



VICINITY MAP (LOJIC)

NTS

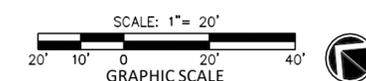
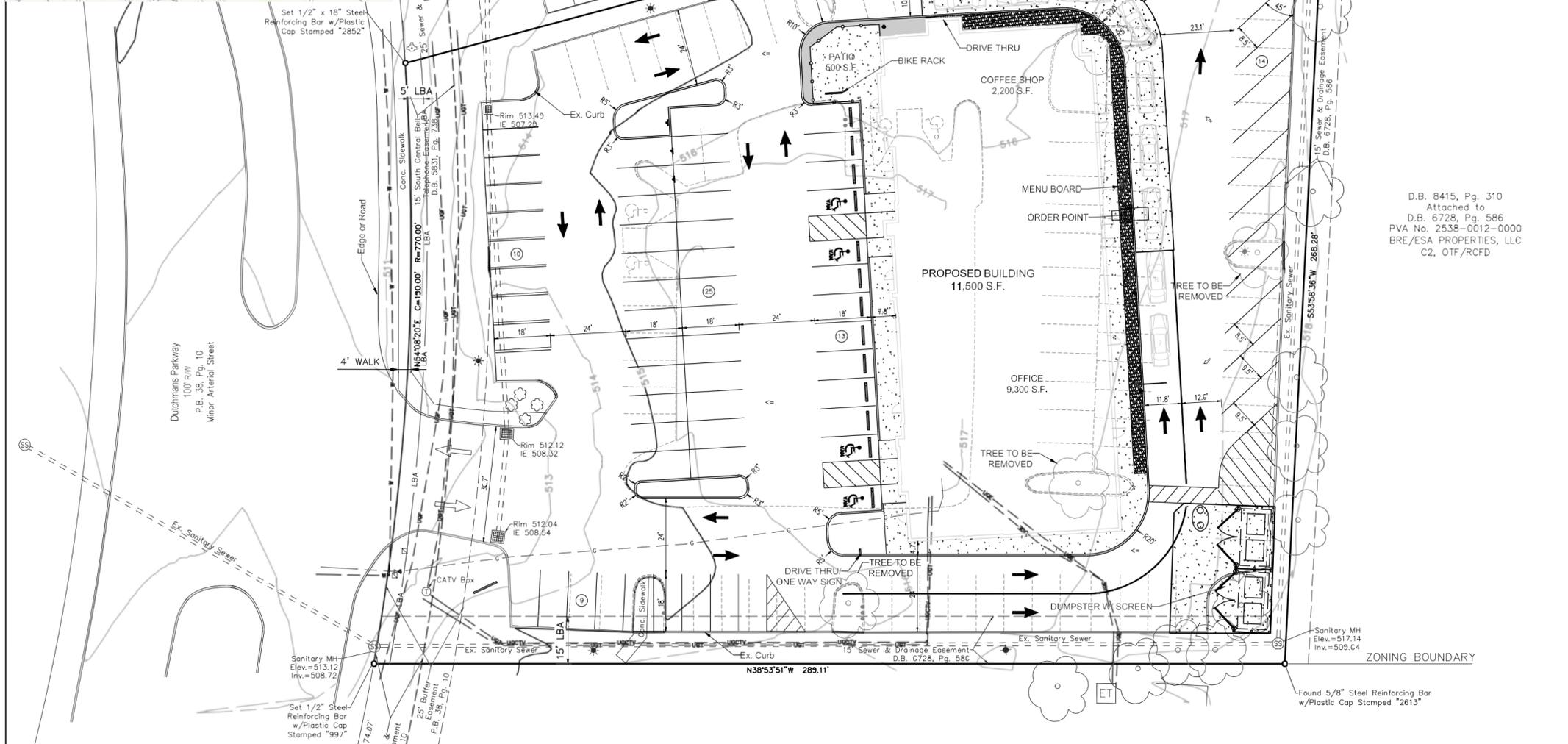
D.B. 6891, Pg. 299
 Attached to
 D.B. 6804, Pg. 018
 PVA No. 2538-0016-0000
 OLDRoad, LLC
 6221 DUTCHMANS LANE
 C2/RCFD

D.B. 6984, Pg. 880
 Attached to
 D.B. 6804, Pg. 018
 PVA No. 2538-0015-0000
 OLDSUP, LLC
 6201 DUTCHMANS LANE
 C2/RCFD

D.B. 8415, Pg. 310
 Attached to
 D.B. 6728, Pg. 586
 PVA No. 2538-0012-0000
 BRE/ESA PROPERTIES, LLC
 C2, OTF/RCFD

D.B. 6381, Pg. 038
 Attached to
 D.B. 6728, Pg. 586
 PVA No. 2538-0008-0000
 PITT & FRANK, A KENTUCKY
 PARTNERSHIP
 6440 DUTCHMANS PKWAY
 OTF/RCFD

