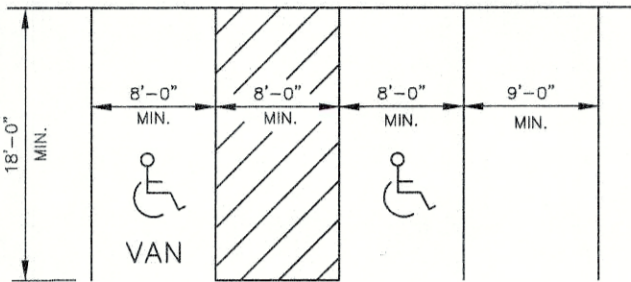


**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:

BY: *Sam D. Dobb*  
DATE: 4/24/2023

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



24" MINIMUM WIDTH OF AISLEWAY

**TYPICAL PARKING SPACE LAYOUT NO SCALE**

**TREE CANOPY CALCULATIONS: CLASS C**

SITE AREA	= 527,512± S.F.
EXISTING TREE CANOPY COVERAGE	= 371,448± S.F. (70%)
TREE CANOPY TO BE PRESERVED	
TOCA #1	= 28,904 S.F.
TOCA #2	= 9,100 S.F.
TOCA #3	= 89,734 S.F.
TOTAL TREE CANOPY TO BE PRESERVED	= 127,738 S.F. (34% of existing trees)
TOTAL TREE CANOPY REQUIRED	= 35% (184,629 S.F.)
TOTAL TREE CANOPY PROVIDED	= 35% (184,629 S.F.)
	(47 NEW TREES TO BE PLANTED)

**DETENTION BASIN CALCULATIONS**

$X = \Delta CRA / 12$   
 $\Delta C = 0.35 - 0.28 = 0.35$   
 $A = 12.1$  ACRES  
 $R = 2.8$  INCHES  
 $X = (C)(A)(R) / 12 = 0.99$  AC.-FT.  
 REQUIRED  $X_c = 43,124$  CU.FT.  
 PROVIDED BASIN = 78,000 SQ.FT.  
 TOTAL = 78,000 SQ.FT. @ APPROX. 0.50 FT. DEPTH  
 46,800 CU.FT. > 43,124 CU.FT.

