

Drawing name: K:\GIS\DEV\168281033\_Thorntons-Taylor and Bluegrass-Louisville-KY2\_Design\CADD\Exhibits\District Development Plan.dwg Layout1 Mar 30, 2017 11:00am by: elc10030  
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SITE DATA TABLE		
		REQUIRED   PROVIDED
PROPERTY ACREAGE	1.91 AC	
EXISTING USE	SINGLE & MULTI-FAMILY RESIDENTIAL VACANT OFFICE & UNDEVELOPED	
CURRENT/PROPOSED ZONING	C1	
FORM DISTRICT	TRADITIONAL NEIGHBORHOOD	
PROPOSED USE	AUTO SERVICE STATION	
BUILDING SETBACKS		
FRONT: (EAST)	25 FT	25 FT
SIDE: (SOUTH)	25 FT	25 FT
SIDE: (NORTH)	0 FT	0 FT
REAR: (WEST)	5 FT	5 FT
LANDSCAPE BUFFERS		
FRONT: (EAST)	5 FT	5 FT
SIDE: (SOUTH)	10 FT	10 FT
SIDE: (NORTH)	0 FT	0 FT
REAR: (WEST)	15 FT	15 FT
PARKING MIN- 4,400 SF GROSS FLOOR AREA @ 1 SPACE/500 SF		
STANDARD SPACES (90°)	9	44 (INCLUDES PUMPS)
ACCESSIBLE SPACES (90°)	1	2
PARKING MAX- 4,400 SF GROSS FLOOR AREA @ 1 SPACE/100 SF		
STANDARD SPACES (90°)	44	46 (INCLUDES PUMPS)
ACCESSIBLE SPACES (90°)	2	2
BUILDING DATA		
GROSS FLOOR AREA	4,400 SF	
GROSS BUILDING FOOTPRINT AREA	4,509 SF	
BUILDING HEIGHT	24 FT	

STORMWATER		
EXISTING IMPERVIOUS AREA:	27,186 SF (0.62 AC)	
PROPOSED IMPERVIOUS AREA:	64,239 SF (1.47 AC)	
NET NEW IMPERVIOUS AREA:	37,053 SF (0.85 AC)	
PRELIMINARY DETENTION CALCULATIONS:	2,579 CF (0.06 AC-FT)	
( $X = .0C \cdot A \cdot R / 12 = 0.31 \cdot .83, 200SF \cdot 1.2' / 12$ )		
DETENTION PROVIDED:	3,900 CF	
REQUIRED WATER QUALITY VOLUME:	2,149 CF (0.05 AC-FT)	
( $X = .0C \cdot A \cdot R / 12 = 0.31 \cdot .83, 200SF \cdot 1.0' / 12$ )		
*100% OF WATER QUALITY VOLUME TREATED WITH WATER QUALITY UNIT		
BICYCLE PARKING		
PER LAND DEVELOPMENT CODE TABLE 9.2.1:		
COMMERCIAL/INDUSTRIAL RETAIL SALES, SERVICE OPERATIONS		
REQUIRED LONG-TERM PARKING SPACES:		
2, OR 1 PER 50,000 SF OF GFA → 2 SPACES REQUIRED		
REQUIRED SHORT-TERM PARKING SPACES:		
2, OR 1 PER 25,000 SF OF GFA → 2 SPACES REQUIRED		
PROVIDED: 4 - 6'x2' BICYCLE PARKING SPACES		

OWNER:	SHALIMAR INVESTMENTS LLC 10412 BLUEGRASS PARKWAY LOUISVILLE, KY 40299
DEVELOPER:	THORNTONS INC. 10101 LINN STATION RD. LOUISVILLE, KY 40223 TEL: (502) 523-9487 CONTACT: JODIE BALLARD, P.E.
ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 600 EAST 96TH STREET, SUITE 460 INDIANAPOLIS, IN 46240 TEL: (317) 218-9561 CONTACT: BILL BUTZ, P.E.

