

NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

RECEIVED
 FEB 17 2016
 PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL
 Condition of Approval:
 Tony Kelly 2/24/16
 Development Review
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

APPROVED DISTRICT DEVELOPMENT PLAN
 PROJECT NO. 15 DEVPLAN 1202
 APPROVAL DATE: March 2, 2016
 EXPIRATION DATE: March 3, 2018
 SIGNATURE OF PLANNING COMMISSION
 Jon Rumber
 C-2/R6
 Aesthetics in Jewelry Inc.
 410 W. Chestnut St. Site 534
 Louisville, KY 40241
 D.B. 5593 Pg. 0729



PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: Amy Waller
 DATE: 2-24-16
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

THIS SITE IS LOCATED IN ST. MATTHEWS AND IS SUBJECT TO THE DEVELOPMENT CODE FOR JEFFERSON COUNTY, DATED APRIL 2001 AND TO CHAPTER NINE - PARKING & LOADING DATED MARCH 2012 LOUISVILLE DEVELOPMENT CODE & TO ST. MATTHEWS ORDINANCE 14-04 FOR SIGNAGE.

CONDITIONAL USE PERMIT REQUESTED:
 1. A Conditional Use Permit is Requested From Article 15.15 of the April 2001 Development Code, For Off-Street Parking on the R-4 Zoned Portion of the Subject Site.

WAIVER REQUESTED:
 1. A Waiver is Requested From Article 12.D1.a.1 & 12.D1.b.1 of the April 2001 Development Code, to Waive the Landscape Buffer Area and the Required Landscaping Between the R-4 and C-1/C-2 Zones.

VARIANCES REQUESTED:
 1. A Variance is requested from Article 6.3.C.3 of the April 2001 Development Code to vary the proposed building height to 3 stories and 55 ft.
 2. A Variance is requested from Article 6.3.C.2.e of the April 2001 Development Code to permit the main entrance #2 free standing business identification sign in the Dutchmans Lane R-4 30' front yard.
 3. A Variance is requested from Article 6.3.C.2.e of the April 2001 Development Code to vary the 30' Dutchmans Lane front yard to 20 ft. for the encroachment of the proposed parking.

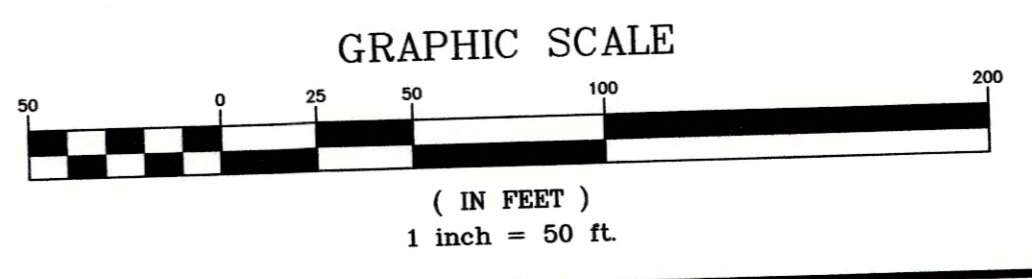
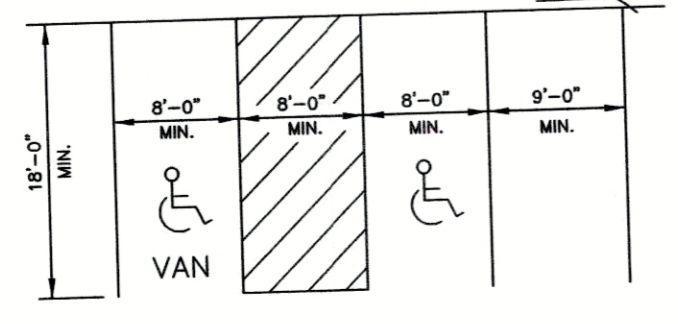
PROJECT DATA

TOTAL SITE AREA	= 10.5± ACRES
R/W DEDICATION AREA	= 0.4± Ac.
NET SITE AREA	= 10.1± Ac.
EXISTING ZONING	= R-4, C-2, & C-1
EXISTING USE	= REGIONAL CENTER
PROPOSED USE	= COMMERCIAL RETAIL CENTER
BUILDING AREA	= MEDICAL OFFICE BUILDING
F.A.R.	= 83,880 SF (27,960 SF PER FLOOR)
	= 0.18 (C-1 - 1.0 MAX. ALLOWED)
	(C-2 - 5.0 MAX. ALLOWED)
BUILDING HEIGHT	= 55' - 3 STORY (35' - 2.5 STORY MAX. ALLOWED)
PARKING REQUIRED	= 336 MIN. MAX.
	1 SPACE/250 S.F. MIN.
	1 SPACE/150 S.F. MAX.
TOTAL PARKING PROVIDED	= 495 (46 ACCESSIBLE SPACES INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM & 2 LONG TERM
TOTAL VEHICULAR USE AREA	= 211,822 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 10,591 S.F. (5 S.F./100 S.F. VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 34,935 S.F.

- GENERAL NOTES:**
- Parking areas and drive lanes to be a 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 Breckenridge Lane entrance.
 - No increase in drainage run off to state roadways.
 - There shall be no commercial signage in the right-of-way without an encroachment permit.
 - There shall be no landscaping in the eyes of drivers. If it does it shall be re-aimed, shielded or turned off.
 - Site lighting shall not shine in the eyes of drivers.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - The Existing Breckenridge Lane right-of-way shall be removed and the walk and verge are to be restored per KYDOT's standard specifications.
 - Outdoor lighting shall be compliant with the St. Matthews adopted Development Code.
 - 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 the Louisville Jefferson County Metro Ordinances.
 - The Dutchmans Lane right of way dedication by deed or minor plat will be required prior to issuance of construction plan approval by Metro Public Works.
 - All accessible ramps at entrances and intersections shall be ADA compliant with tactile paving.
 - KYDOT requires calculations for any additional runoff to a state right of way.

- MSD NOTES:**
- Sanitary sewer service is existing on site.
 - The site is within the 100 year flood plain per FIRM Map No. 21111C0045E dated December 2006.
 - Drainage pattern depicted by arrows (==>) is for conceptual purposes. Final configuration of drainage pipes and channels shall be determined during the construction plan design phase. Drainage facilities shall conform to MSD requirements.
 - If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
 - 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 the Department of Public Health & Wellness in accordance with Chapter 115 of Louisville Jefferson County Metro Ordinances. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
 - Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plan approval.
 - Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
 - The 100 Year Floodplain elevation for the subject site is 510.2 and BFE for the local residential floodplain is 510.5 per MSD letter dated June 4, 2015.
 - Lowest finished floor elevation to be at or above 511.50.
 - All proposed parking areas below the floodplain is to have signs per floodplain ordinance.
 - All required floodplain compensation shall be done on site at a ratio of 1:1.
 - All revised FEMA and local regulatory floodplain model shall be revised prior to MSD construction plan approval.
 - KDOW approval required prior to MSD construction approval.

- 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 compaction 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.



LEGEND
 - - - = PROPOSED STORM SEWER, CATCH BASIN
 --- SF --- = PROPOSED SILT FENCE
 □ = PROPOSED STONE BAG INLET PROTECTION

TYPICAL PARKING SPACE LAYOUT
 NO SCALE

CASE: 15CU
 15DE
 COUNCIL DISTRICT - 26
 FIRE PROTECTION DISTRICT - ST. MATTHEWS