D.B. 6381, Pg. 038
 Attached to
 D.B. 6728, Pg. 586
 PVA No. 2538-0008-0000
 PITT & FRANK, A KENTUCKY
 PARTNERSHIP
 6440 DUTCHMANS PKWAY
 OTF/RCFD



SITE DATA

LANDUSE: 6460 DUTCHMANS PARKWAY 40205
 TAX BLOCK & LOT: T.B. 2538; T.L. 13
 EXISTING ZONING DISTRICT: C2
 EXISTING FORM DISTRICT: REGIONAL CENTER
 EXISTING USE: VACANT (FORMERLY RESTAURANT)
 PROPOSED USE: RETAIL/OFFICE
 EXISTING PARCEL AREA: 1.5 ACRES
 DEED BOOK & PAGE: 11113x969

BUILDING DATA
 BUILDING HEIGHT: 24'
 BUILDING FOOTPRINT: 11,500 S.F.
 GROSS FLOOR AREA: 11,500 S.F.
 FLOOR TO AREA RATIO: 0.18

PARKING CALCULATIONS
 2,200 S.F. COFFEE SHOP + 500 S.F. PATIO / 9,300 OFFICE
 MIN REQUIRED: 41 SPACES TOTAL
 1/200 S.F. COFFEE SHOP 14 SPACES
 1/350 S.F. OFFICE: 27 SPACES
 MAX PERMITTED: 74 SPACES TOTAL
 1/100 S.F. COFFEE SHOP 27 SPACES
 1/200 S.F. OFFICE: 47 SPACES

PARKING PROVIDED: 71 SPACES
 ACCESSIBLE PARKING PROVIDED: 4 VAN ACCESSIBLE
 BIKE PARKING REQUIRED: 1 LONG TERM INDOORS; 2 SHORT TERM

TREE CANOPY CALCULATIONS
 SITE AREA: 65,340 S.F.
 TREE CANOPY CATEGORY: CLASS C
 EXISTING TREE COVERAGE: 0-40%
 PRESERVED TREE CANOPY: 0% (0 S.F.)
 NEW TREE CANOPY REQUIRED: 20% (13,068 S.F.)
 TOTAL TREE CANOPY REQUIRED: 20% (13,068 S.F.)

ILAVUA CALCULATIONS
 VEHICULAR USE AREA: 37,278 S.F.
 INTERIOR LANDSCAPE AREA REQUIRED (7.5%): 2,796 S.F.
 ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED: 12 TREES

EPSC DATA (IN DISTURBED AREA)
 EXISTING IMPERVIOUS AREA: 53,297 S.F.
 PROPOSED IMPERVIOUS AREA: 51,805 S.F.
 DECREASE IN IMPERVIOUS: 2.8% (1,492 S.F.)
 SENSITIVE FEATURES: NONE
 SOIL TYPE: Ua
 HYDROLOGIC SOIL GROUP: ASSUMED C

SETBACKS
 FRONT/STREET SIDE: 60' FROM ROAD CL - 275'
 SIDE/REAR: 0'

AGENCY NOTES

- MSD
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
 - SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQTC.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.

- APCD
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- HEALTH DEPARTMENT
- 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 LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

- PDS
- DUMPSTERS TO BE SCREENED COMPLIANT WITH ARTICLE 12 SECTION F OF THE DEVELOPMENT CODE.
 - ALL SIGNAGE SHALL COMPLY WITH ARTICLE 11 OF THE DEVELOPMENT CODE.

- MPW
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

LEGEND

EXISTING	EXISTING TOPO	PROPOSED	STORM SEWER
LBA	LANDSCAPE BUFFER AREA	S	STORM STRUCTURE
UGT	UNDERGROUND TELEPHONE	<==	DRAINAGE ARROW
---	STORM DRAINAGE		
W	WATER		
UGE	UNDERGROUND ELECTRIC		
UGCTV	UNDERGROUND CABLE		
---	SANITARY SEWER		

Engineering Planning

1046 E. Chestnut Street, Louisville, Kentucky 40204
 Phone: 502-585-2222 Fax: 502-581-0408 Internet: www.dkt.com

Seals

Dutchmans Retail

Revised Detailed District Development Plan
 6460 Dutchmans Parkway
 Louisville, Kentucky 40205

Jack & Joseph Dulworth
 120 S Brook Street
 Louisville, Kentucky 40202

REV #	DATE	DESCRIPTION
1	10/16/2019	Agency Comments
2	10/31/2019	Agency/Staff/Partners Revisions

Development Plan

Job No: 19331.000

Date: September 16, 2019

Scale: 1" = 20'

Drawn By: AWB

Checked By: AWB

Drawing Title: Dutchmans Retail Development Plan

Drawing No: 1 of 1

19-DDP-0049, WM# 5097