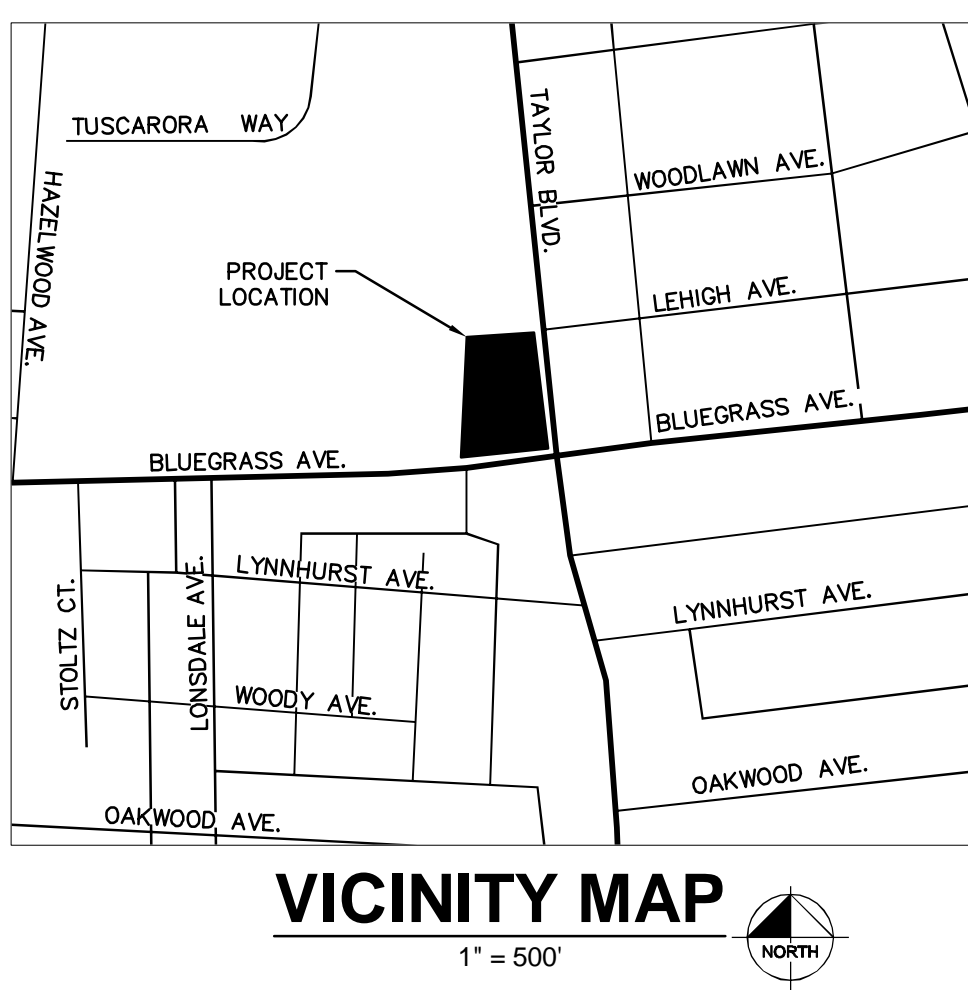
GENERAL NOTES	
1.	ALL EXISTING STRUCTURES AND PAVEMENTS TO BE REMOVED.
2.	COMPAIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3.	WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES, OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE AT LEAST THREE FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.
4.	LOTS TO BE CONSOLIDATED PENDING PLAN APPROVAL AND PRIOR TO CONSTRUCTION.
5.	SITE IS IN THE DOWNTOWN MANAGEMENT DISTRICT, TRASH PICK UP TO BE BY CITY SERVICES.
6.	THE OWNER/DEVELOPER WILL MAINTAIN THE TRANSIT STOP AT THE NORTHWEST CORNER OF TAYLOR BOULEVARD AND BLUEGRASS AVENUE ON AN AS NEEDED BASIS.