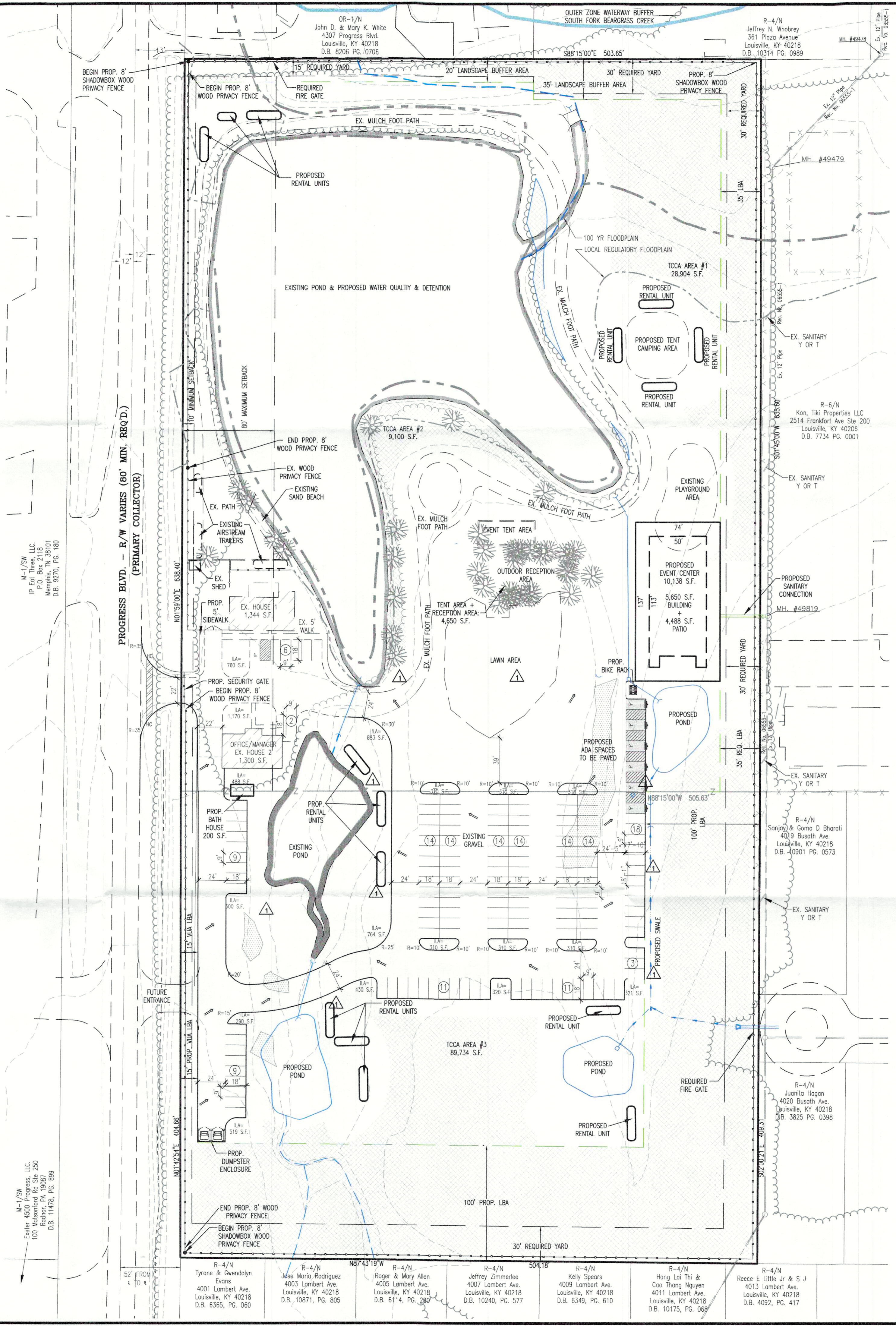
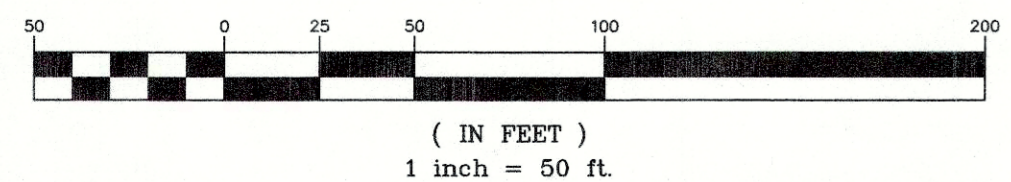
**MSD STANDARD EROSION CONTROLS**

