. (20%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

DETENTION CALCULATIONS LOT 3
2.9/12 (0.85-0.19) (3.94) = 0.63 AC-FIT

DETENTION CALCULATIONS LOT 6
2.9/12 (0.85-0.19) (2.34) = 0.37 AC-FIT



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OWNER/DEVELOPER
JOHN & JOYCE VOGT
4500 BLAKEMORE LANE
LA GRANGE, KY 40031

GENERAL DISTRICT DEVELOPMENT PLAN
VOGT PROPERTY
4310, 4314 & 4318 BARDSTOWN ROAD
& 4405 FEGENBUSH LN, LOUISVILLE, KY 40228
T.B. 618, LOT 8, 10, 52, & 56 274;
D.B. 6852, PG. 419; D.B. 6896, PG. 274;
D.B. 8476, PG. 739; & D.B. 8697, PG. 138

Revisions	
07/05/20 PER AGENCY COMMENTS	
07/07/20 MSD AGENCY COMMENTS	
08/24/20 MODIFIED GAS STATION ENTRANCE	
Vertical Scale:	N/A
Horizontal Scale:	1"=50'
Date:	01/17/2020
Job Number:	3649
Sheet	1

CASE # 20-ZONE-0006
19-ZONEPA-0082
MSD WM # 12078
GRAPHIC SCALE 1"=50'