WORKS NOTES	
1.	CONSTRUCTION BOND AND PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
2.	EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
3.	UPON DEVELOPMENT OR REDEVELOPMENT OF PROPERTY TO THE NORTH, UNIFIED ACCESS AND CIRCULATION SYSTEM BE DEVELOPED TO ELIMINATE EXISTING 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 SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
4.	RIGHT OF WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
5.	A GENERAL CROSS-OVER AND SHARED PARKING AGREEMENT WILL BE RECORDED BETWEEN THE THREE LOTS PRIOR TO CONSTRUCTION APPROVAL.
6.	ANY EXISTING CURB CUTS OTHER THAN WHAT IS PROPOSED ON THIS PLAN WILL BE REMOVED, CURB LINE RESTORED AND SIDEWALKS EXTENDED.

MSD NOTES	
1.	NO PORTIONS OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111C0001, DATED DECEMBER 5, 2006.
2.	DRAINAGE PATTERN DEPICTED BY ARROWS (SEE LEGEND) IS FOR INFORMATIONAL PURPOSES ONLY. ALL AREAS OF THE SITE ARE TO BE PAVED OR FINISH GRADED IN A MANNER THAT RESULTS IN SHEET FLOW AS DEPICTED. NO AREAS OF PONDING WATER WILL BE ACCEPTED.
3.	PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
4.	CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. ENCLOSE THE AREA BENEATH THE DRIFLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
5.	AN MSD DRAINAGE BOND WILL BE REQUIRED.
6.	SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100 YEAR POST-DEVELOPED DISCHARGE TO THE 10 YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.
7.	THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REQUIREMENTS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING FOR GREEN BEST MANAGEMENT PRACTICES.
8.	THIS SITE'S SANITARY AND STORM SEWER IS TRIBUTARY TO THE MORRIS FORMAN TREATMENT PLANT.
9.	SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

UTILITY NOTES	
1.	ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE, INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY- EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES). WHEN CONTACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATION AND SPECIAL PROVISIONS.

APCD NOTES	
1.	MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
LEGEND	
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING GAS LINE
	EXISTING OVERHEAD UTILITIES
	PROPOSED WATER LINE
	PROPOSED WATER STRUCTURES
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY STRUCTURES
	PROPOSED CONTOUR
	EXISTING CONTOUR
	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE



REQUESTED WAIVERS/VARIANCES	
1.	VARIANCE TO ALLOW SIGN HEIGHT TO EXCEED 6' MAXIMUM (LDC 8.3.3.B; TABLE 8.3.2)
2.	VARIANCE TO ALLOW MINIMUM BUILDING SETBACK TO EXCEED 5' FROM R.O.W. (LDC 5.5.1.A.2)
3.	WAIVER TO NOT PROVIDE CUSTOMER ENTRANCE ON BLUEGRASS AVE. (LDC 5.5.1.A.1.b)
4.	WAIVER TO LOCATE PARKING BETWEEN BUILDING AND PUBLIC STREET (LDC 5.5.1.A.3.d & LDC 5.9.2.C.4) AND REQUEST USE OF SCREENING SHRUBS IN LIEU OF KNEEWALL ALONG TAYLOR BOULEVARD FRONTAGE
5.	WAIVER TO LOCATE GAS CANOPY IN FRONT OF BUILDING CLOSER TO STREET THAN PRIMARY BUILDING (LDC 5.5.1.A.5)
6.	WAIVER TO NOT PROVIDE 75% COVERAGE OF ANIMATING FEATURES ALONG FACADE FACING BLUEGRASS AVE. (LDC 5.6.1.A.1)
7.	WAIVER TO NOT PROVIDE 10 FOOT VIA LBA ALONG TAYLOR BOULEVARD AND REQUEST 3 FOOT CONTINUOUS SCREEN BE REDUCED TO 18 INCHES DUE TO SAFETY (LDC 10.2.10)
8.	WAIVER TO NOT PROVIDE A STRIPED PEDESTRIAN CROSSWALK FROM THE TAYLOR BLVD PUBLIC SIDEWALK TO THE BUILDING ENTRANCE (LDC 5.9.2.A.1.b.i)