	VEGETATED BUFFER
	SILT FENCE

**LEGEND**

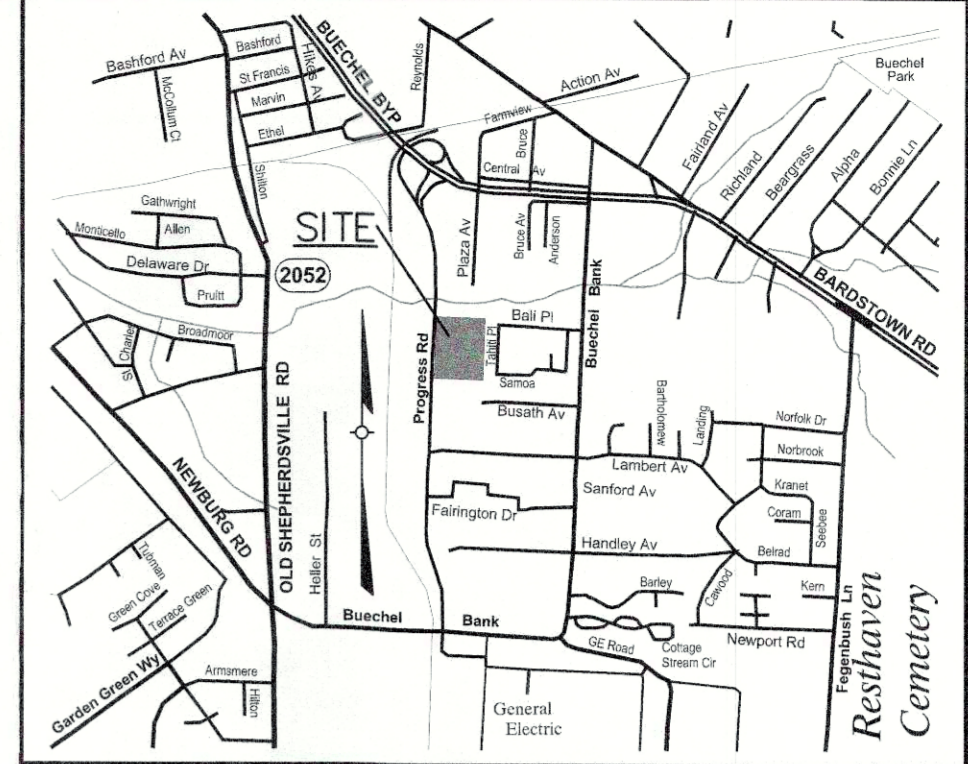
- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE
- = EXISTING DRAINAGE SWALE
- = 100 YEAR FLOOD PLAIN LINE
- = LOCAL REGULATORY FLOOD PLAIN LINE
- = EXISTING TREELINE
- = TREELINE TO BE REMOVED
- = PROPOSED TREELINE
- = EXISTING TREE
- = EXISTING CONTOURS
- = PROP. 8' WOOD PRIVACY FENCE TO MATCH EXISTING
- = PROP. 8' SHADOWBOX WOOD PRIVACY FENCE
- = EXISTING HYDRIC SOILS/POTENTIAL WETLANDS
- = PROPOSED TREE CANOPY CREDIT AREA

**GRAPHIC SCALE**



**VARIANCE GRANTED**

1. A VARIANCE WAS GRANTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE, CHAPTER 5, PART 3, TABLE 53.2. DIMENSIONAL STANDARDS: NON-RESIDENTIAL USES: TO EXCEED THE MAXIMUM FRONT SETBACK OF 80'.



LOCATION MAP NOT TO SCALE

**PROJECT DATA**

TOTAL SITE AREA	= 12.11± Ac. (527,512 S.F.)
EXISTING ZONING	= C-2
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= AIRSTREAM HOTEL & EVENT SPACE
BUILDING AREA	
EX. HOUSE 1	= 1,344 S.F.
EX. HOUSE 2	= 1,300 S.F.
(3) EX. AIRSTREAM TRAILERS	= 600 S.F.
(16) PROP. RENTAL UNITS	= 3,116 S.F.
PROPOSED BATH HOUSES	= 400 S.F.
EVENT BUILDING	= 10,138 S.F.
TOTAL BUILDING AREA	= 16,898 S.F.
BUILDING HEIGHT	= NOT TO EXCEED ONE STORY (30' MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
HOTEL: 1SP/28SLEEPING RM., 1.5SP/28RM	= 28 SPACES 42 SPACES
REC. HALL: 1SP/100S.E., 1SP/50S.F.	= 60 SPACES 120 SPACES
TOTAL PARKING REQUIRED	= 88 SPACES 162 SPACES
TOTAL PARKING PROVIDED	= 153 (7 ACCESSIBLE SPACES INCLUDED)
BICYCLE PARKING REQUIRED/PROVIDED	= 4 SHORT TERM/2 LONG TERM (PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA	= 80,536 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 6,040 S.F. (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 6,325 S.F. (11% OF VJA)
EXISTING IMPERVIOUS AREA	= 11,852 S.F.
PROPOSED IMPERVIOUS AREA	= 35,430 S.F.
TOTAL IMPERVIOUS AREA INCREASE	= 63,578 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.
- 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-oriented, shielded, or turned off.
- 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 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.
- Trees and shrubbery shall be trimmed or removed to provide sight distance as required per Metro Public Works standards.
- Lot consolidation to be recorded prior to construction plan approval.
- A karst survey was conducted on site by Sarah Beth Sammons, PLA during a site visit conducted on 7/28/17. No karst activity was observed.
- Prior to operating the Airstream Hotel, the owners/operators must obtain a permit to operate a MHP/RV park and swimming pool/bathing beach permit.
- A minimum 6" HI curb will be provided between asphalt drive lanes and adjacent walkways.
- Utilities will be provided to each grouping of Airstream trailers/rental units.
- The local fire department shall have an access code for the security gate.
- Water hydrants shall be located at each grouping of Airstream trailers/rental units.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway, or structure.

**MSD NOTES:**

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications.
- Sanitary sewer service for proposed event center by proposed service connection.
- KY State plumbing and health department approval required prior to MSD Construction plan approval.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0078 E dated December 5, 2006. Any required fill in the floodplain shall be compensated at a ratio of 1.5:1.
- 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 is provided. Post-developed peak flows for the 2, 10, 25, and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
- A Downstream Facilities Capacity Request will be provided to MSD prior to construction plan approval.
- 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 shown is 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.
- Kentucky Division of Water and Army Corps of Engineers approval previously obtained for impacts. Approval letter to be provided to MSD prior to construction plan approval.
- All retail shops must have individual connections per MSD's Fats, Oils, and Grease Policy.
- All structures with plumbing are required to be connected to sanitary sewer system and approved by KY State Plumbing.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

- The approved erosion prevention and sediment control (EPCS) plan shall be implemented prior to any land-disturbing activity on the construction site.
- Any modifications to the approved EPCS plan must be reviewed and approved by MSD's private development review office. EPCS 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 discharged 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 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.

**PRELIMINARY APPROVAL**  
 Condition of Approval: \_\_\_\_\_  
 \_\_\_\_\_  
 Development Review Date: 4-21-23  
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS DISTRICT

REVISIONS	
NO.	DESCRIPTION
6	1/9/23 UPDATED PER EXISTING LAYOUT
7	1/30/23 REVISED PER AGENCY COMMENTS
8	03/06/23 REVISED PER AGENCY COMMENTS
9	03/20/23 REVISED PER AGENCY COMMENTS

BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 17108-DDP.dwg
DATE: 1/9/23
CHECKED BY: MH
SCALE AS SHOWN
DRAWN BY: TF

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING - LAND GRADING - LANDSCAPE ARCHITECTURE  
 609 WARDLAW BLVD. SUITE 100  
 LOUISVILLE, KY 40204  
 TEL: 502.444.9979 FAX: 502.444.9974  
 WEB SITE: WWW.LD-D.COM

**PROGRESS PARK VINTAGE AIRSTREAM HOTEL**  
 OWNER/DEVELOPER  
 PROGRESS PARK, LLC  
 1703 ASHFIELD LN  
 LOUISVILLE, KY 40220

DETAILED DISTRICT DEVELOPMENT PLAN  
 JOB NO. 17108  
 SHEET 1 OF 1

SITE ADDRESS:  
 4501 PROGRESS BLVD.  
 TAX BLOCK 0618, LOT 0096  
 D.B. 10570, PG. 0578

**RECEIVED**  
 APR 19 2023  
 PLANNING & DESIGN SERVICES

OWNER:  
 PROGRESS PARK LLC  
 1703 ASHFIELD LN  
 LOUISVILLE, KY 40220

SITE ADDRESS:  
 4505 PROGRESS BLVD.  
 TAX BLOCK 0618, LOT 0027  
 D.B. 10570, PG. 0578

COUNCIL DISTRICT - 2  
 FIRE PROTECTION DISTRICT - BUECHEL

CASE:  
 RELATED CASES: 17ZONE1046  
 WM#11690