#### TREE CANOPY CALCULATIONS:

TOTAL SITE AREA = 63,397 SF  
COMMERCIAL AREA CLASS "A"  
PRESERVED TREE CANOPY COVERAGE AREA = 0%  
NEW TREE CANOPY COVERAGE AREA = 10%  
REQUIRED NEW TREE CANOPY COVERAGE = 9,340 SF  
PROPOSED NEW TREE CANOPY COVERAGE = 20,400 SF  
(34 TYPE "A" 1-1/2" CALIPER TREES AT 600 SF EACH)

#### WEST PROPERTY LINE LANDSCAPE BUFFER AREA:

SITE ZONED C-1 = INTENSITY CLASS 4  
ADJACENT SITE ZONED RESIDENTIAL = INTENSITY CLASS 2  
LBA SIZE AND PLANTING REQUIREMENT = C-4  
CONTINUOUS EVERGREEN TREE SCREEN REQUIRED, TO MATCH PLANTING OF ADJACENT PROPERTY TO NORTH, PER CITY COMMENT

#### VEHICULAR USE AREA LANDSCAPE BUFFER AREA:

1 TREE PER 50 LF  
VIA ADJACENT TO RESIDENTIAL: 6' CONTINUOUS SCREEN  
VIA ADJACENT TO ROADWAY: 18' CONTINUOUS SCREEN

#### VEHICULAR USE AREA INTERIOR LANDSCAPE AREA:

PROPOSED VUA = 54,312 SF  
REQUIRED ILA @ 7.5% = 4074 SF  
PROPOSED ILA = 7,963 SF

#### VUA ILA PLANTING REQUIREMENTS:

1 TREE PER 4,000 SF  
7.67% / 4,000 = 2 TREES  
TREES PROVIDED = 6 TREES

PARCEL ID #066D00120000	DB 6262, P 351	PARCEL ID #066D00130000	DB 6262, P 351
PARCEL ID #066D00070000	DB 6262, P 351	PARCEL ID #066D00100000	DB 6262, P 351
PARCEL ID #066D00080000	DB 7555, P 615	PARCEL ID #066D00090000	DB 7555, P 615

LOUISVILLE RENTALS LLC, 3361 TAYLOR BOULEVARD, LOUISVILLE, KY 40208  
PARCEL ID #066D00100000 & #066D00280000 DB 10581, P 426

H S ROBINSON, 1520 OAKMONT DRIVE, JEFFERSONVILLE, IN 47130  
PARCEL ID #066D00150000 DB 10170, P 326

RAY LOGSDEN, 4152 TAYLOR BOULEVARD, LOUISVILLE, KY 40215  
PARCEL ID #066D00160000 DB 7351, P 292

## TRACT #1 TAYLOR BOULEVARD COMMERCIAL SUBDIVISION

4164-4170 TAYLOR BOULEVARD

LOUISVILLE, KY 40215

DEVELOPER: THORNTONS, INC.  
10101 LINN STATION RD., LOUISVILLE, KY 40223

WM#11020

REVISED PER CITY COMMENTS	DATE	BY
03/30/17	EJT	
03/21/17	EJT	
03/01/17	EJT	
REVISIONS		
No		

Kimley»Horn

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SCALE:	AS NOTED
DESIGNED BY:	TRE
DRAWN BY:	TRE
CHECKED BY:	EJT

Thorntons

DETAILED DISTRICT  
DEVELOPMENT PLAN

NWC OF BLUEGRASS AVE.  
AND TAYLOR BLVD.  
LOUISVILLE, KY 40215

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